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1.0 INTRODUCTION

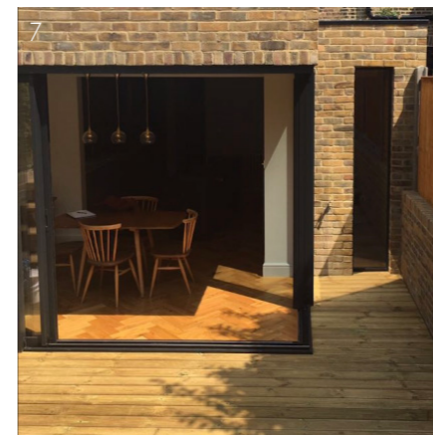
1.1 About Pensaer London

We love seeing the positive influence architecture has on the communities inhabiting it. The relationships we develop with our built environment can be powerful.

We set our goals high, having idealistic views and a strong passion we aim to deliver beautifully crafted places and spaces with a consciousness of global issues.

Pensaer London designs timeless architecture with crafted details. Our architecture aims to deliver enduring qualities of adaptability and positive environmental impact where the merits of the inhabitants are nurtured.

We deliver the highest quality, to varied briefs and programmes, always with passion and energy. Although the process will deal with complex ideas and challenges we aim to create clear, elegant solutions that stand the test of time.



1. *Machell Road, Nunhead*
2. *Malfort Road, East Dulwich*
3. *Machell Road, Nunhead*
4. *Clare Cottage, Epsom*
5. *Friem Road, East Dulwich*
6. *Lyndhurst Grove, Peckham Rye*
7. *Ansdell Road, Nunhead*
8. *The Plantation, Blackheath*

1.0 INTRODUCTION

1.2 Purpose of this report

This document explores and analyses the existing house's constraints and opportunities. It includes concepts and principles that we believe should be taken forward in the design.

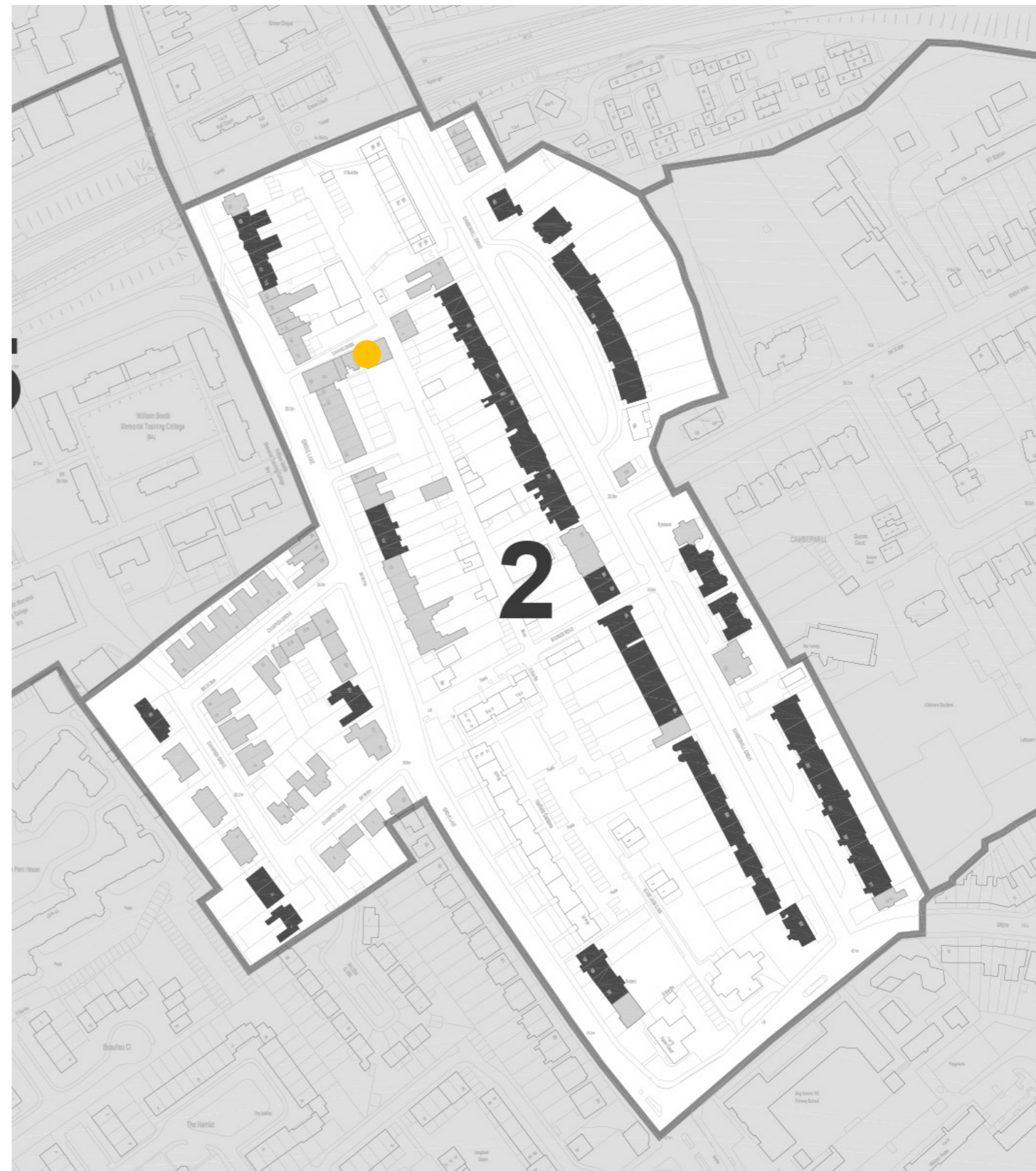
3B Canning Cross is an elegant 21st century house.

There is an opportunity to create a roof terrace and extend the kitchen.

2.0 THE EXISTING HOUSE

2.1 Conservation Area

3B Canning Cross is a 21st century terraced house in South London, upper Camberwell Grove Conservation Area. It is a key unlisted building.



1. Map of Camberwell Grove conservation areas

3B Canning Cross

2.0 THE EXISTING HOUSE

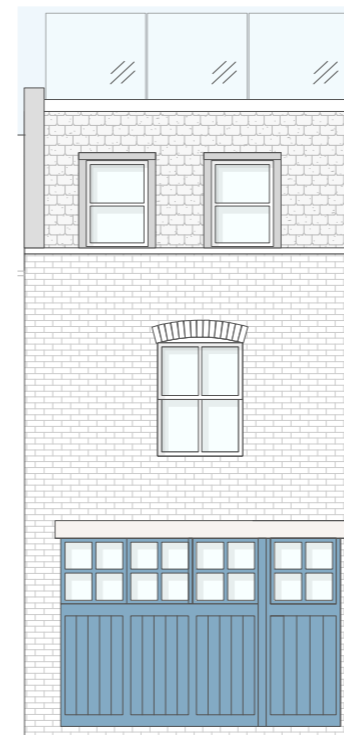
2.2 Location

3B Canning Cross is a 21th century terraced house in South London, in the Camberwell Grove Conservation Area, the subarea of Upper Camberwell Grove.

It has been founded to protect the character of Upper Camberwell Grove, in particular the 18th / early 19th town houses in Camberwell Grove south of the railway, and Champion Grove.



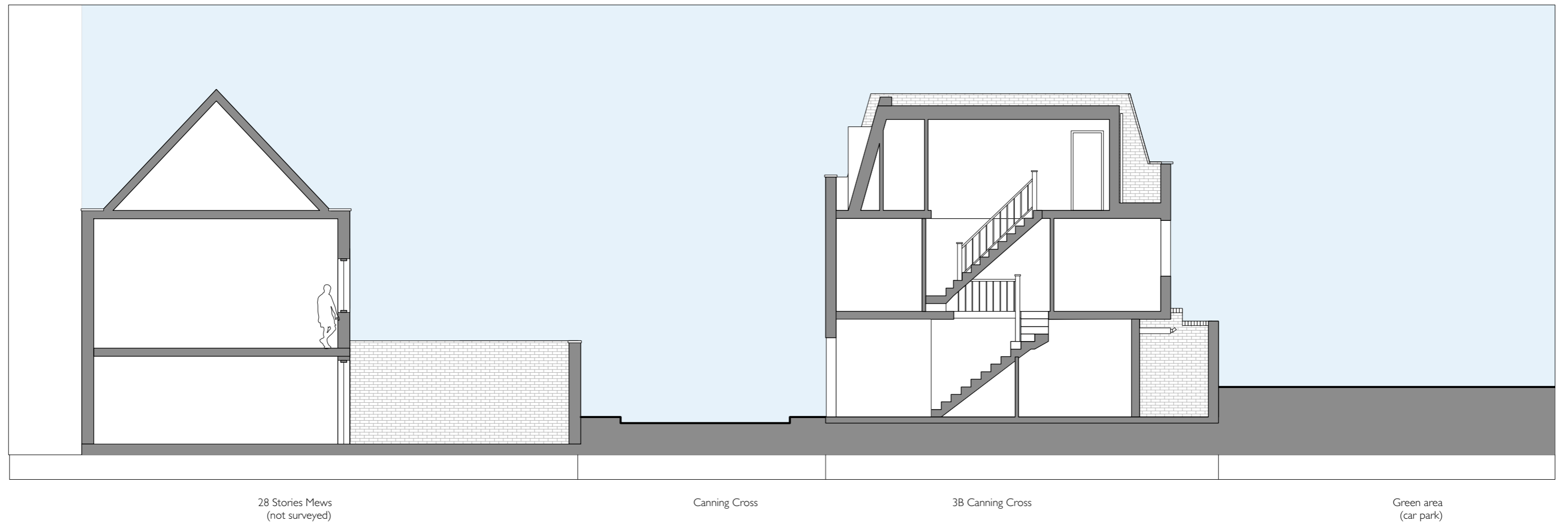
Location Plan



Existing Front Elevation

2.0 THE EXISTING HOUSE

2.3 Section in context



2.0 THE EXISTING HOUSE

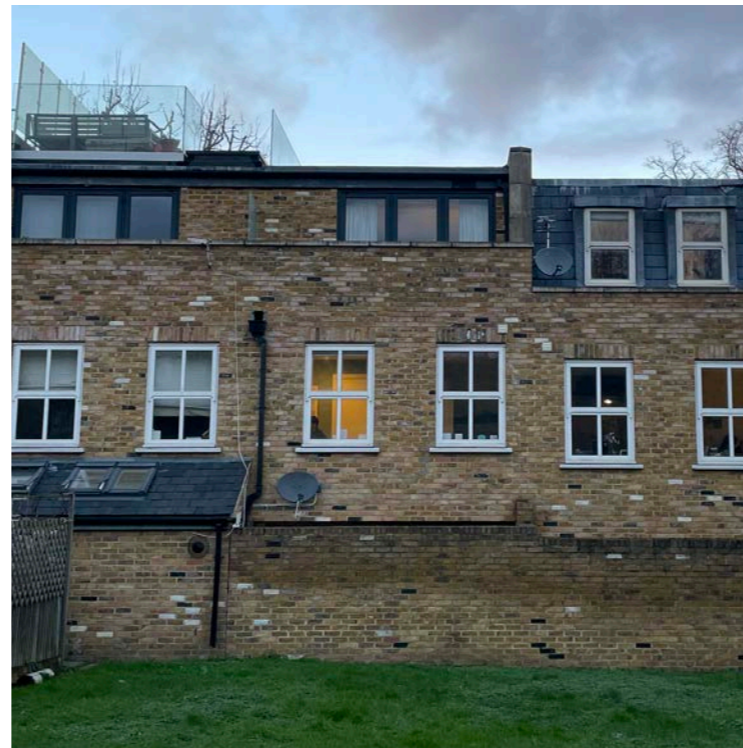
2.4 Site Photographs



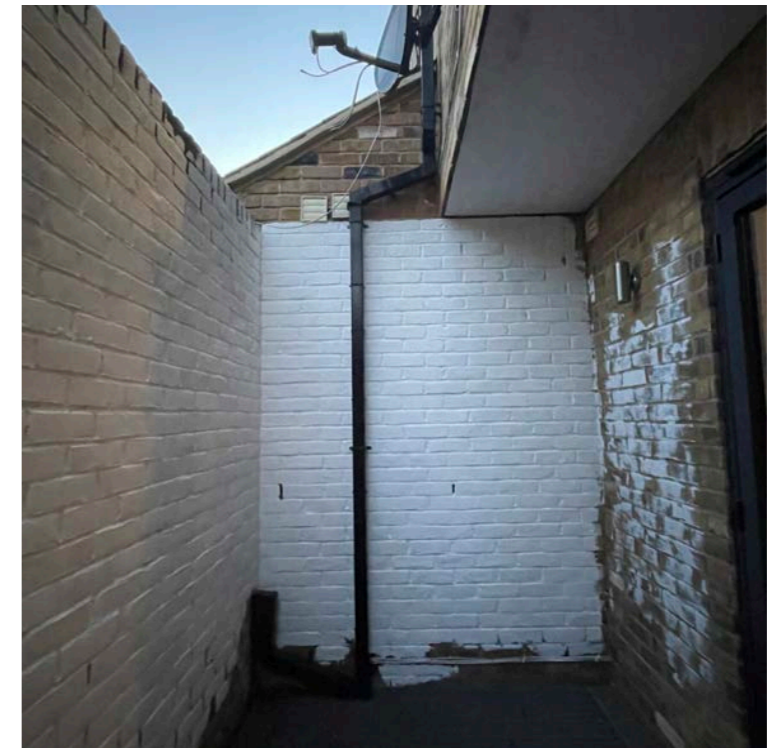
1



2



3

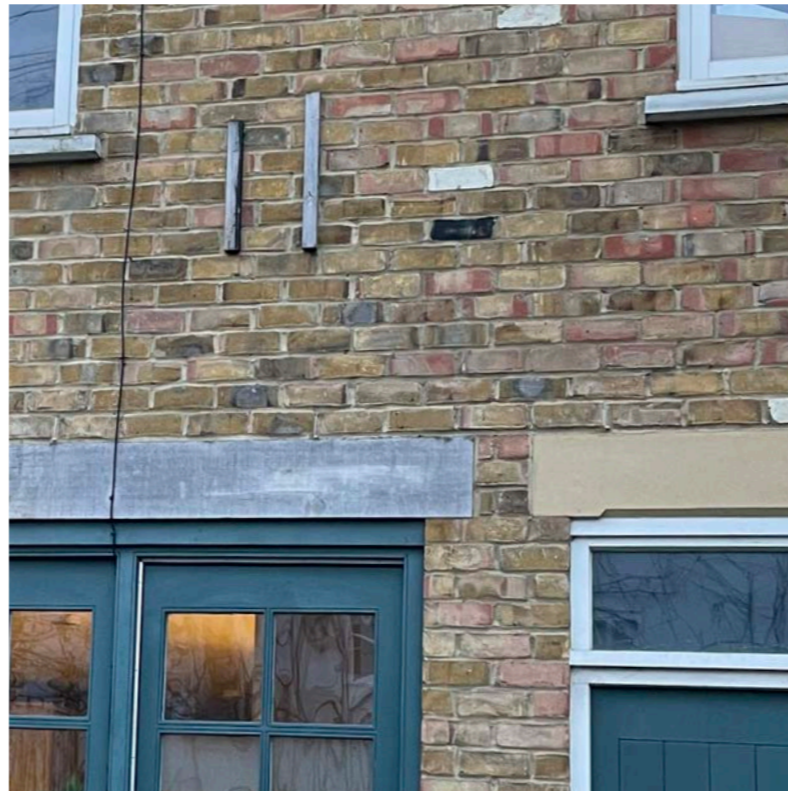


4

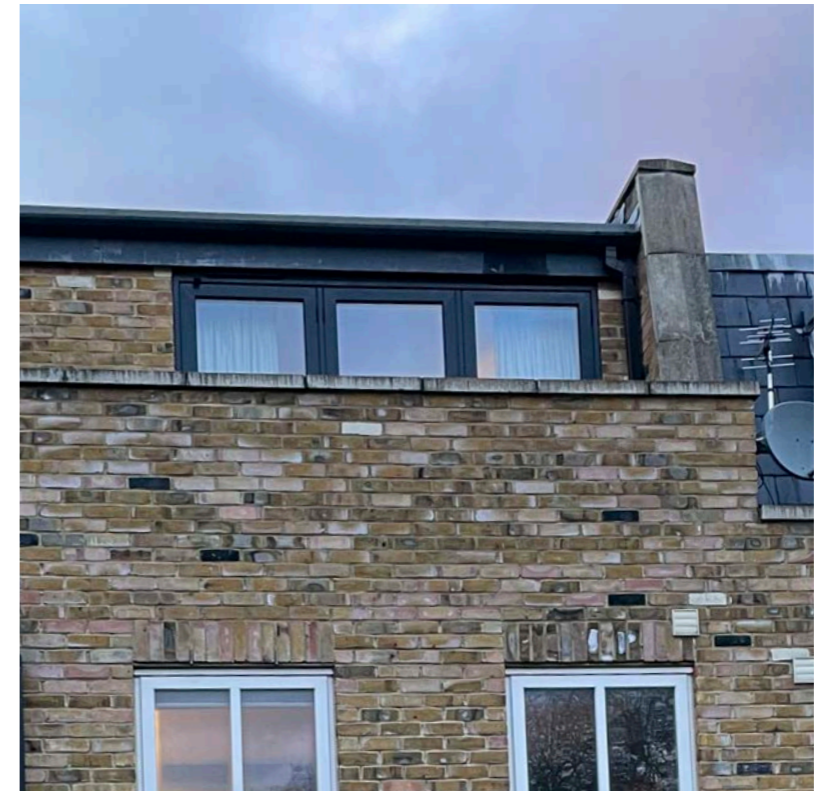
1. View of the front facade
2. View of the facade in the context of the street
3. View of rear facade
4. View of the ground floor outside space

2.0 THE EXISTING HOUSE

2.5 Existing Materials + Textures



1.



2.

1. London Stock brick facade with feature doors and windows
2. Back facade with the balcony

2.0 THE EXISTING HOUSE

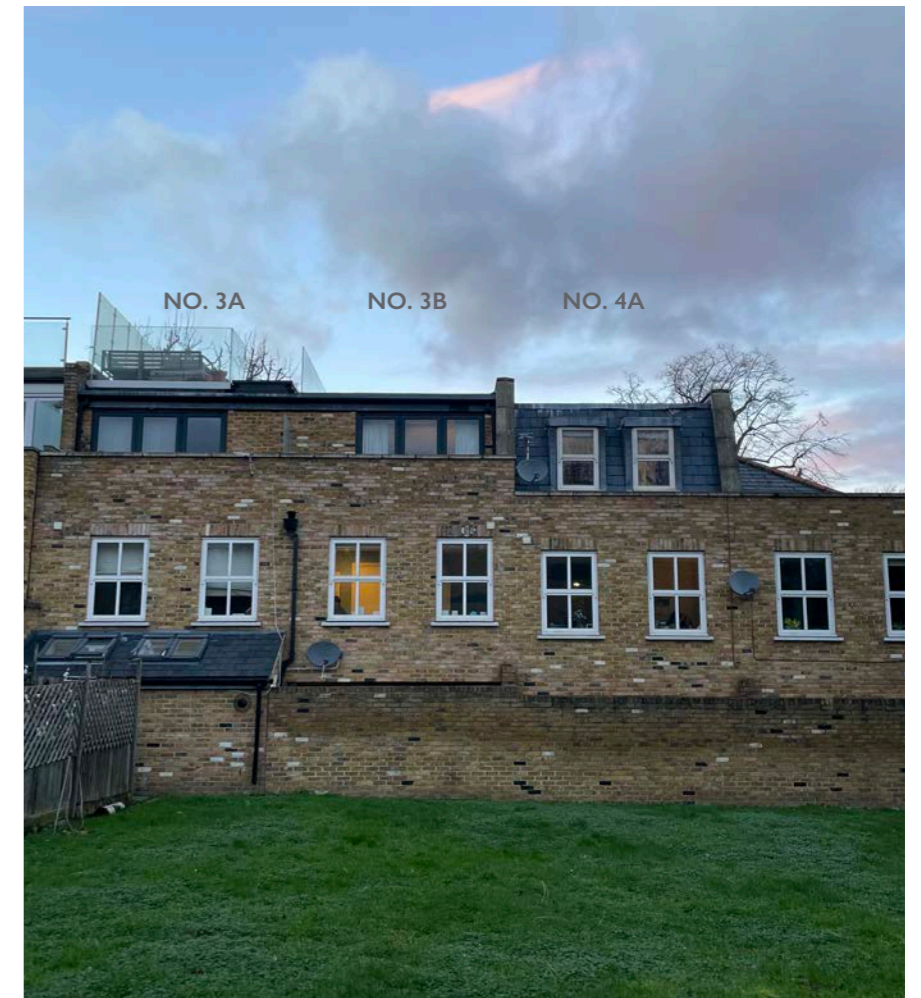
2.6 Neighbouring Conditions

The neighbouring properties on Canning Cross are following the same pattern, with the level changing only slightly.

All properties have facades lined with London Stock brickwork. No 3A and 2 created roof terraces with glazing. The directly adjacent No 3A has extended their ground floor outside area with a brick extension and slate roof featuring 4 skylights.



1.



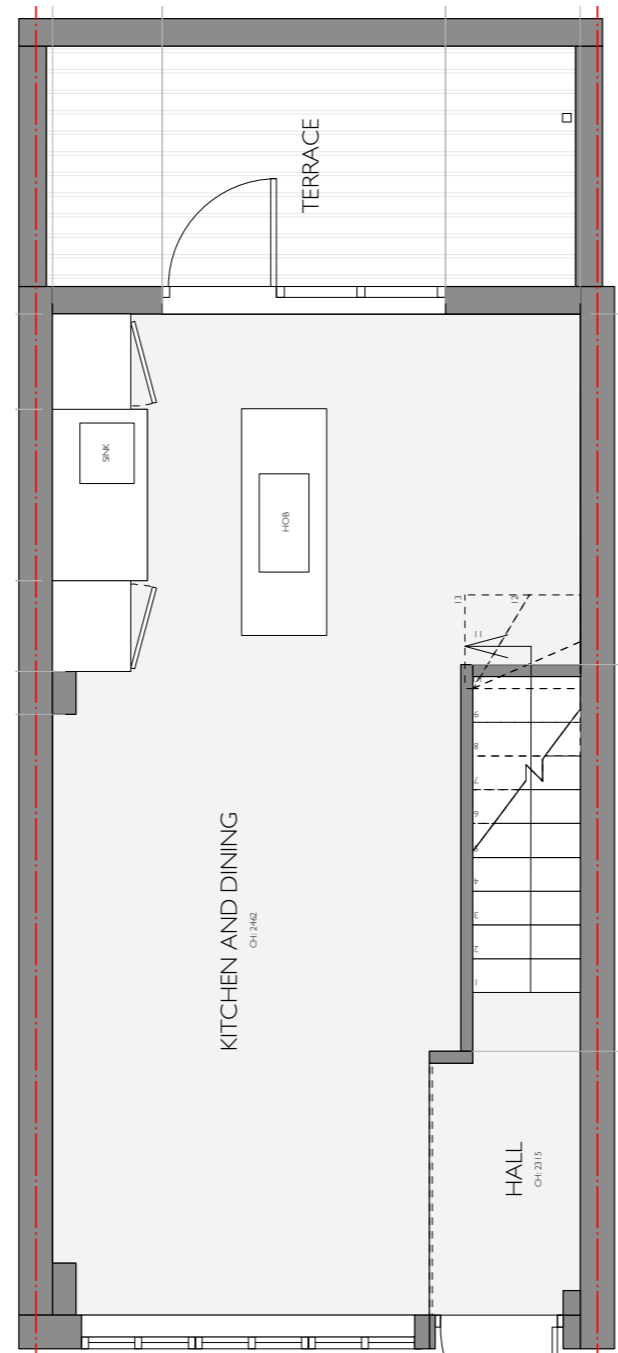
2.

1. View of neighbouring properties from the east
2. View of neighbouring properties from the south

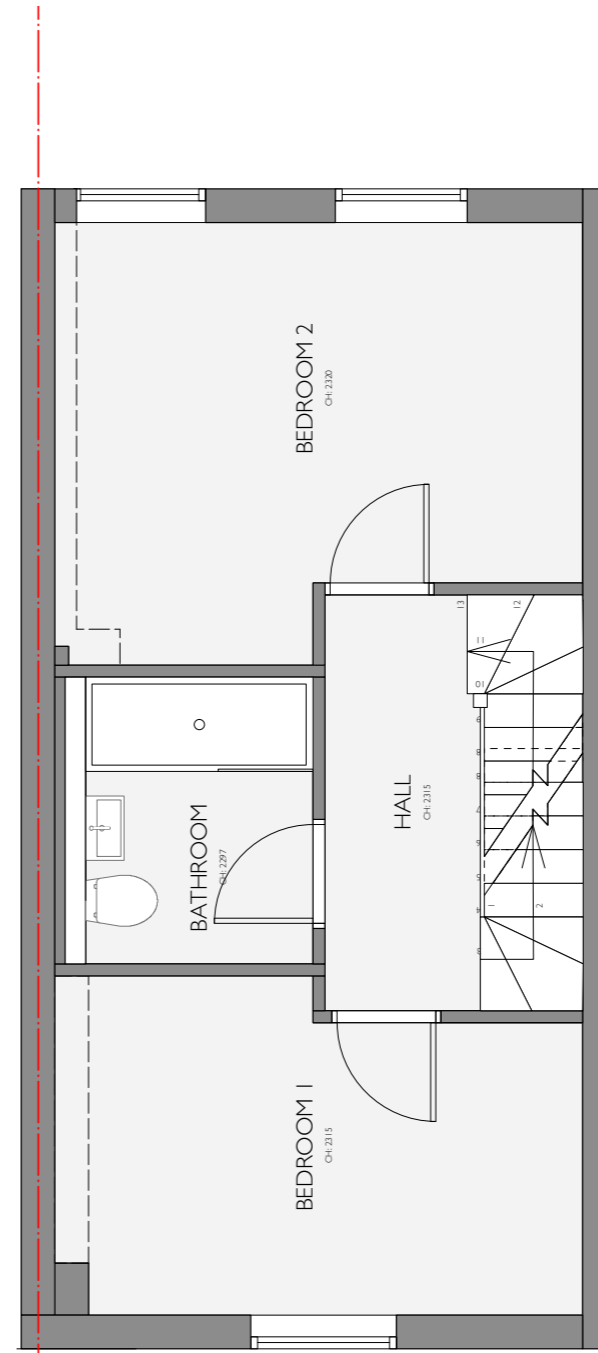
2.0 THE EXISTING HOUSE

2.7 Existing Arrangement

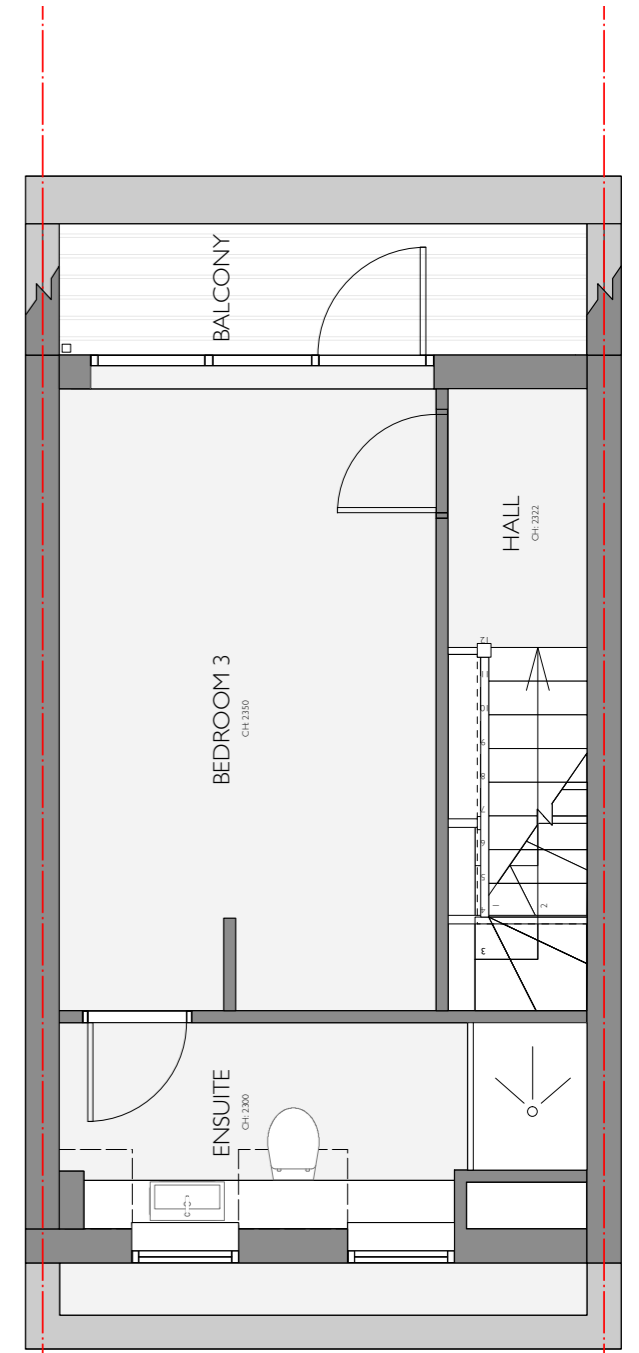
The property is arranged on multiple levels accommodating a living room with kitchen and an outside terrace on the ground floor. In first floor there are 2 bedrooms and a bathroom. The second floor contains a bedroom with a balcony and an ensuite.



Ground Floor Plan



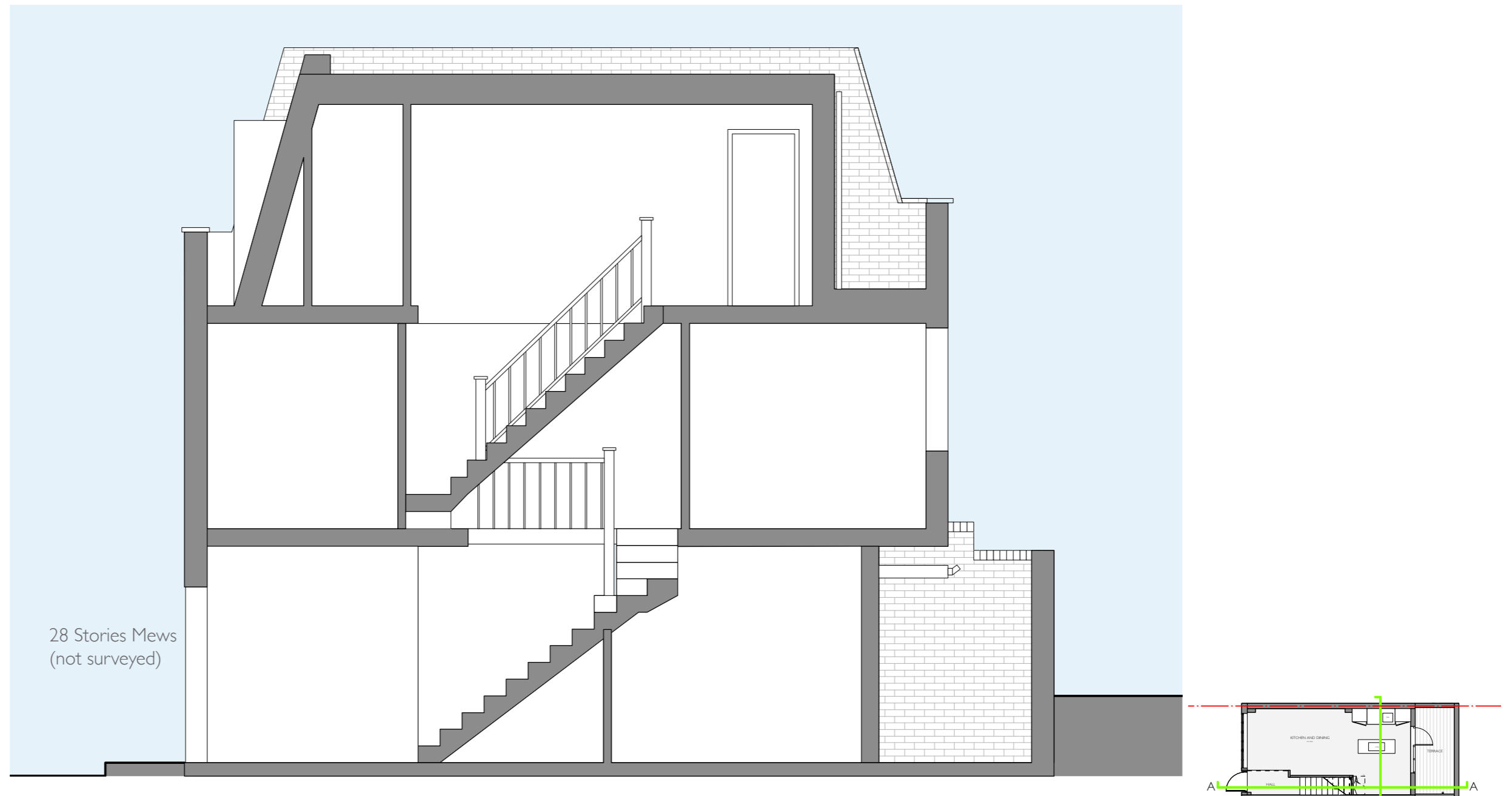
First Floor Plan



Second Floor Plan

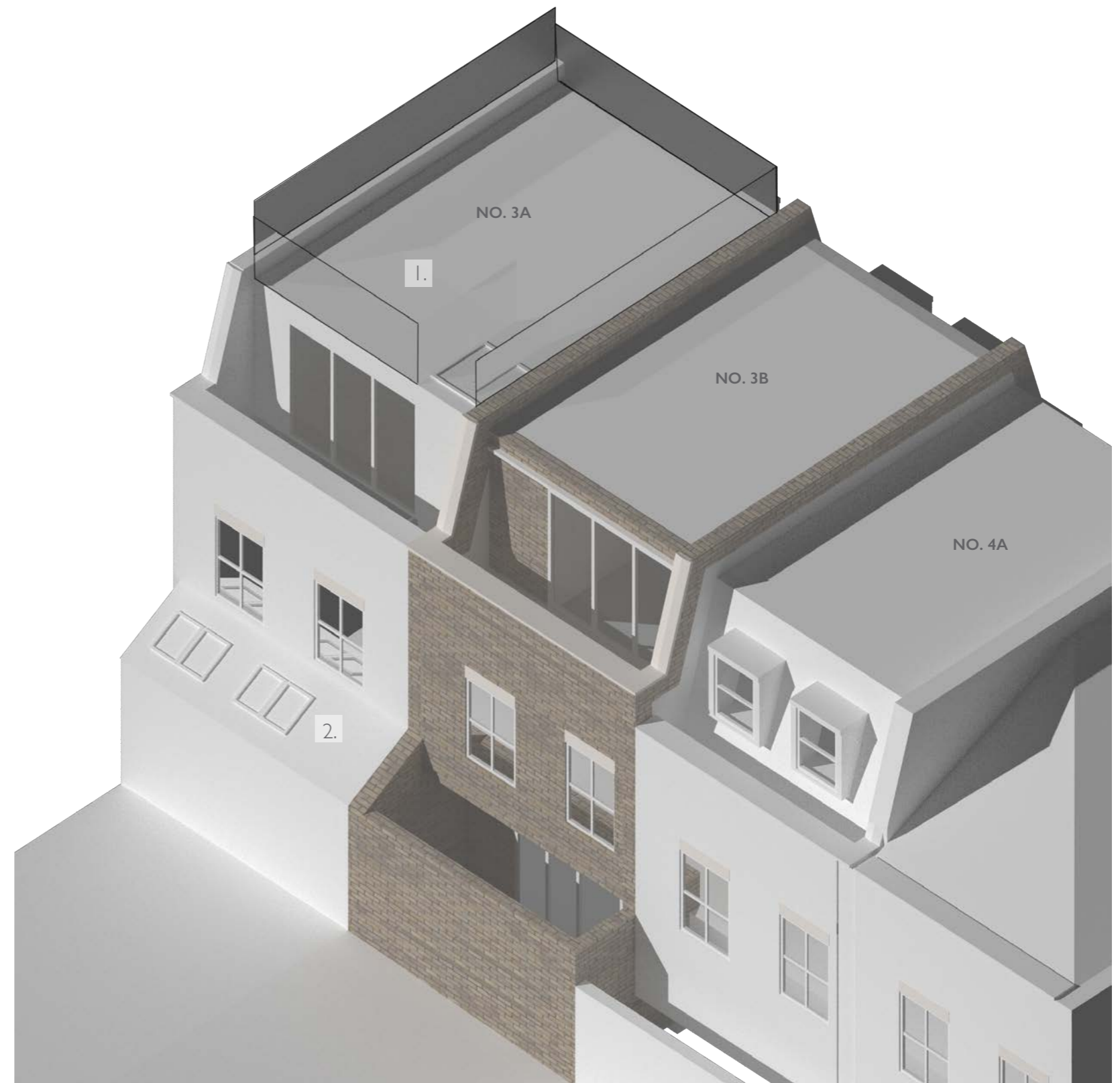
2.0 THE EXISTING HOUSE

2.8 Existing Section



2.0 THE EXISTING HOUSE

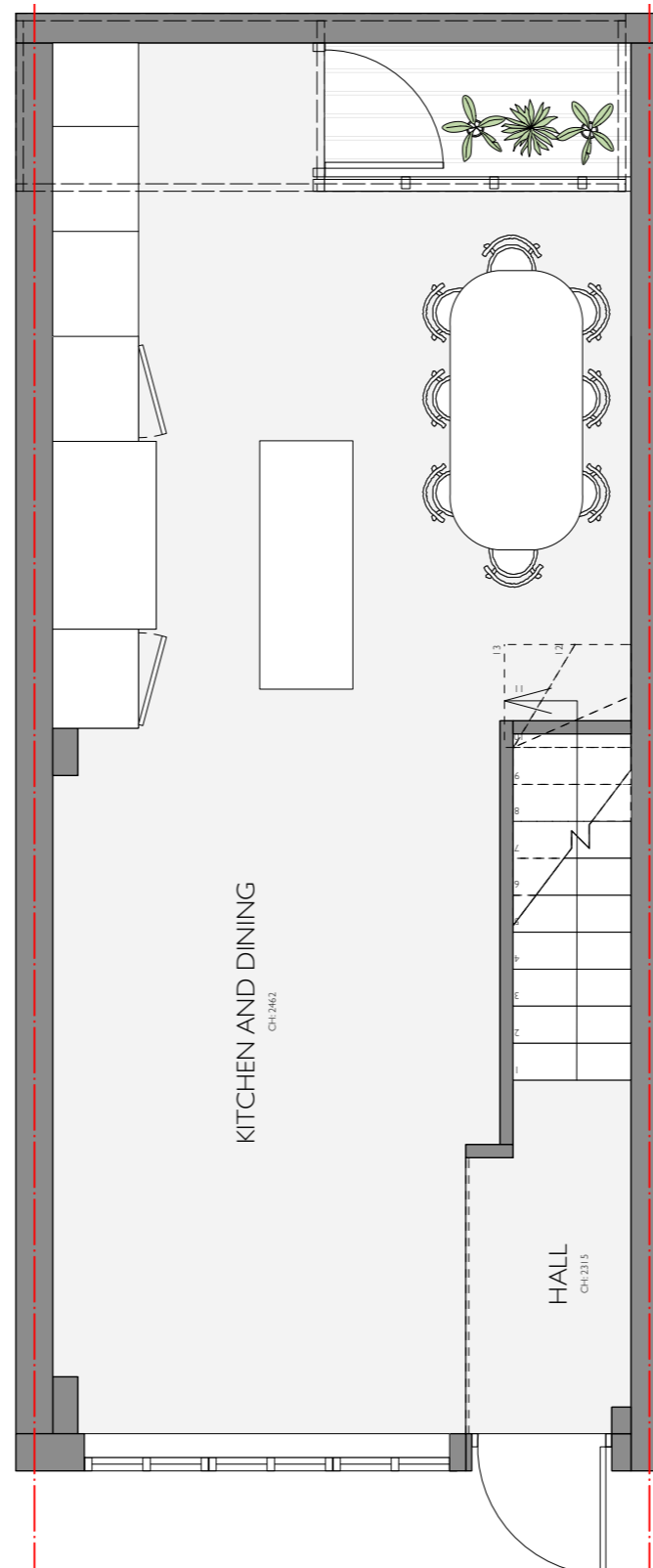
2.9 Existing 3D View



1. Roof extension of 3A Canning Cross
2. Ground floor extension of 3A Canning Cross

3.0 PROPOSED ARRANGEMENT - GROUND FLOOR

3.1 Ground floor



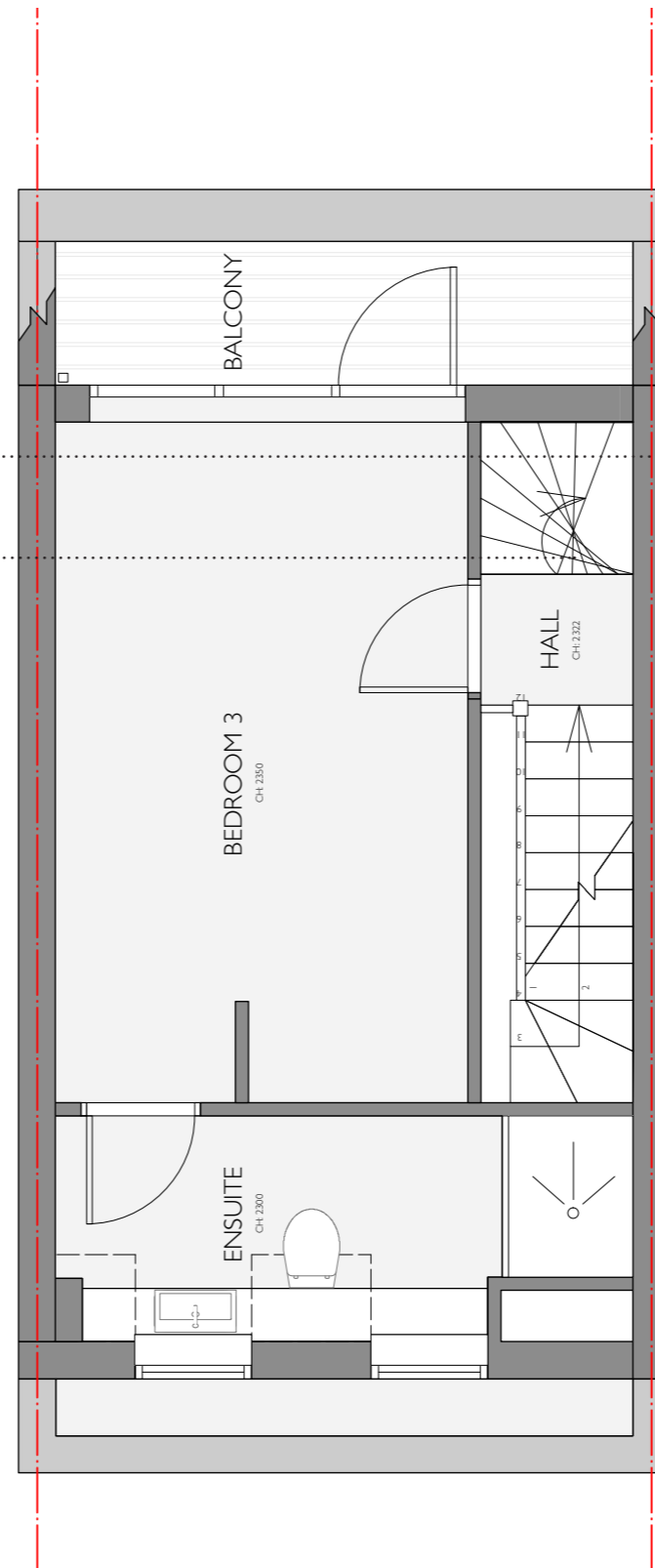
Ground floor

3.0 PROPOSED ARRANGEMENT

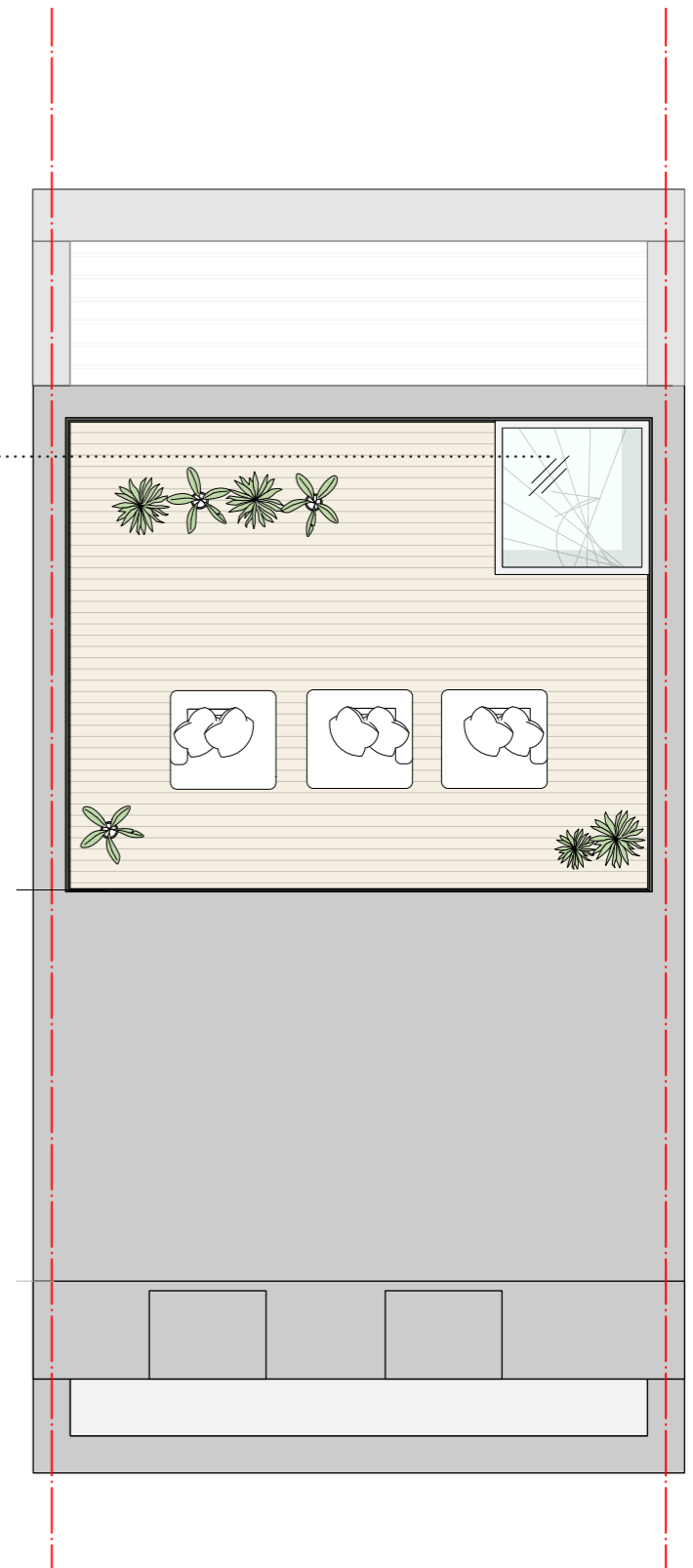
3.2 Roof terrace

Swing hatch

New space saving
stair



Second floor



Roof terrace

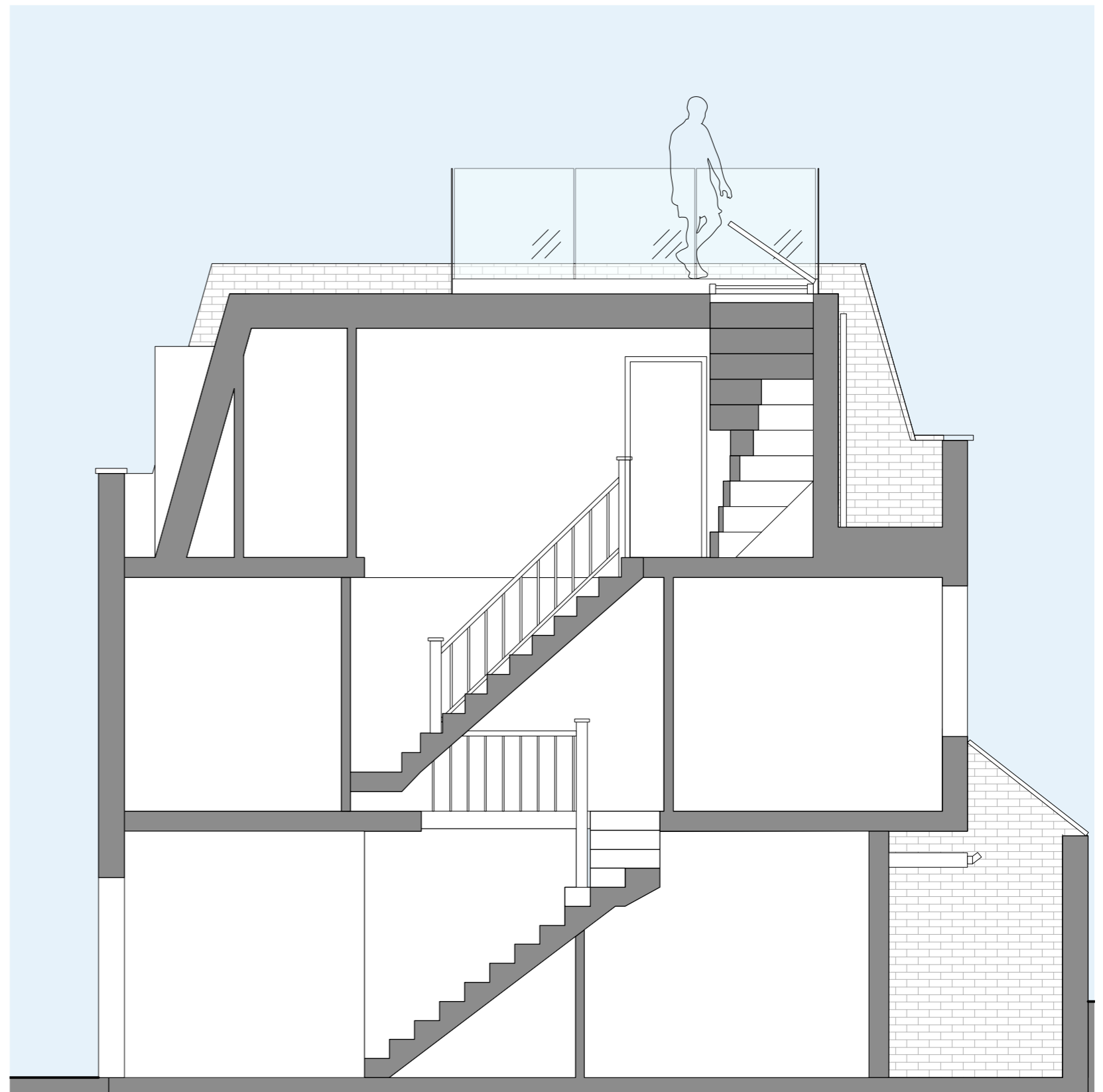
3.0 EXTERIOR VIEW - ROOF TERRACE

3.3 3D view



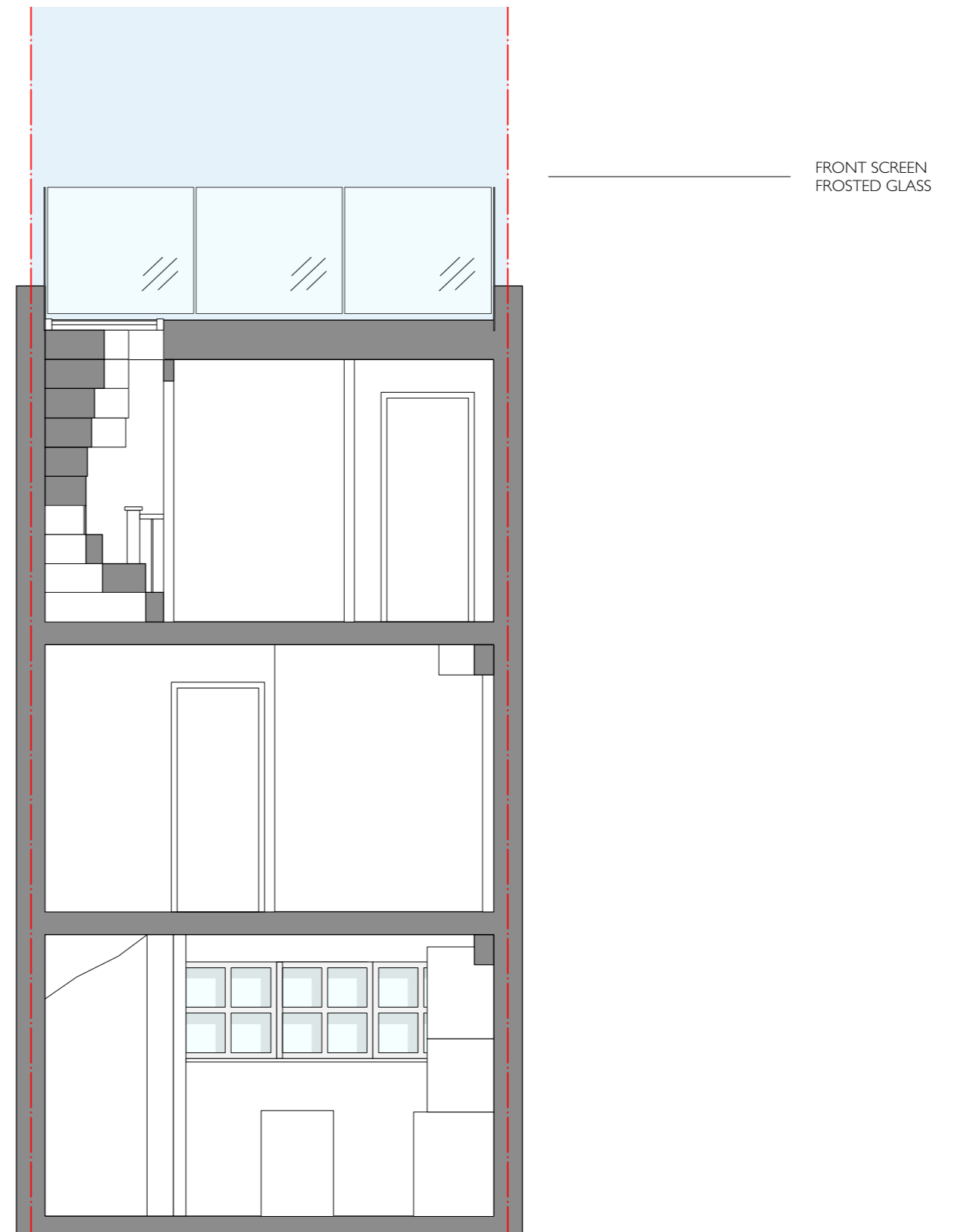
3.0 PROPOSED ARRANGEMENT

3.4 Roof terrace - section AA



3.0 PROPOSED ARRANGEMENT

3.5 Roof terrace - section BB



4.0 Pre-application response

4.1 Feedback from Pre-App:

1. Loss of privacy: The proposal raises significant privacy concerns in respect of No 28 on the opposite side of Canning Cross.

Our response: we have updated the glass at the front of 3B Canning Cross to be frosted, and significantly set back.

2. Daylight/Sunlight: [care to be taken not to impact] sensitive windows on the opposite side of Canning Cross

Our response: we have set back the balustrade from the edge of the roof. This passes the 25° light test.

3. The proposed balustrade would generally match that of the previously approved scheme at No 3a, and would therefore have a comparable impact on the conservation area. The scheme is generally acceptable in design and heritage terms

Our response: we have therefore kept the aesthetic the same, although frosted and set well back from the edge.



Pre-application: clear glass



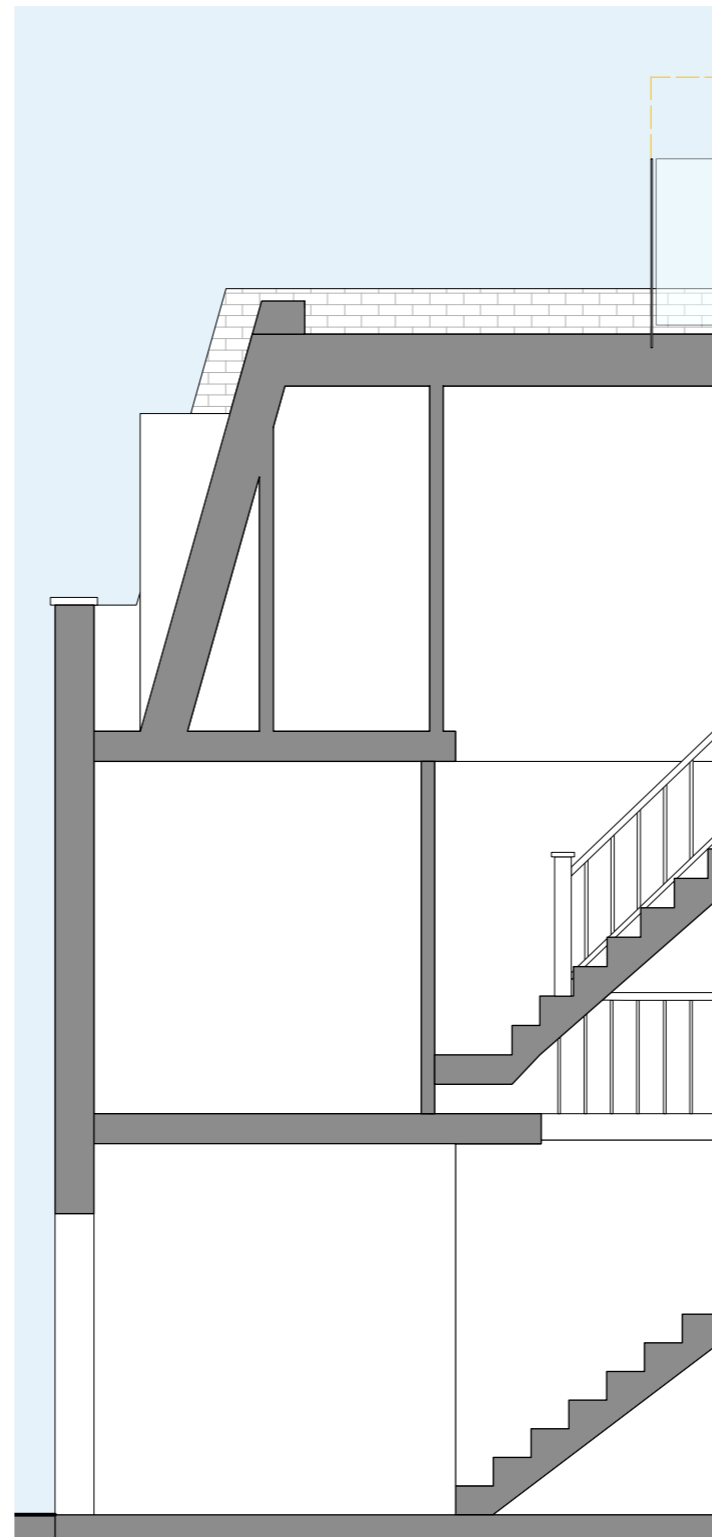
updated:
frosted glass

Current proposal: frosted glass

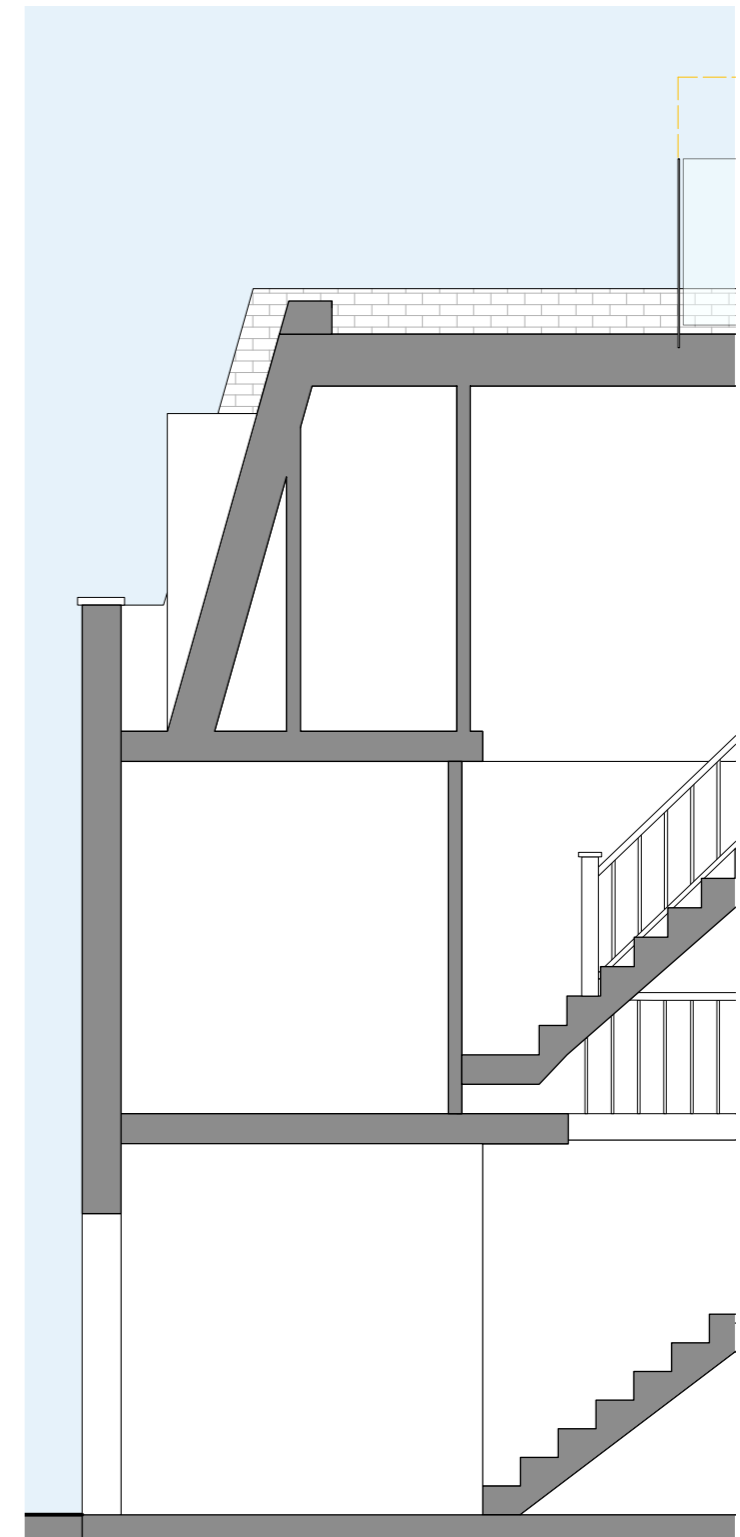
4.0 Pre-application response

4.1 Set-back

The edge of the roof addition has been set back by 2m, in order to further mitigate overlooking concerns by surrounding neighbours.



Pre-application: balustrade set back 0.2m from edge.



Current proposal: balustrade set back 2m from edge.

4.0 Pre-application response

4.1 Set-back, in plan



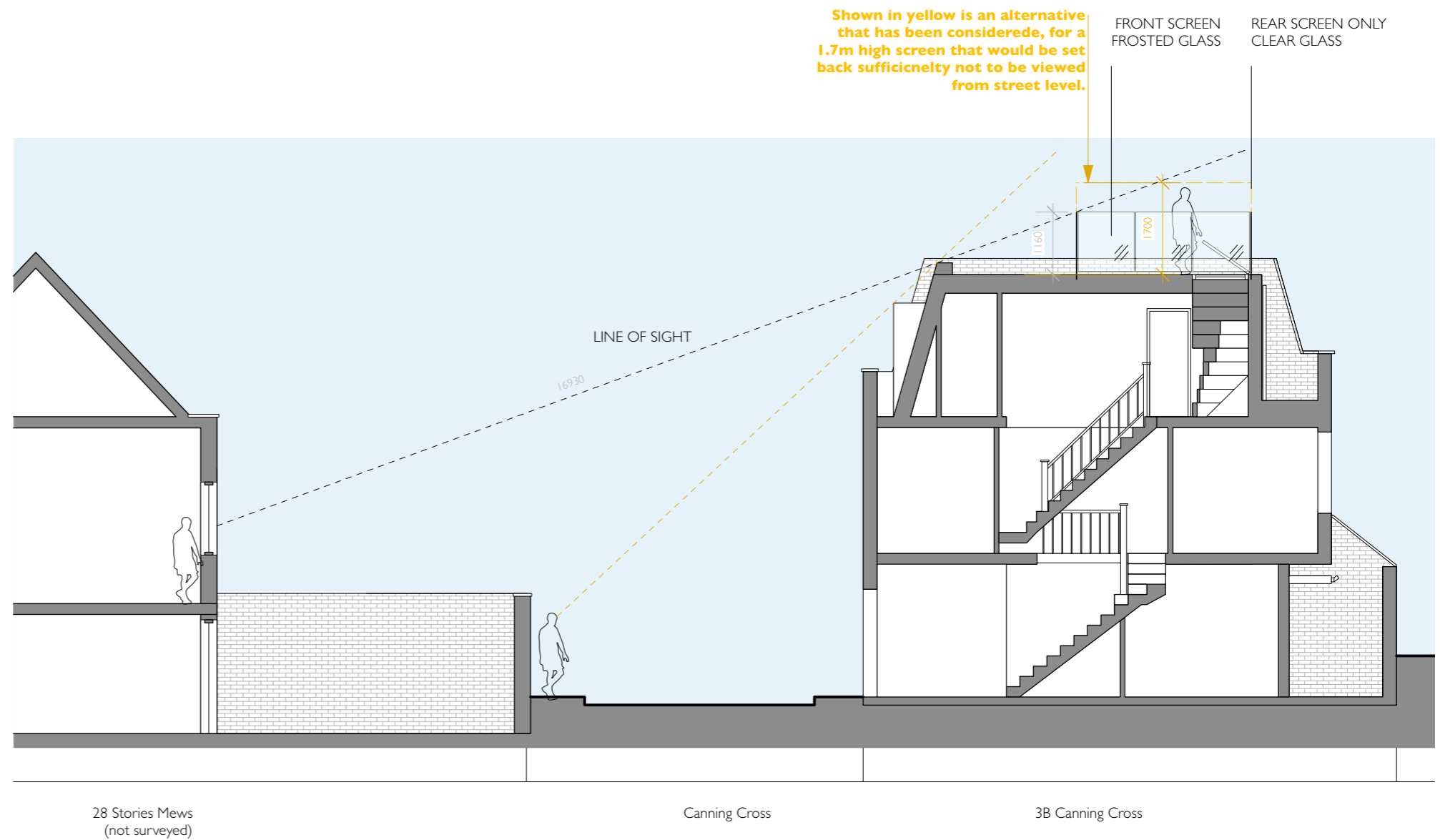
Pre-application: balustrade set back 0.2m from edge.

Current proposal: balustrade set back 2m from edge.

4.0 Pre-application response

4.1 Key points

This also reduces the visibility of the extension from ground level and minimises its intrusion into the line of sight of neighbouring 28 Stories Mews.



Current proposal: balustrade set back 2m from edge.

4.0 Pre-application response

4.1 3D view comparison



Pre-application: proposal.



Current proposal.

4.0 PRECEDENTS

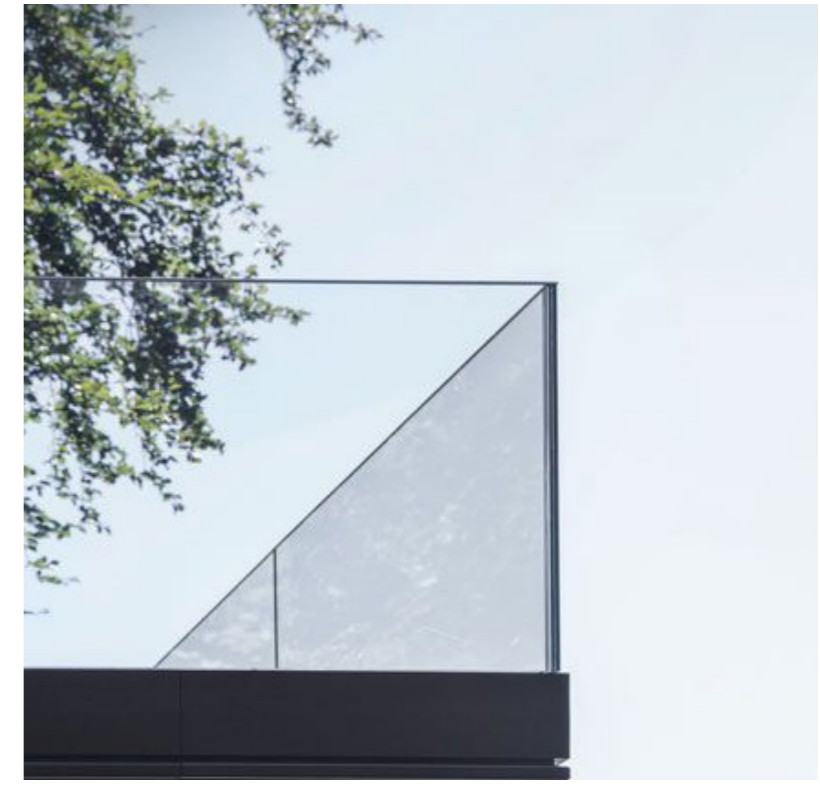


1.

- 1. *Swing hatch*
- 2. *Sliding hatch*
- 3. *Frameless glass balustrade*

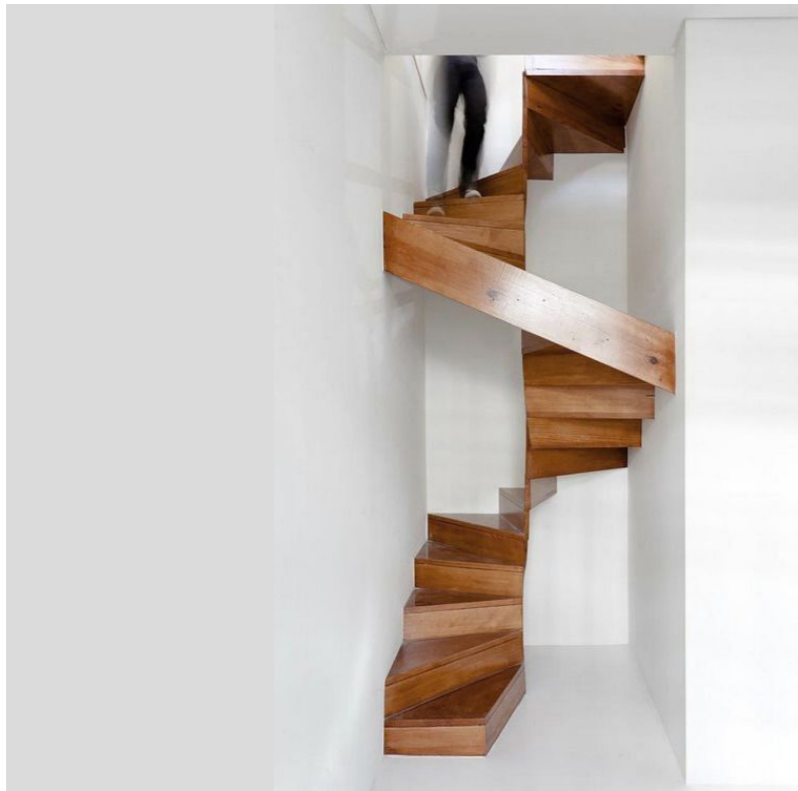


2.



3.

4.0 PRECEDENTS



1.

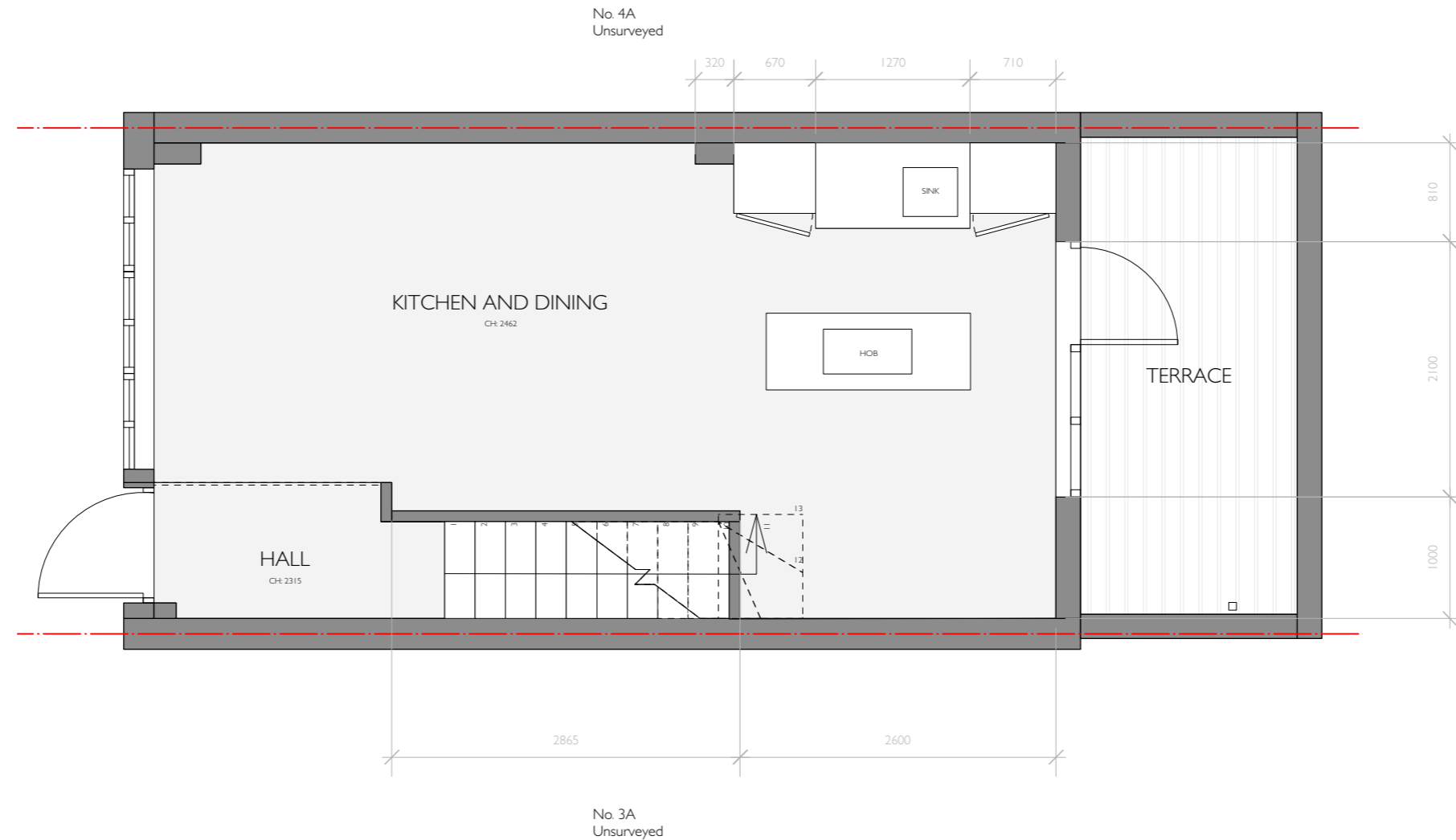
- 1. *Space saving stair*
- 2. *Timber stair*
- 3. *Bedroom with inbuilt bench*



2.



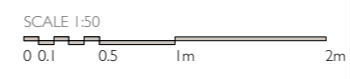
3.



Existing Ground Floor Plan
Scale: 1:50

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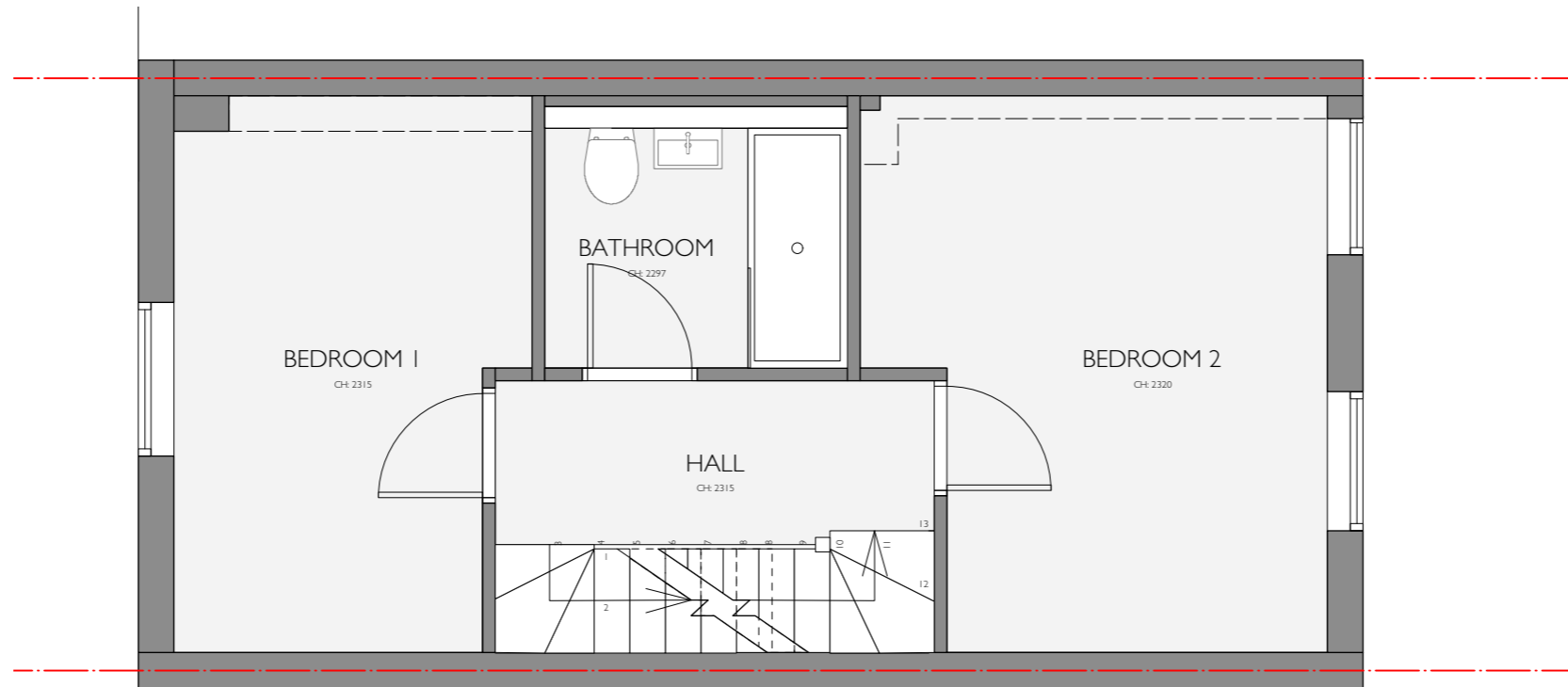


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DATE January 2023	REVISION
DWG No. 180_EX-00	
DRAWING STATUS PLANNING	
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PENSAER LONDON	
CLIENT Mark Moloney	PROJECT 3A Canning Cross

No. 4A
Unsurveyed

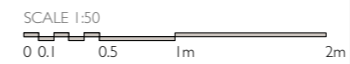


No. 3A
Unsurveyed

Existing First Floor Plan
Scale: 1:50

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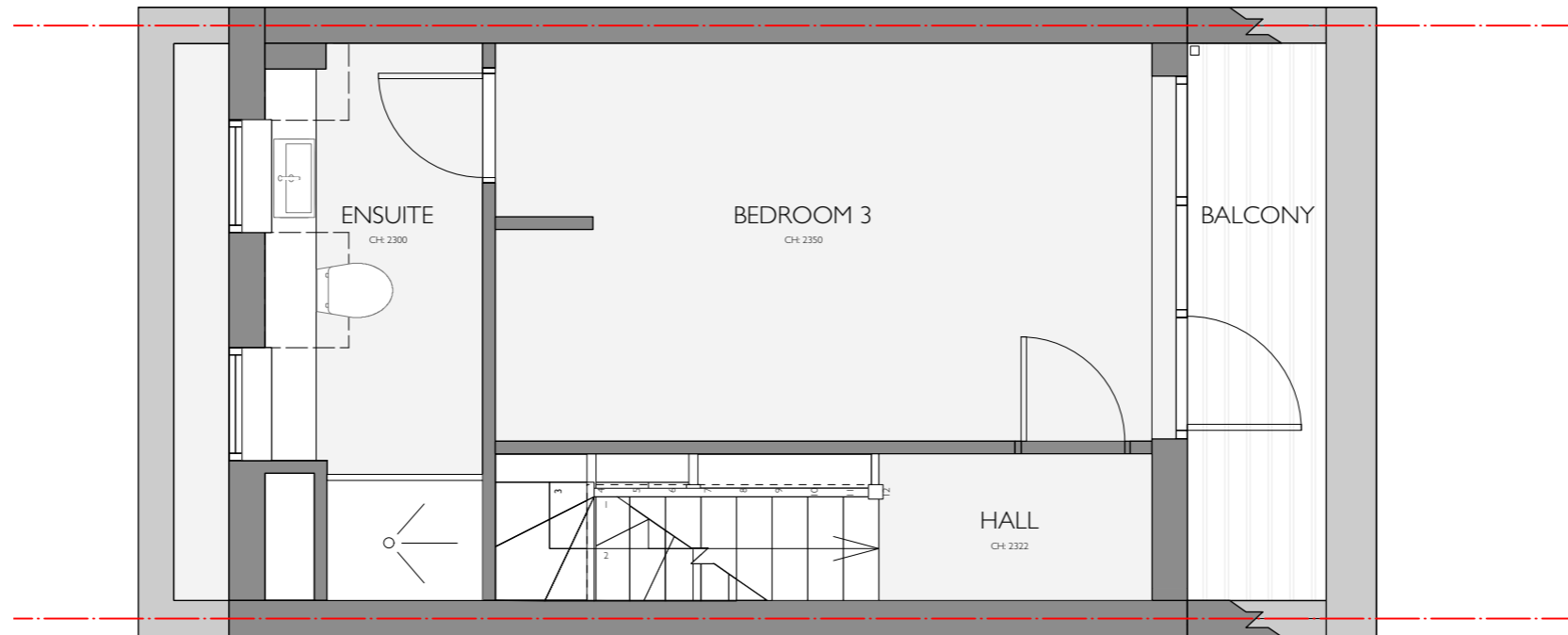
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PENSAER LONDON	
CLIENT Mark Moloney	PROJECT 3A Canning Cross

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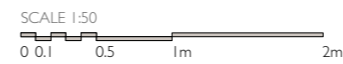


No. 3A
Unsurveyed

Existing Second Floor Plan
Scale: 1:50

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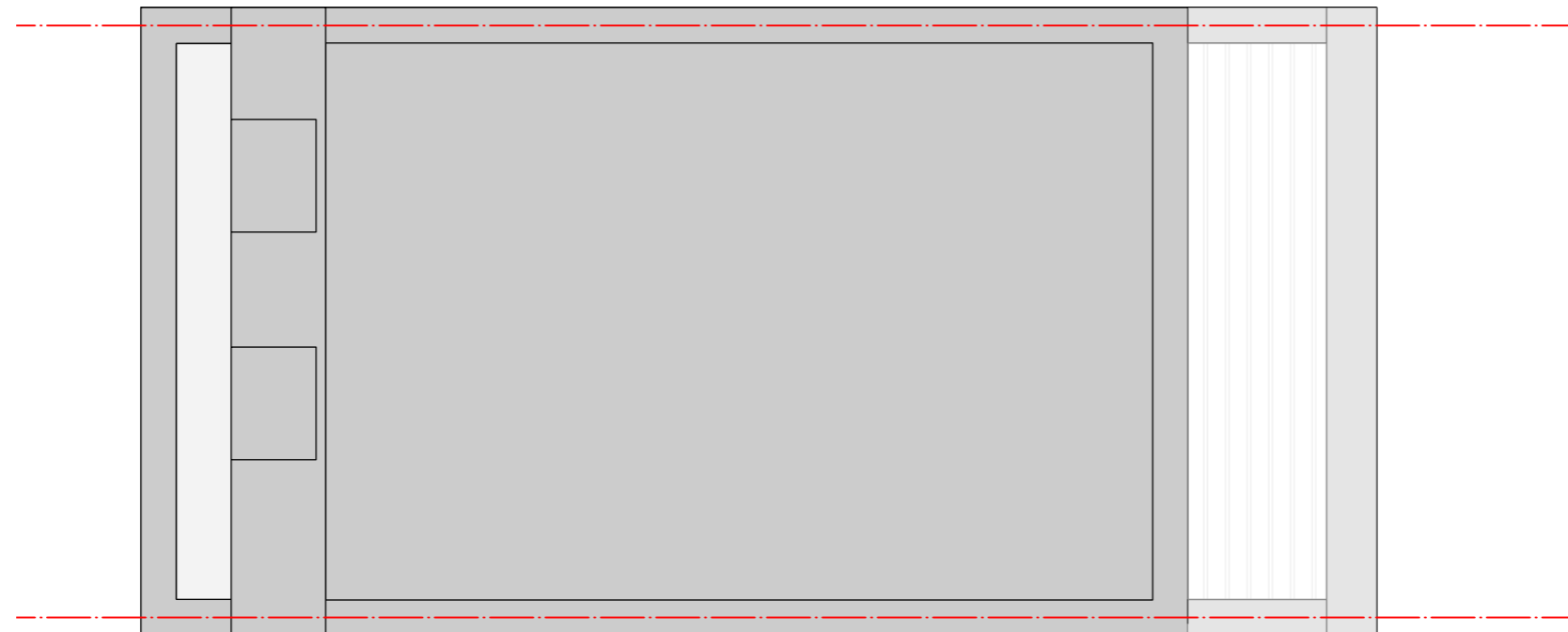


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DWG No. 180_EX-02	CLIENT Mark Moloney
DRAWING STATUS PLANNING	PROJECT 3A Canning Cross

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CLIENT Mark Moloney	
PROJECT 3A Canning Cross	

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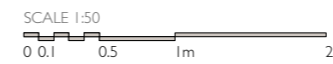


No. 3A
Unsurveyed

Existing Roof Plan
Scale: 1:50

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REVISION		
CLIENT	Mark Moloney	
PROJECT	3A Canning Cross	

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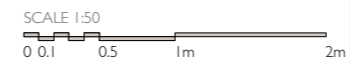
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Unsurveyed

No. 4A
Unsurveyed

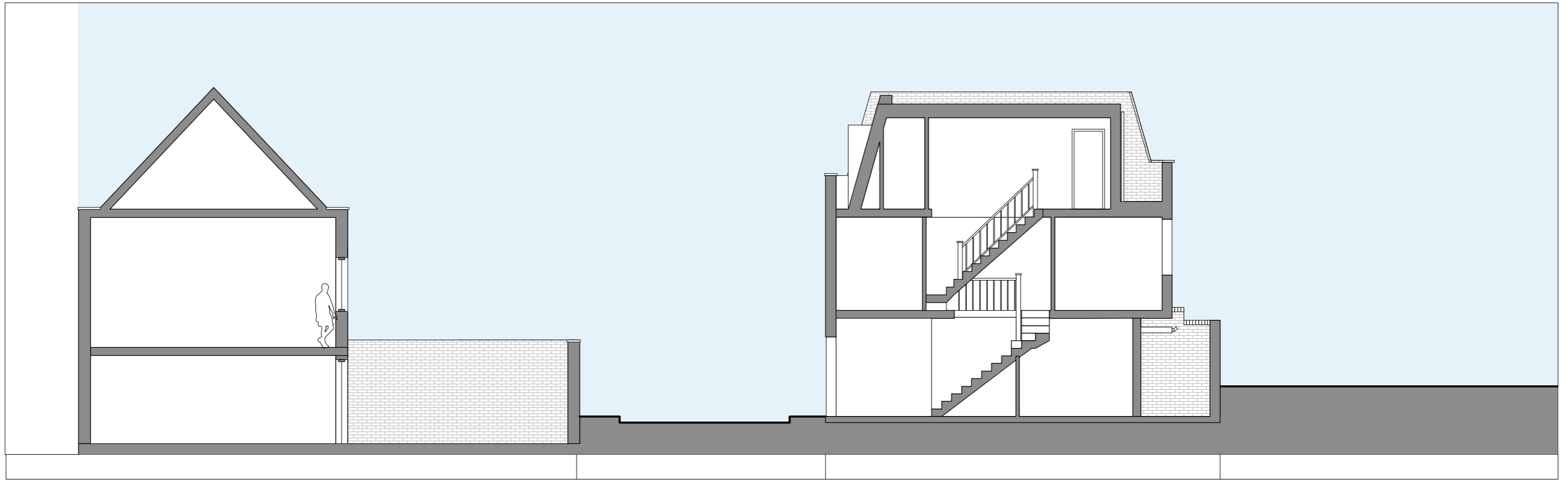
Existing Rear Elevation
Scale: 1:50

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			DWG No. 180_EE-02	REVISION		
			DRAWING STATUS PLANNING			PROJECT 3A Canning Cross
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28 Stories Mews
(not surveyed)

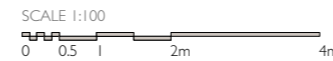
Canning Cross

3B Canning Cross

Green area
(car park)

Existing Section AA
Scale: 1:100

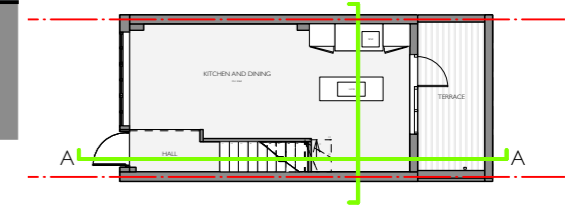
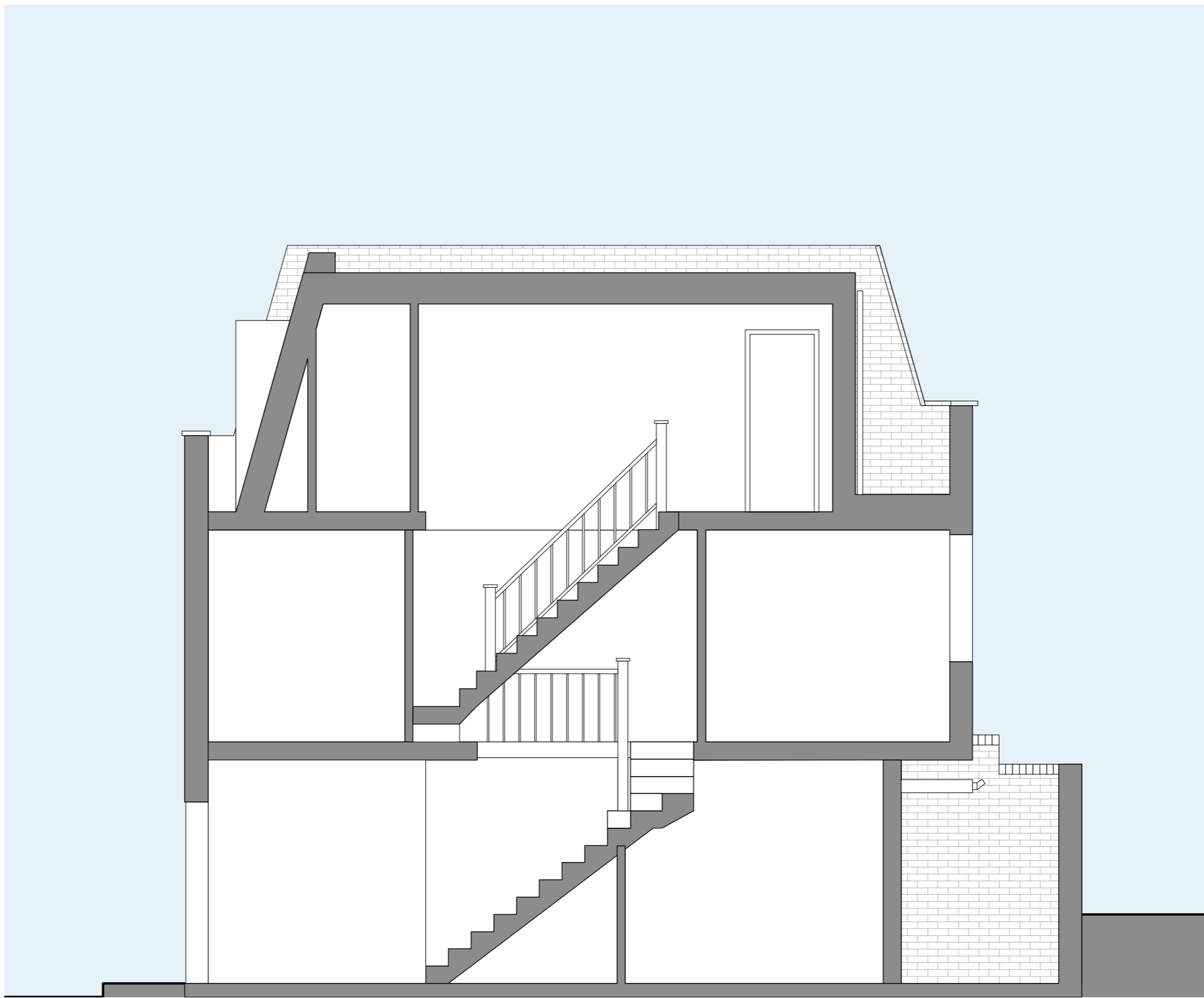
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A	Issue for planning	11/04/23
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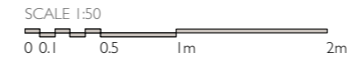
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CLIENT Mark Moloney	PROJECT 3A Canning Cross



Existing Section AA
Scale: 1:50

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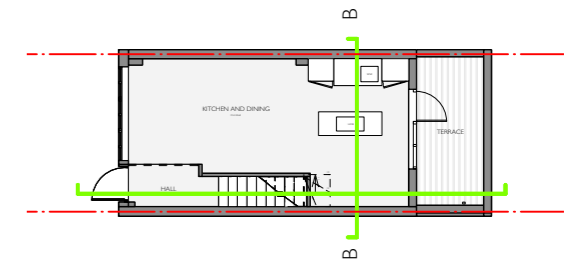
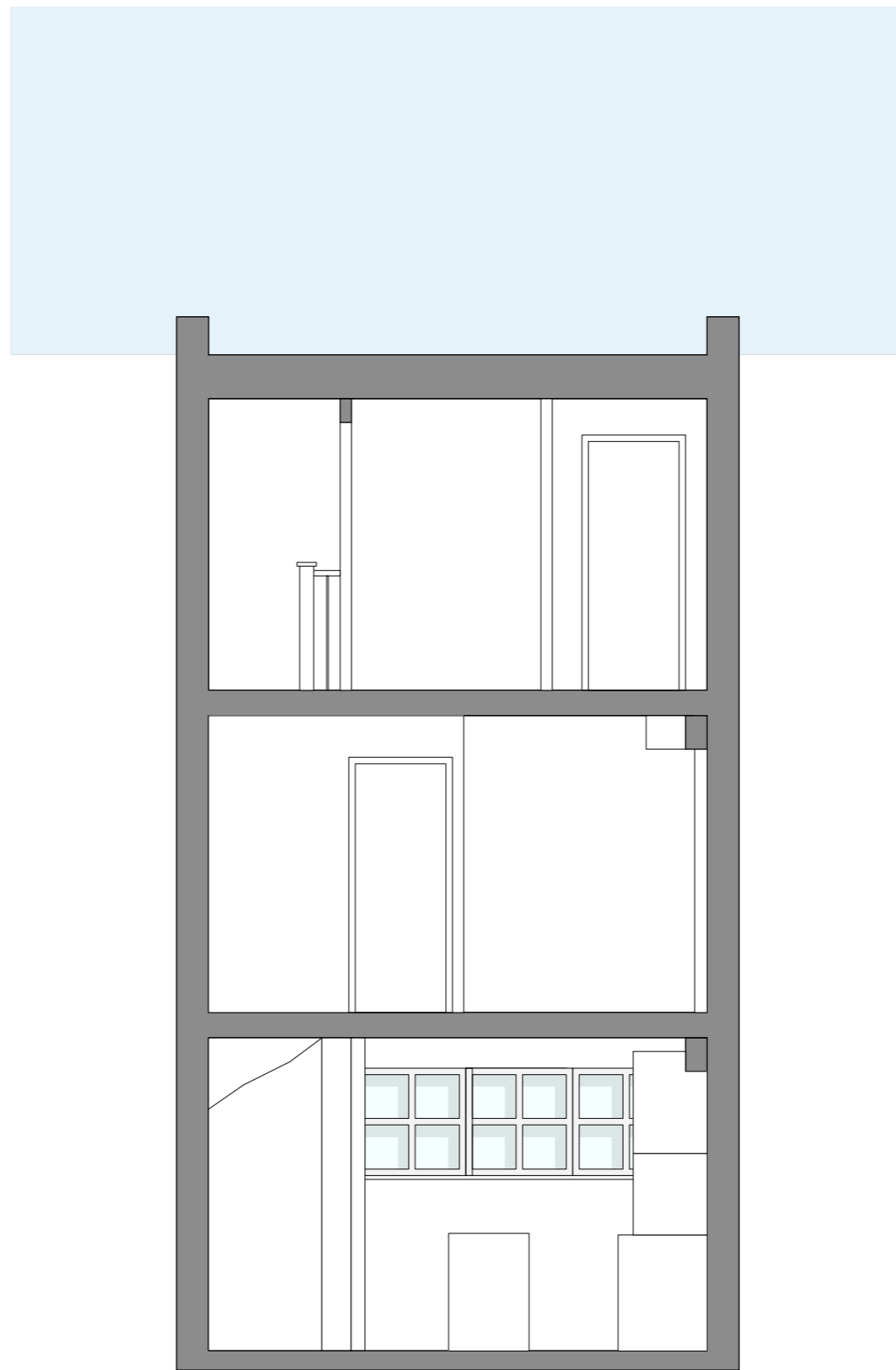


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DWG No. 180_(ES)_AA	PROJECT 3A Canning Cross
DRAWING STATUS PLANNING	

PENZAER LONDON	
CLIENT Mark Moloney	PROJECT 3A Canning Cross

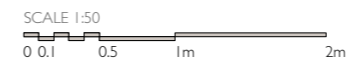
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Existing Section BB
Scale: 1:50

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DRAWING STATUS PLANNING	PROJECT 3A Canning Cross

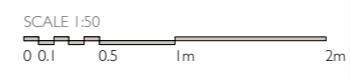
PENSAER LONDON	
CLIENT Mark Moloney	
PROJECT 3A Canning Cross	



Proposed Front Elevation
Scale: 1:50

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--- SITE BOUNDARY



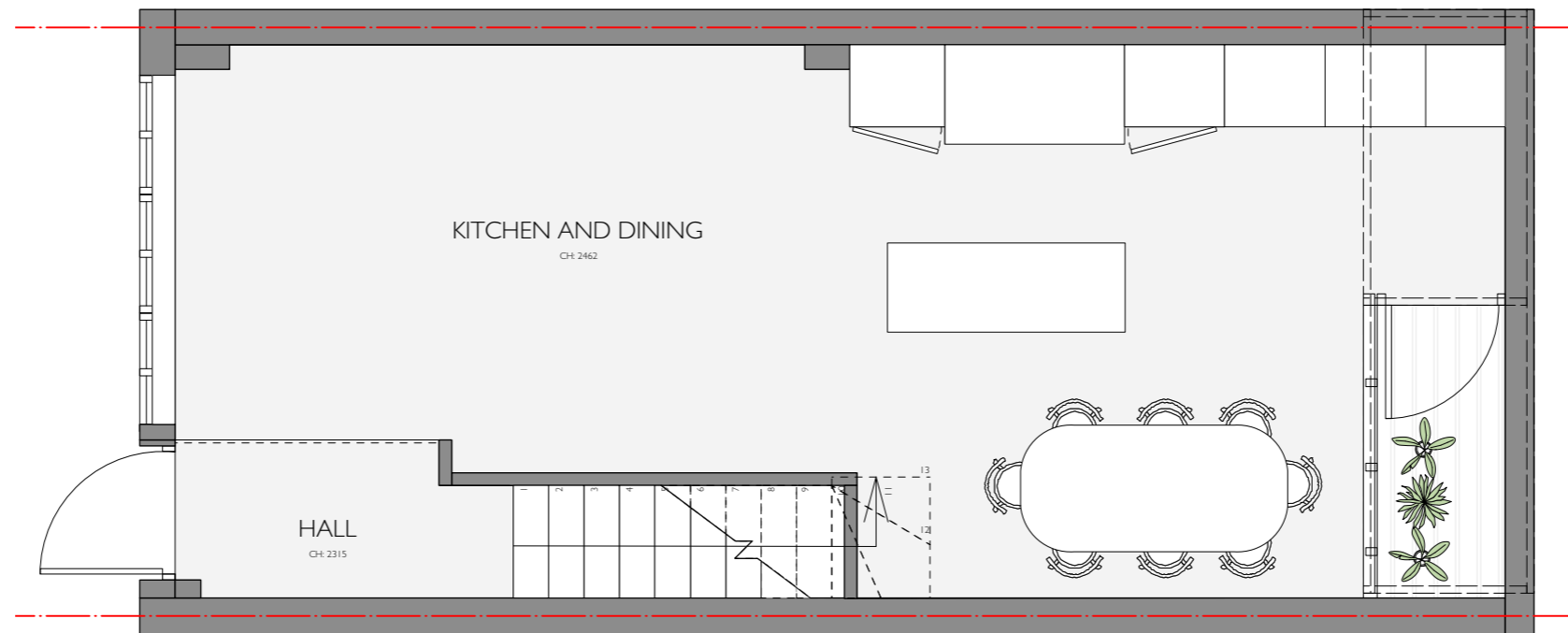
REV	COMMENT	DATE

DRAWING Proposed Front Elevation	
SCALE 1:50 @ A3	DRAWN BY DP
DATE April 2023	REVISION
DWG No. 180_GE-01	
DRAWING STATUS PLANNING	

PENSAER LONDON	
CLIENT Mark Moloney	PROJECT 3A Canning Cross

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No. 4A
Unsurveyed

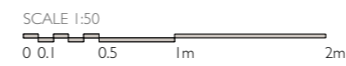


No. 3A
Unsurveyed

Proposed Ground Floor Plan
Scale: 1:50

DRAWING NOTES
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--- SITE BOUNDARY



REV	COMMENT	DATE

DRAWING Proposed Ground Floor Plan	
SCALE 1:50 @ A3	DRAWN BY DP
DATE January 2023	REVISION
DWG No. 180_GA-00	CLIENT Mark Moloney
DRAWING STATUS PLANNING	PROJECT 3A Canning Cross

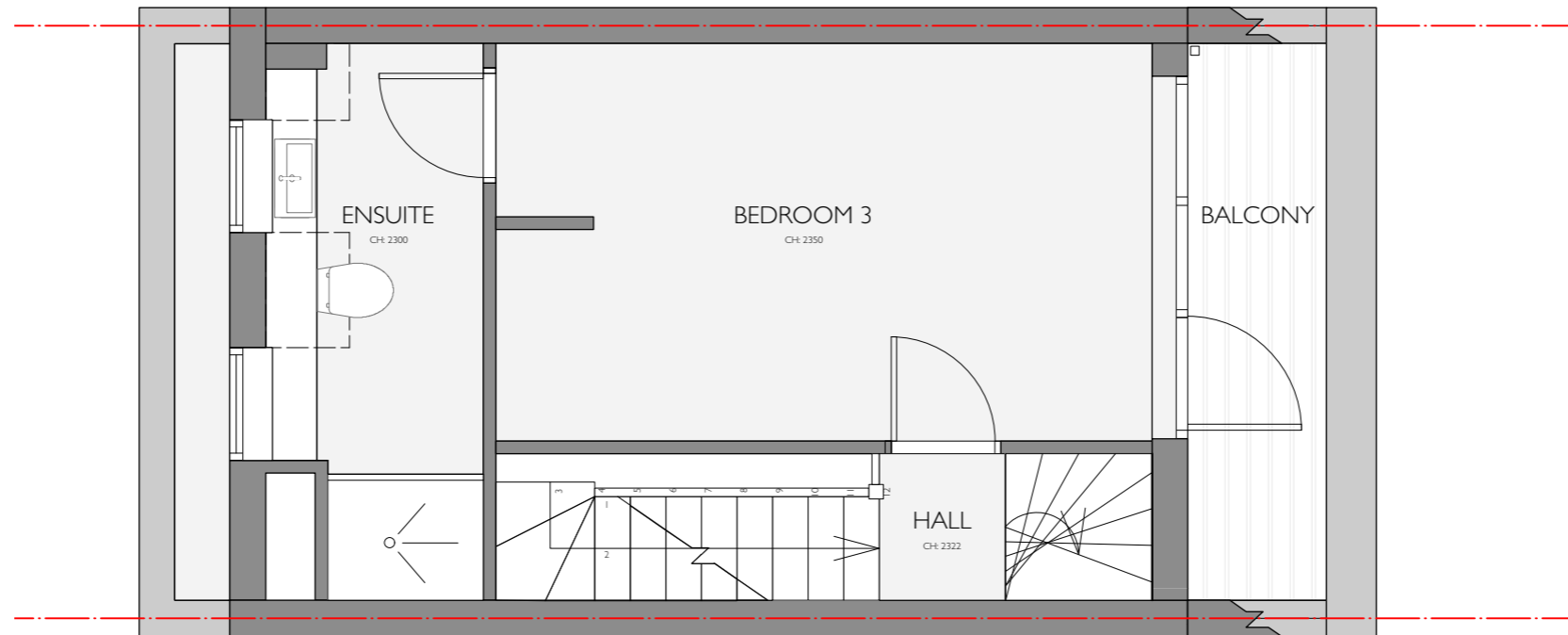
PENSAER LONDON

Mark Moloney

3A Canning Cross

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No. 4A
Unsurveyed

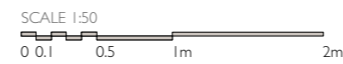


No. 3A
Unsurveyed

1 Proposed Second Floor Plan
Scale: 1:50

DRAWING NOTES
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--- SITE BOUNDARY

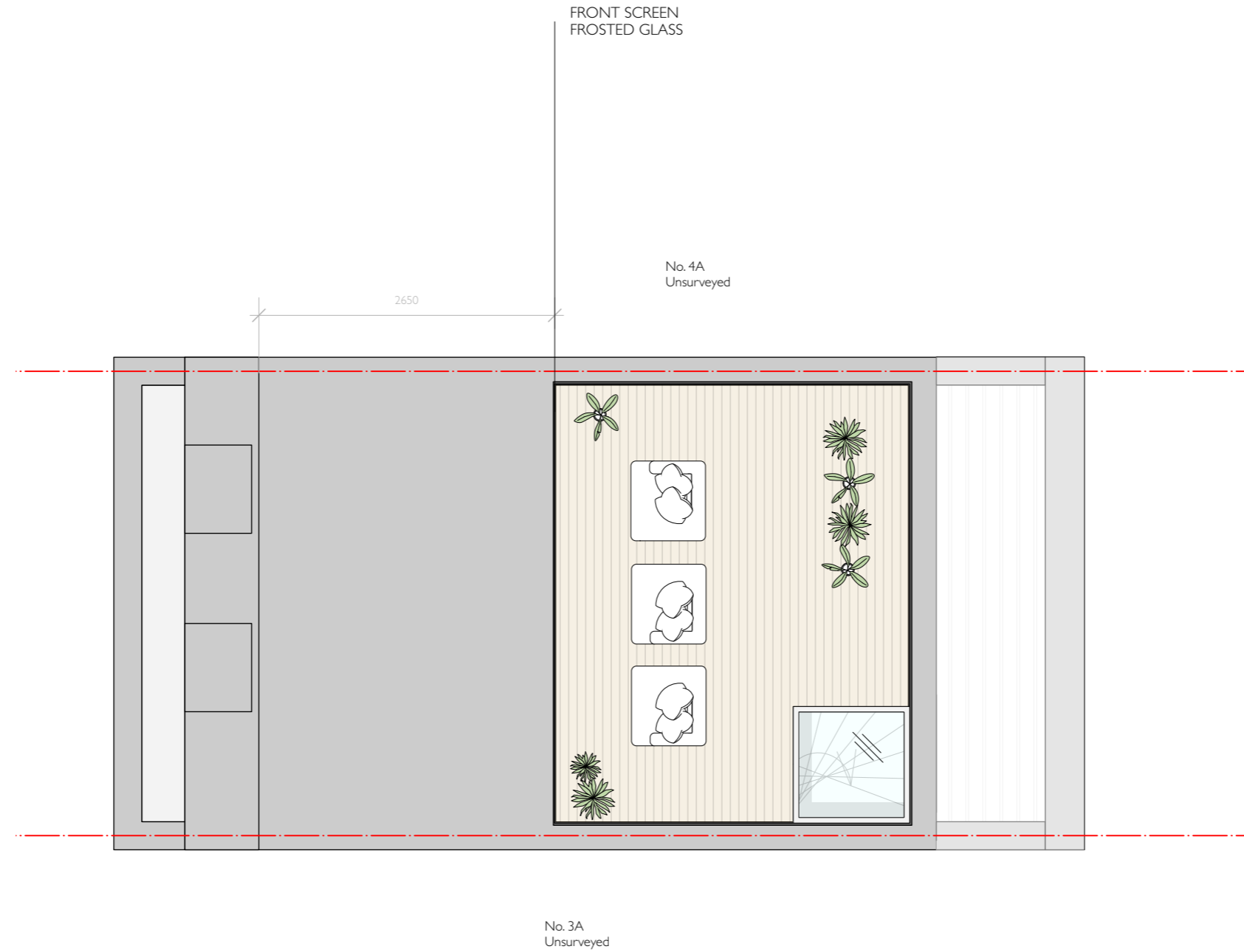


REV	COMMENT	DATE

DRAWING Proposed Second Floor Plan	
SCALE	1:50 @ A3
DATE	January 2023
DWG No.	180_GA-02
DRAWING STATUS	PLANNING

DRAWN BY DP		CLIENT Mark Moloney
REVISION		
PROJECT 3A Canning Cross		

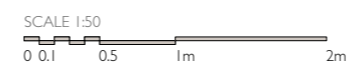
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Proposed Roof Plan
Scale: 1:50

DRAWING NOTES
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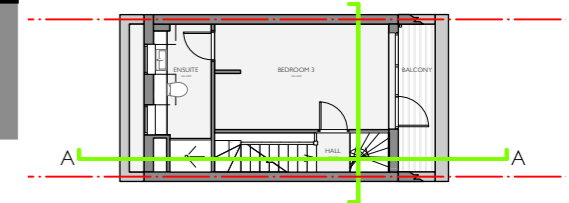
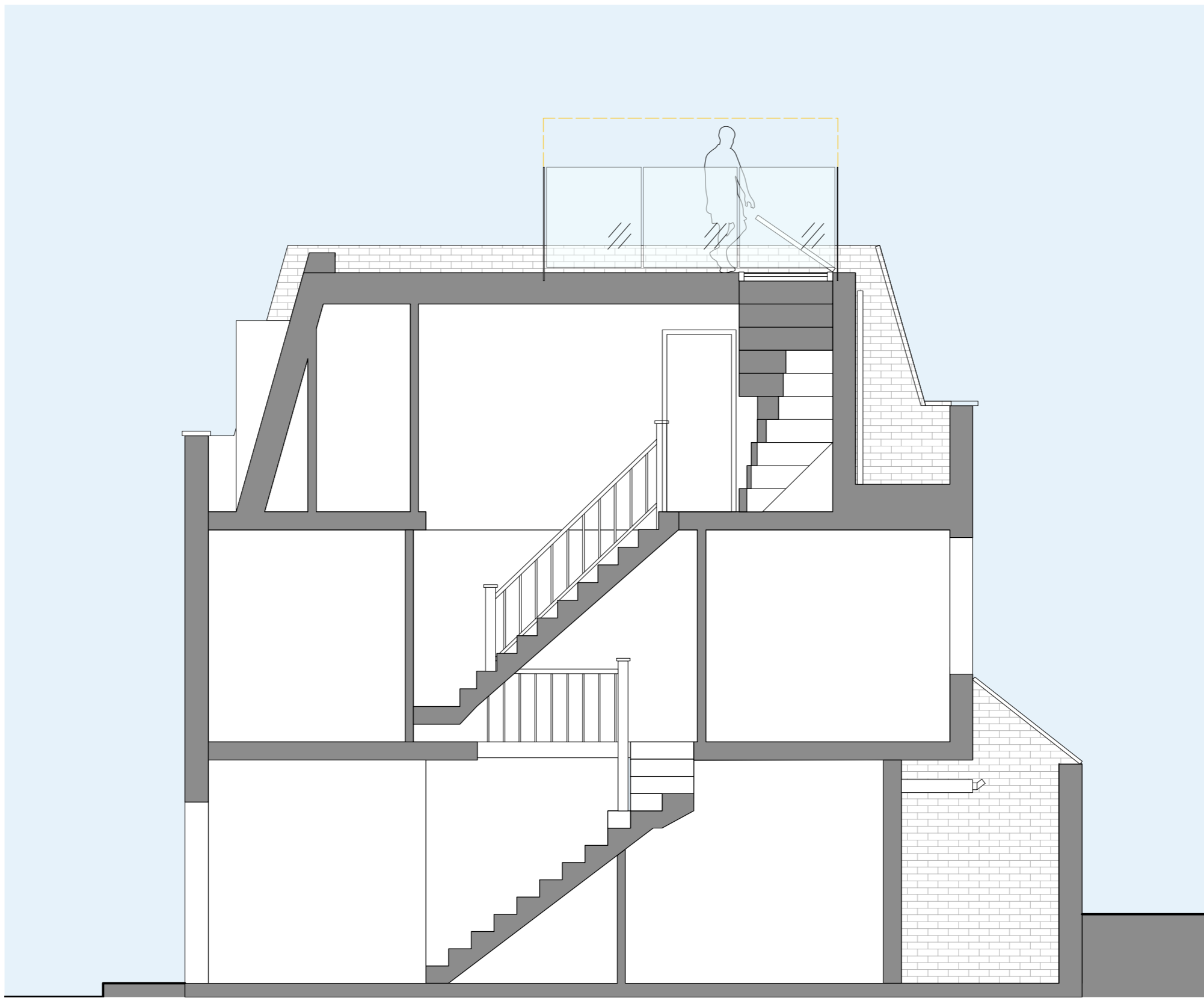


REV	COMMENT	DATE

DRAWING Proposed Roof Plan	
SCALE	1:50 @ A3
DATE	December 2023
DWG No.	180-GA-03
DRAWING STATUS	PLANNING

DRAWN BY JF		CLIENT Mark Moloney
REVISION		
PROJECT 3A Canning Cross		

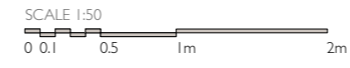
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Proposed Section AA
Scale: 1:50

DRAWING NOTES
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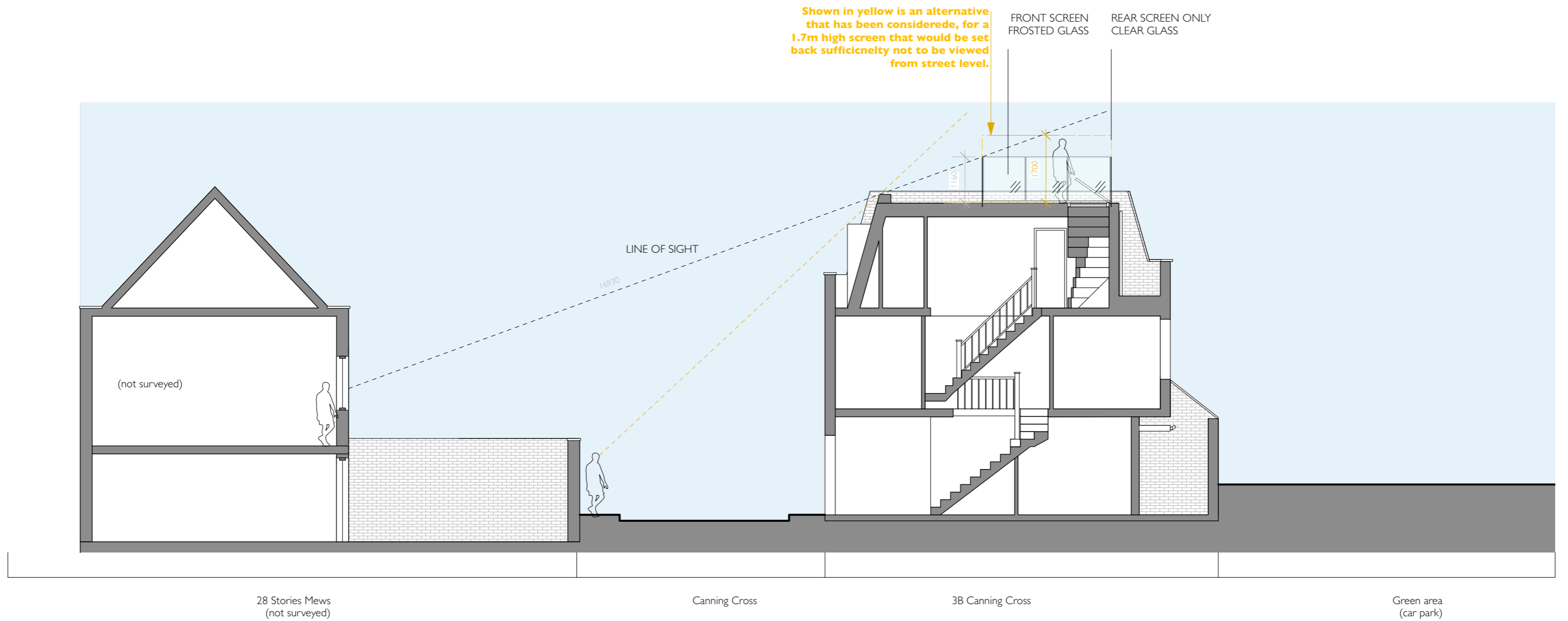
--- SITE BOUNDARY



Issue for planning	11/04/23
REV	DATE
COMMENT	

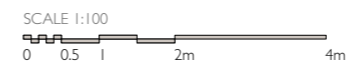
DRAWING Proposed Section AA	
SCALE 1:50 @ A3	DRAWN BY JF
DATE December 2023	REVISION A
DWG No. 180_(GS)_AA	
DRAWING STATUS PLANNING	

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CLIENT Mark Maloney	PROJECT 3A Canning Cross



Proposed Section AA
Scale: 1:100

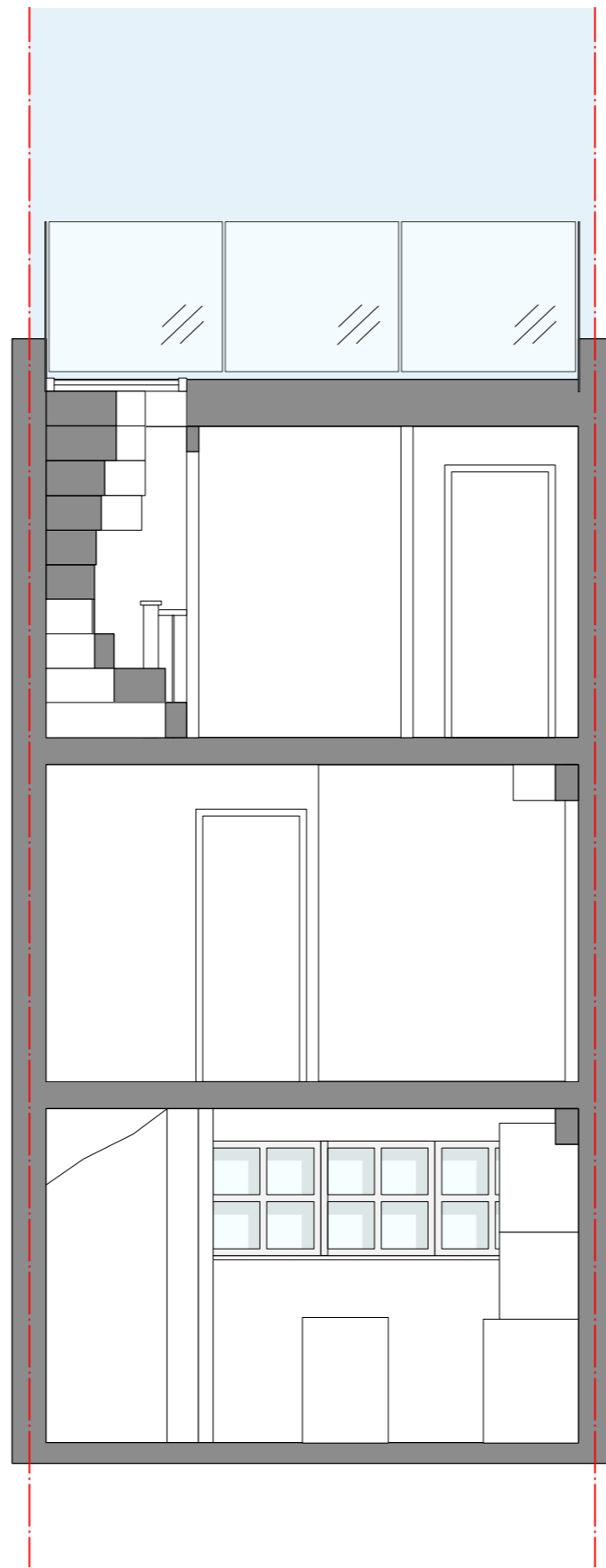
DRAWING NOTES
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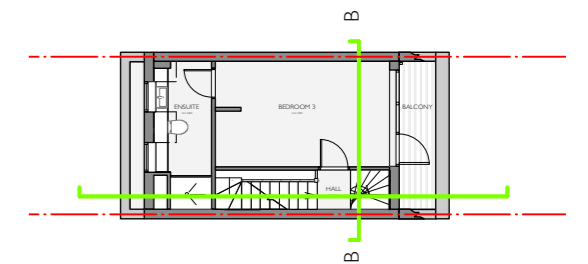
A	Issue for planning	11/04/23
REV	COMMENT	DATE

DRAWING Proposed Section AA	
SCALE 1:100 @A3	
DATE December 2023	DRAWN BY JF
DWG No. 180_(GS)-AA-S	REVISION A
DRAWING STATUS PLANNING	

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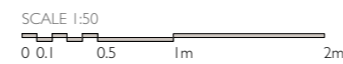
FRONT SCREEN
FROSTED GLASS



Proposed Section BB
Scale: 1:50

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REV	COMMENT	DATE	DRAWING Proposed Section BB		CLIENT Mark Moloney	
			SCALE 1:50 @ A3			
			DATE December 2023	DRAWN BY JF		PROJECT 3A Canning Cross
			DWG No. 180_(GS)_BB	REVISION		
			DRAWING STATUS PLANNING			
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