

25 Surrey Road
Design and Access Statement

LENDEL
STEPHENS

CONTENTS

Introduction	5
The Site	6
Planning policy / History	8
Use / Amount	9
Layout	10
Sunlight / Daylight /Affect to Neighbour Amenities	12
Scale and Massing	14
Appearance	16
Landscaping	16
Transport / Refuse	16
Sustainability	17
APPENDIX	

1.0 INTRODUCTION

This Design and Access Statement supports the planning application for the extension and conversion of No.25 Surrey Road, SE15 3AS to provide 2 No. 3 bed dwellings.

This document should be read in conjunction with planning application drawings produced by Lendel Stephens and all other supporting information.

2.0 THE SITE

The proposed site is an existing residential property consisting of a two storey (Ground + 1st) double fronted house of Victorian era. The property is of traditional masonry structure (assumed solid walls) with a slate roof and requires refurbishment throughout.

The property is attached on one side with a timber storage building occupying the space between No. 23/23A to the other.

The front elevation consists of London Stock brick with a bay window to the ground floor.

Architectural details of note are foliated capitals to the bay and front entrance porch, ornamental detailing to the fascia and dormer ridge tiles.

The rear of the property has an outrigger at ground and first floor and is also constructed with London stock brick with some render.

There is a generous garden to the rear of the property.

The site is located a short walk from Nunhead Cemetery and Peckham Rye Park and is located in a PTAL (Public Transport Accessibility Level) 2.

The property is not in a conservation area or flood risk zone but sits within an Air Quality Management Area.



View of front elevation of 25 Surrey Road



Front elevation - existing timber ground floor infill between 23 and 25 Surrey Road



View from rear garden of 25 Surrey Road



Site Location Plan

3.0 RELEVANT PLANNING POLICY / HISTORY

The application has been considered in terms of national and local planning policy and with reference made to relevant policy throughout this document.

As well as a consideration of previous applications particular consideration has been given to the Southwark Residential Design Standards SPD.

The main planning considerations are listed below with reference to the relevant section of the Design and Access Statement.

- Principle of development - See Use and Amount
- Housing - See Amount, Sunlight / Daylight / Amenities
- Impact on amenities of adjoining properties - See Sunlight / Daylight / Amenities
- Transport - See Transport
- Sustainable development - See sustainability statement

PLANNING HISTORY

There is a consent for the conversion of the house into two self contained flats dating from 1975. Although the interior layout of the existing building is such that each floor could be occupied as a dwelling it does not seem that this consent was fully realised (or has since been reversed) as there is an absence of separation of the two floors and independent access to each floor. The existing property sits under one title on Land Registry records.

5.0 USE / AMOUNT

Use

The established residential use class of the application site will not be altered by the proposals.

Amount

The amount of development appropriate to the site has been assessed in terms of the local context and character and relevant planning.

Southwark's Residential Design Standards SPD sets out minimum size criteria for family dwellings to be converted into 2 or more residential units. The existing GIA of the property is 198 sqm and therefore meets the minimum threshold of 130 sqm.

The proposal seeks to convert the existing single residential dwelling into 2 no. family units through division of the double fronted property and provision of a new side entrance forming access to the proposed additional dwelling. Additional residential space is proposed through extension of the existing property at ground level and through the conversion of the loft.

90 sqm G.I.A. of additional residential accommodation is proposed providing 1 No. 3 bedroom, 6 person dwelling and 1 No. 3 Bed 5 person dwelling in accordance with the minimum space standards set out in Table 3.1 of the London Plan. Reference should be made to the table opposite for a breakdown of the proposed areas.

A minimum floor to ceiling height of 2.5m is provided for the majority of the dwelling.

External amenity space is provided through division of the existing rear garden with further amenity space provided in the garden with an external home office outbuilding proposed for each dwelling.

	Existing G.I.A. (Sqm)	No.25 Proposed G.I.A. (Sqm)	No.25A Proposed G.I.A. (Sqm)	Combined G.I.A. (Sqm)
Ground Floor	100	85	66	151
1st Floor	98	55	38	93
2nd Floor	0	27	17	44
TOTAL G.I.A	198	167	121	288

External Amenity (Rear Garden)	224	61	103	164
-----------------------------------	-----	----	-----	-----

6.0 LAYOUT

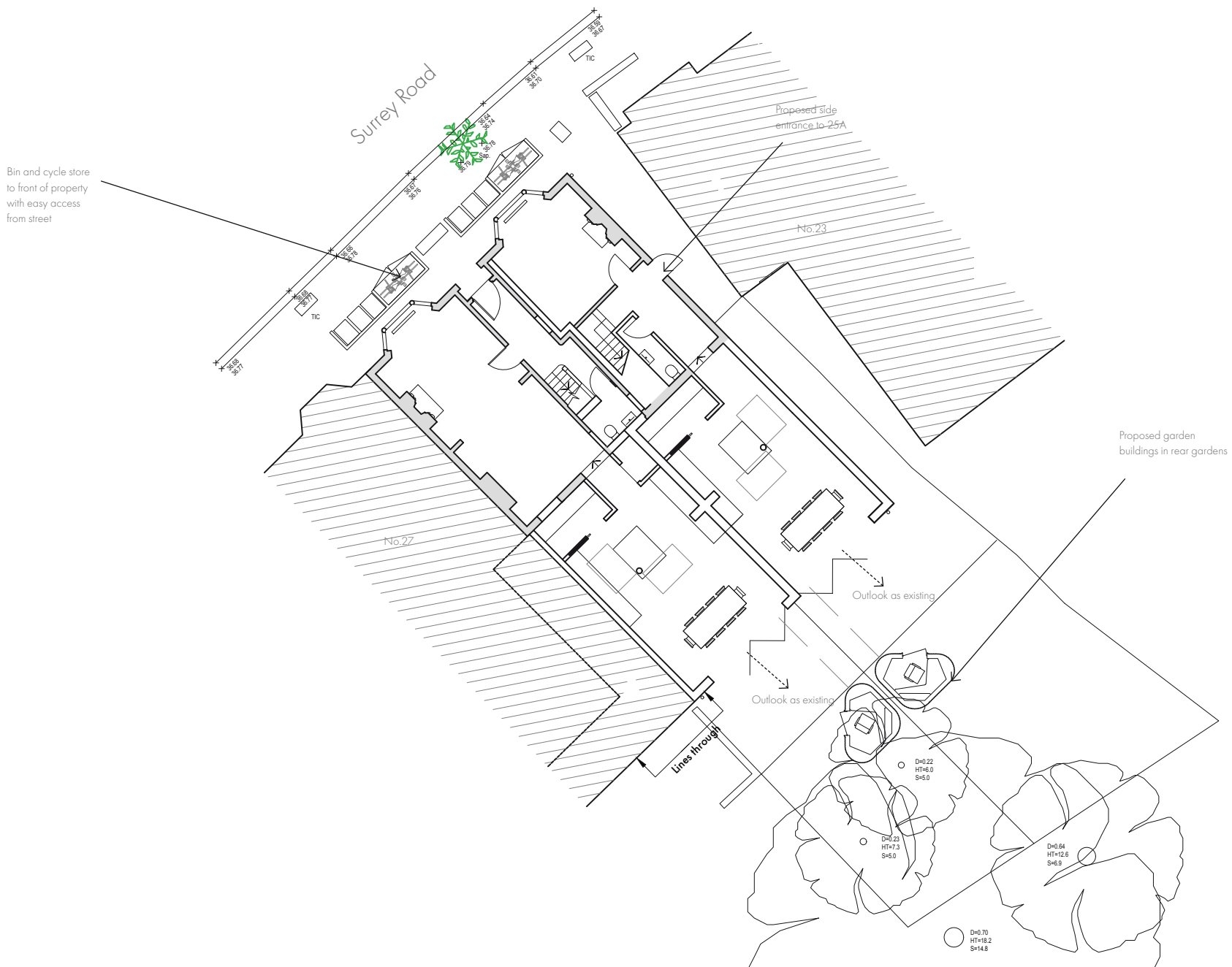
The layout of the proposed dwellings will both follow a similar pattern. Bedrooms are located at upper levels with living accommodation at ground floor. The existing first floor kitchen is removed as part of the proposed scheme.

A new entrance for the new dwelling is proposed to the side of the property following demolition of the existing storage room.

A new staircase is located centrally to provide access to the upper floors of the additional dwelling.

New openings at upper levels within the proposed roof extension will maintain the current outlook to avoid overlooking issues. Proposed bi fold doors to the rear extension at ground floor level will provide level access to the garden. Additional day light will be provided to the ground floor through the provision of rooflights in the proposed flat roof.

Bin and cycle stores are proposed to the front of the property allowing easy access from the street.



7.0 SUNLIGHT DAYLIGHT / AFFECT TO AMENITIES

In order to establish whether the proposals would have an adverse affect on the daylight and sunlight levels of a neighbouring properties an assessment has been made in accordance with the tests laid out in the BRE document, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)'

This sets out rules of thumb for developments that are opposite and perpendicular to windows of habitable rooms. When opposite the '25 deg rule' applies, when perpendicular the '45 deg rule' applies.

In this case a rear extension will result in construction perpendicular to windows on the rear elevation of No.23.

However, as can be seen from the diagram opposite the proposed rear extension would not extend above a plane drawn in elevation at 45 degs from the centre point of the neighbouring window. Therefore, there will be no adverse affect to the sunlight and daylight levels reaching this window.

A rear extension will also result in construction opposite the windows to the side of the outrigger to No. 23, here the 25 deg rule will apply. The diagrams opposite show that the proposed extension will not extend above a 25deg line drawn from a 2m height on this elevation therefore the affect to these windows will be no more than that posed by the existing outrigger to No.25.

There will be not affect to the sunlight and daylight of the adjoining property at 27 Surrey Road as the proposed extension to No.25 will match that of the existing extension at No 27.

Any potential affect to privacy of the neighbouring properties is avoided through orientation of windows with the same outlook as the existing building.

Noise disturbance.

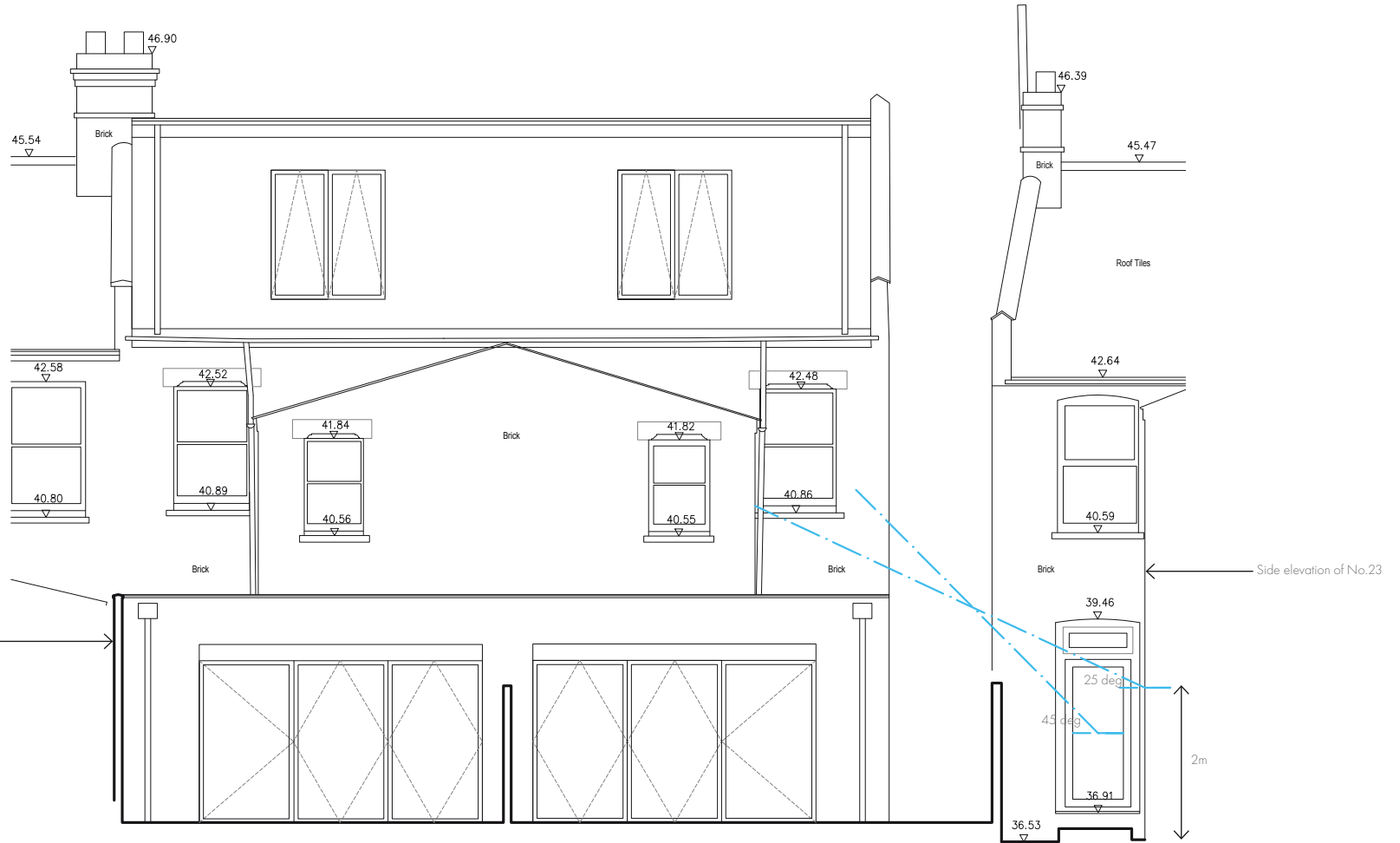
The proposed development would be located amongst residential development. As such, the proposed use is considered compatible with the surrounding area and no increase in noise beyond typical residential use is anticipated.

Noise during construction of the dwelling will be managed through restriction on working hours in accordance with local authority regulations.

No.27

No.25

No.23.



Proposed extension to rear of No.25 extends to the same extent as that at No.27 therefore no affect to sunlight / daylight

Sunlight / Daylight assessment

8.0 SCALE AND MASSING

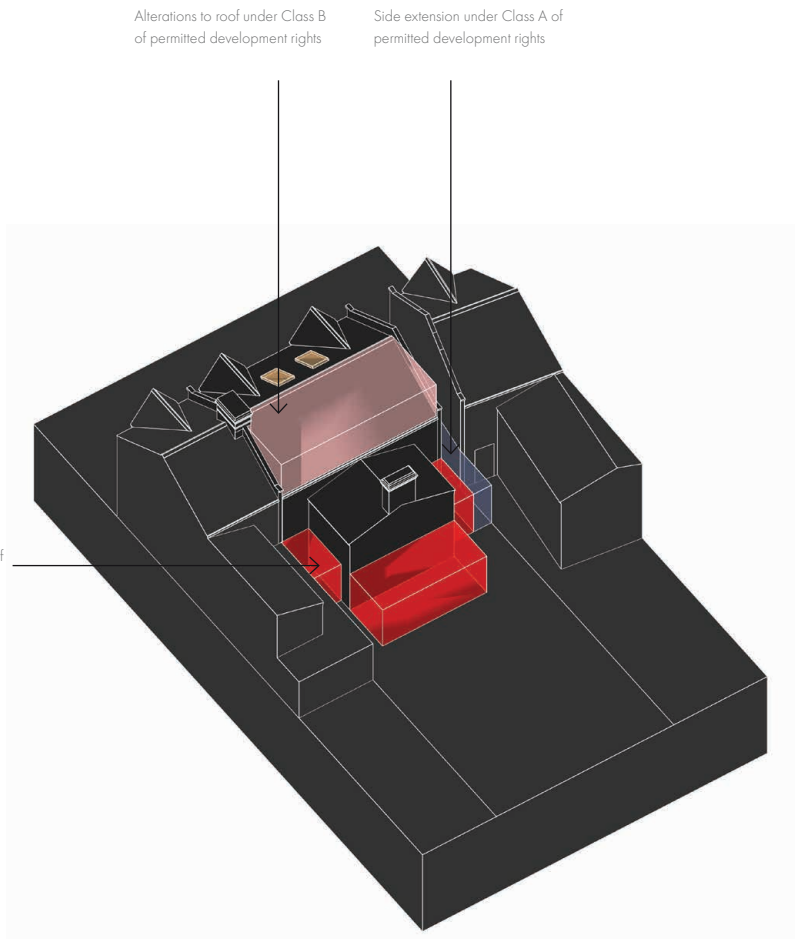
The scale and massing of the proposed additions to the existing dwelling are commensurate with extensions within the immediate surroundings.

The proposed ground floor extension, although significant in size (and in excess of what would be permitted under permitted development rights should the property remain a single dwelling) extends to align with that constructed at the neighbouring property at No.27 (Planning app. reference 21/AP/1338). As shown above there will also be no affect to the amenity of the neighbouring properties.

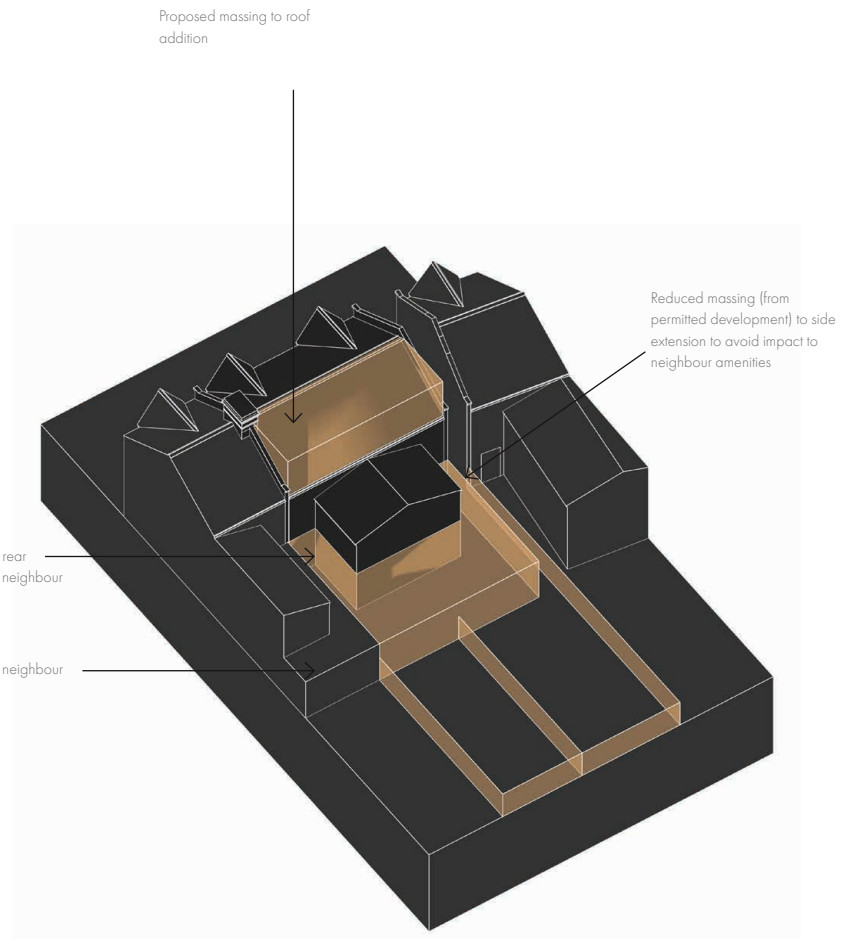
When considered in terms of the scale of the host dwelling and large existing garden the proposals are appropriate and occupy less than 50% of the garden space.

The proposed rear roof dormer extends to the full width of the existing property as would be permissible under permitted development rights.

This application seeks permission to raise the ridge height of the main roof by 350mm to allow for a floor to ceiling height of 2300 within the roof space and follows precedent within the road and nearby properties. The pitch of the existing roof will remain unaltered and due to the nature of the properties on the street with varying ridge heights will have no affect to the character of the surrounding area.



Scale and massing under permitted development if house retained as single dwelling



Proposed scale and massing

9.0 APPEARANCE, LANDSCAPING, PARKING AND REFUSE

APPEARANCE

The appearance of the proposed additions will be in keeping with the existing property. Exterior walls are proposed in brick to match the existing house. Pitched roofs and the roof dormer extension are proposed in fibre cement tiles. Flat roofs are proposed in a G.R.P. or similar roof membrane.

Windows and doors to the additions are proposed in polyester powder coated aluminium with existing sash windows repaired and or replaced to match the existing in order to meet approved document requirements.

LANDSCAPING

A small rear patio is proposed as part of the works extending 3.5m from the rear wall. This will be constructed with permeable brick pavers.

Two small garden buildings are proposed to the rear gardens to provide home offices. These will be supported on ground screws for minimal impact to the roots of nearby trees - see appendix. Services routes to the buildings will be located under the proposed paved area and will have no affect to trees.

TRANSPORT AND REFUSE

The site has a Public Transport Accessibility Level (PTAL) score of 2 which indicates poor access to public transport.

No off street or on street parking is proposed as part of the proposals and no off street parking will be lost as a

result of the proposals.

Cycle storage space for 2 no. bicycles is proposed to the front of each dwelling with a designated area for refuse storage in accordance with requirements contained in the London Plan and Southwark Residential Design Standards.

10.0 SUSTAINABILITY STATEMENT

When planning and delivering low-energy home projects Lendel Stephens seeks to adopt a hierarchy of;

1. Be lean: use less energy
2. Be clean: supply energy efficiently; and
3. Be green: use renewable energy

This hierarchy enables identification of areas of the design with the greatest opportunities to reduce energy consumption followed by those that address energy efficiency, before looking to integrate renewable technologies and the way in which the building is used to make further sustainable design decisions during the design process.

Building Location Orientation and Form

The nature of the site as a conversion of an existing building have largely dictated the orientation and layout of the proposal. Generous openings and rooflights have been orientated to ensure quality of daylight to the internal spaces and minimise the need for artificial lighting.

Fabric Element Design

A fabric first approach to energy consumption will be applied to the technical design of the thermal envelope, to minimise heat loss with existing thermal elements upgraded in line with Approved Document Part L.

Renewable technologies

The use of renewable technologies has been considered in the selection process for heating and hot water provision with sufficient external space within the rear garden for an Air Source Heat Pump to be used in conjunction with underfloor heating to the proposed extended elements.

Appliances and Light

Low energy light fittings and energy efficient appliances will be specified in accordance with the Approved Documents.

Use

A comprehensive operation and maintenance manual, hand over and training procedure are required on all Lendel Stephens projects taken through construction.

Water consumption

In accordance with London Plan policy 5.15, efficient water appliances and fittings will be used such as dual flush WCs and low flow taps to ensure water consumption would meet a target of 105 litres or less per head per day.

Waste

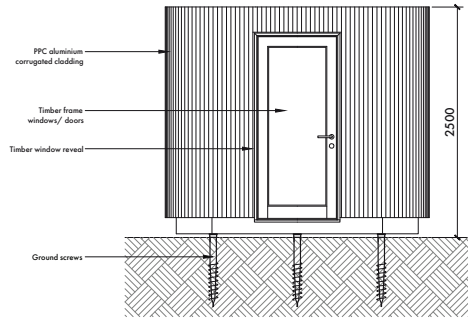
A site waste management plan will be produced at the construction stage in order to minimise waste production and maximise recycling during construction.

A dedicated refuse storage space is proposed for the collection of recyclable materials generated by the building during occupation.

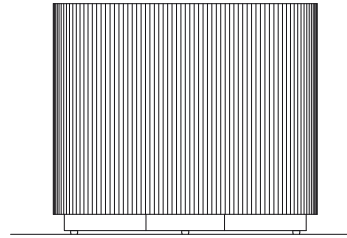
Materials.

Where possible sustainable and recycled materials will be used. All timber will be F.S.C. certified.

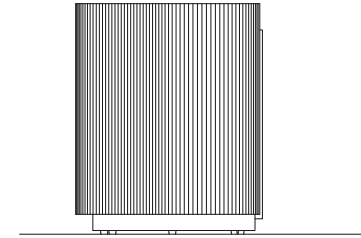
APPENDIX



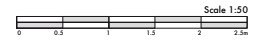
A Elevation A Scale 1:50



B Elevation B Scale 1:50



C Elevation C Scale 1:50



FOR PLANNING

Rev.	Date	Description

Project
25 Surrey Road

Client
Walters Property Development Ltd

Drawing Title
Garden Rooms
WorkAway Plectrum

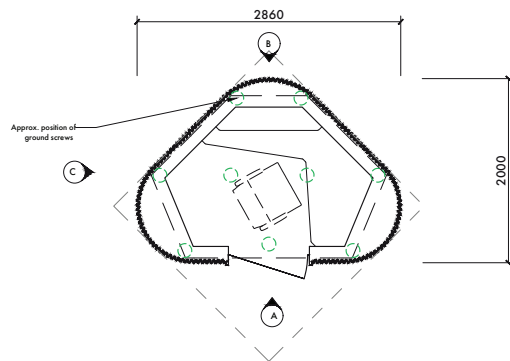
Scale 1:50 @ A3 Date Dec '23

Drawn SAB CHKD

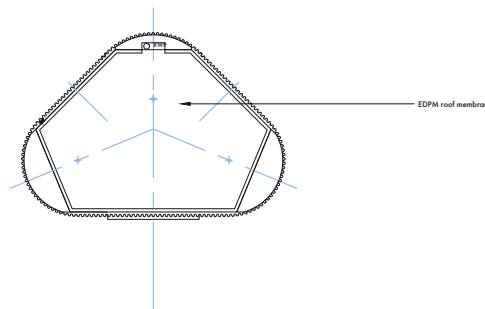
DWG No. 069_50_A_01 Rev.

LENDEL STEPHENS architecture & interiors
info@lendlstephens.com
www.lendlstephens.com

Drawing to be read in association with all other relevant contract documents and risk assessments. Do not scale from this drawing. Use figured dimensions only. All dimensions to be checked and verified by contractor on site.
© Lendel Stephens.



04 Floor Plan Scale 1:50



05 Roof Plan Scale 1:50