

37a Ringstead Road, London SE6 2BU DESIGN AND ACCESS STATEMENT

The Application

This statement supports the application to make internal amendments to the above address, and reorganise the external glazing to the kitchen, shower room and master bedroom in the basement.

- Context

The application site is a ground and basement floor flat at 37a Ringstead Road. The host property is Victorian in origin, and was subdivided into two flats at some point.

The house is typical of its era, single fronted and with a large bay window to the ground and basement floors. There is a change of level over the plan of the house from front to back, with the flat having a short staircase stepping down the shower room and kitchen, both at garden level.

- Materials

This application using London stock brickwork, to match existing, to form the new openings to the side and rear garden. Exposed precast concrete lintols will form the structural openings to the top.

The new glazing will be a modern, high performance powder coated aluminium system.

The garden-facing oriel window will be formed of timber and steel, and clad in standing seam zinc cladding panels.

- Design strategies

This application seeks to enlarge and reposition the glazed openings to the garden to integrate better with the new kitchen layout. Part of this work will include the introduction of an oriel window to act as bench seating at the dining table. These amendments will connect the kitchen to the side and rear gardens much more meaningfully, admitting more light and offering good views to the gardens.

- Parking

Parking is unaffected by this application.

- Cycles

Cycle storage is unaffected by this application.

- Inclusive design (Part M)

The building has been laid out to satisfy the building regulations concerning accessibility, and will provide wide doors and corridors and level thresholds (where possible).

Quality:

- Sustainable design

The proposed extension will meet or exceed the energy performance requirements as set out in the Building Regulations Approved Document L2A.

Improved access to natural light will be present throughout.