

# **155 Denmark Hill**

## Design and Access Statement

2 April 2024



# Planning Statement

## Context

155 Denmark Hill is a semi-detached house with brick facades of yellow and red stock. It is a two storey house with a purpose built loft level.

The application property is accessed through a front garden off of Denmark Hill road and has side access to the rear garden. The property shares a boundary with 155A Denmark Hill to the South, and The Fox on The Hill pub to the North.

The house has private ownership of a large rear garden, extending around 20m from the rear of the house.

155 Denmark Hill is part of the Dulwich Estate and therefore requires a Dulwich Estate building licence in addition to statutory planning approval.

## Proposal

The proposal is to demolish an existing small outrigger and carry out a full width extension to the rear of the property, extending 3m into the garden and 3m in height. The proposal also includes increasing the size of a window on the side elevation on the ground floor, increasing the fence height on the boundary to the pub and replacing the existing single glazed front and upper windows to double glazed timber windows to match the existing.

The new extension will incorporate thermally efficient double glazing, minimal detailed aluminium framed windows powder coated white and a skylight. The extension itself will be finished in brick to match the existing building and have a stone coping.

The proposal will provide improvements to the house for modern family living as well as increasing the thermal and energy performance of the dwelling for the users. The enlargement of the window on the side elevation, along with the new glazing to the garden will bring increased levels of daylight into the house, improving the quality of the living spaces. The proposal will also increase the height of the fence neighbouring the Fox on The Hill pub carpark which will improve privacy and security for the users.

The changes proposed are in keeping with the character of the existing building and surrounding Dulwich Estate area, with care being taken for external materiality to match the existing. No works included in the proposal can be seen from street level, and so they will have no impact on the street elevation.

## Drawing List

DMH-914-A001 Existing Site Location Plan

DMH-914-A010 Existing Plan - Ground Floor

DMH-914-A011 Existing Plan - First Floor

DMH-914-A012 Existing Plan - Loft

DMH-914-A020 Existing Elevation - Front

DMH-914-A021 Existing Elevation - Rear

DMH-914-A022 Existing Elevation - Side

DMH-914-A100 Proposed Plan - Ground Floor

DMH-914-A101 Proposed Plan - First Floor

DMH-914-A102 Proposed Plan - Loft

DMH-914-A200 Proposed Rear Elevation - Front

DMH-914-A201 Proposed Rear Elevation - Rear

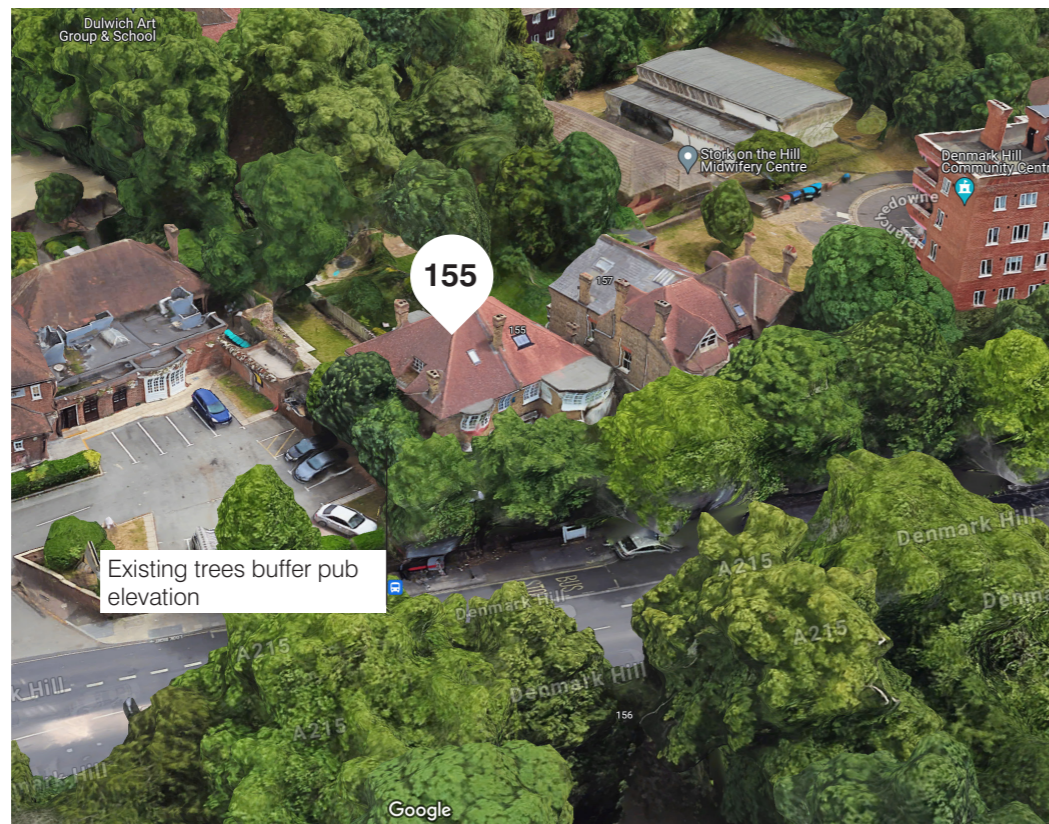
DMH-914-A202 Proposed Rear Elevation - Side

DMH-914-A300 Proposed Section - AA

DMH-914-A900 Typical Window and Door Details



# Site Location Aerial Views





# Site Photographs



Rear elevation and garden



Existing brick facade detail



Existing narrow kitchen



Front street facing elevation