

Design & Access Statement

Prepared by
Urbanist Architecture

Our Reference

330 - SE16 6HP

Report Date

28/03/2023

Address

9 Steers Way, London SE16 6HP

Proposal

Conversion of the existing garage into habitable space alongside associated internal alterations and a lift installation to create accessible accommodation for occupants with impaired mobility

Introduction

Urbanist Architecture Ltd. has been appointed by the applicant to prepare the necessary drawings and supplementary documents for pursuing planning consent. The intended development seeks to convert the existing garage into a habitable space, alongside other internal alterations outlined in this Design and Access Statement, in order to provide increased accessible accommodation for the occupants in terms of wheelchair and limited mobility accessibility.

In order to accommodate accessibility standards, and comply with Minimum Space Standards, the garage conversion, the addition of a lift, and multiple other internal alterations have been proposed. The purpose of this Design and Access Statement is to provide significant justification for the proposed alterations to the property that will help to facilitate the conversion of the property into a wheelchair accessible and limited mobility friendly habitable space. This statement should be read in conjunction with the relevant set of planning drawings associated with this application.

The proposal has been designed to comply with relevant planning policies at a national, regional and local level. These policies include the National Planning Policy Framework (2021), The London Plan (2021), the Southwark Plan (2022), and relevant SPDS and planning guidance.

This document forms part of the Planning Application for the development of the site and should be read in conjunction with the following supporting information:

- Location Plan;
- Existing Drawing Set;
- Proposed Drawing Set.

Planning Policy Context

National Planning Policy Framework

2023

Chapter 2 Achieving Sustainable Development

Chapter 5 Delivering a sufficient supply of homes

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 16 Conserving and enhancing the historic environment

The London Plan

2021

Policy D1 London's form, character and capacity for growth

Policy D2 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D6 Housing quality and standards

Policy D7 Accessible housing

Policy H1 Increasing housing supply

Policy H9 Ensuring the best use of stock

Policy H10 Housing size mix

Policy HC1 Heritage conservation and growth

Policy T2 Healthy Streets

Policy T5 Cycling

Policy T6 Car Parking

Planning Policy Context

The Southwark Plan (2019-2036)

2022

Policy ST1 Southwark's

Development Targets

Policy SP1 Homes for all

Policy P7 Housing for older people

Policy P8 Wheelchair accessible
and adaptable housing

Policy P14 Design quality

Policy P55 Parking standards for
disabled people and the
physically impaired

Technical Update to the Residential Design Standards (2011)

2015

Policy 2.3 Different sized
dwellings/dwelling mix

Policy 2.5 Internal layout of
dwellings

Policy 2.6 Outdoor amenity space

Policy 2.10 Wheelchair user
dwellings

Policy 3.3 Conversions

Policy 4.1 Housing meeting
specific needs

South East London Wheelchair Homes Design Guidelines SPD

2009

Chapter 1 Moving around outside

Chapter 3 Approaching the home

Chapter 4 Negotiating the
entrance door

Chapter 8 Moving between levels

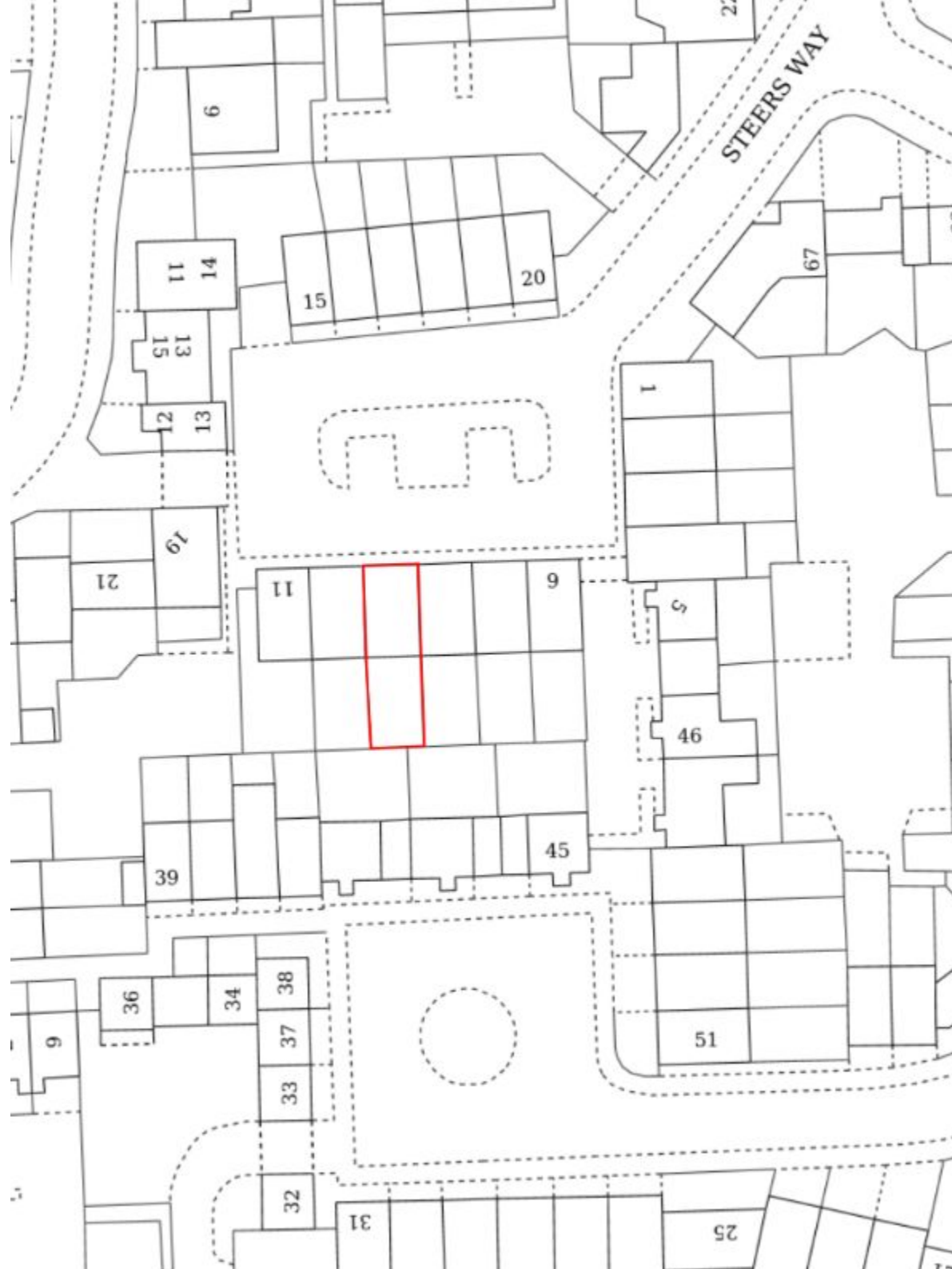
Chapter 9 Using living spaces

Chapter 10 Using the kitchen

Chapter 11 Using the bathroom and
shower room

Chapter 12 Using bedrooms





Location & Setting

9 Steers Way, London SE16 6HP is located within Rotherhithe in the London borough of Southwark. The property is within a cul de sac in a predominantly residential neighbourhood. The property is constructed of London Stock Brick with a gable roof form.

The property sits within a well-established residential area and the surrounding area forms part of a densely built suburban grid.

The application site is not in a conservation area.



Use

The property is currently used as a 3-storey terraced single house (C3). The existing dwelling accommodates 3 bedrooms, 1 bathroom, 1 kitchen and a dining room.

The proposal seeks to facilitate the increased accessibility of the dwellinghouse for wheelchair access and mobility sensitive accommodation through the conversion of the garage, as well as relevant internal alterations which are elaborated in this Design and Access Statement.

The proposal should be acceptable in terms of continued residential use.

The proposal will contribute an additional dwelling house which has been designed with wheelchair accessibility in mind to the existing occupants and their elderly family members, as well as to the overall Southwark housing stock for future residents.

Planning in Principle

The proposal seeks to facilitate the increased accessibility of the dwellinghouse for wheelchair access and mobility sensitive accommodation through the conversion of the garage, as well as the following internal alterations:

- Installation of a new lift from the ground floor to the first floor
- Raise the garage floor level to be level with the existing ground level of the house
- Install low rise steps from the garage level up to the house floor level inside the garage
- Install a new internal room within the garage for storage and utilities accessible to wheelchair users
- Create an open plan living space through removing the wall between the existing kitchen and garage
- Renovate the first floor bathroom to provide a walk-in shower and accessible rails
- Install a partitioned kitchenette with a sink, workspace, and cupboards in the first floor sitting room

In addition, in order to accommodate another occupant in the second floor bedroom with limited mobility, a new bathroom will be installed on the second floor in order to eliminate the need to take stairs to access a toilet from the second floor.

Wheelchair Friendly and Disability Accommodation

The Southwark Plan (2022) identifies a need to provide increased housing supply throughout the borough which are wheelchair accessible (Policy P8), in line with policies set out in regional planning guidance, Mayor's Accessible London SPG (2014; SPG Implementation Point 13). While the Borough of Southwark successfully has sought to meet overall housing supply goals, there is an existing unmet need for wheelchair accessible housing which is only predicted to increase with a 79% increase in the population of Southwark ages 65+ between 2019-2039. While wheelchair friendly and limited mobility accessible housing supply is mostly sought through new build development, the vast majority of older housing remains unfit for such accommodation.

Planning in Principle

The existing occupants require wheelchair accessible space in order to accommodate their elderly parents, who require assisted living in the household. The house in its current layout, which includes narrow doors and windows, and two flights of stairs between the multiple floors of the house, is not fit to provide this necessary accommodation. Therefore, the demonstrated facilitation of accessibility through the garage conversion and aforementioned internal alterations seeks to meet this need, in line with relevant guidelines for limited mobility access.

Furthermore, one of the existing occupants who is located in one of the second floor bedrooms does not require a wheelchair, but requires disability accommodation for limited mobility. This assistance is facilitated through the addition of a bathroom on the second floor with accessible features, in order to eliminate extra trips up and down the stairs, particularly during the night. All of the above changes are proposed with the disability accommodations required by the occupants of the house, as well as a demonstrated interest in protecting their health, easing their day-to-day routines, and providing high quality living space.

The proposal will contribute an additional dwelling house which has been designed with wheelchair accessibility in mind to the existing occupants and their elderly family members, as well as to the overall Southwark housing stock for future residents.

Loss of Garage & Parking Provisions

The existing garage is integrated within the layout of the dwellinghouse on the ground floor. Conversion of this garage will result in an open plan living room and kitchen area, as well as additional space for the facilitation of wheelchair accessible alterations to the dwellinghouse. Therefore, the proposal will enhance the quality of the accommodation as well as provide necessary disability accommodation.

Similar conversion of garage works have been undertaken throughout the borough, including at the neighbouring no. 10 Steers Way in order to facilitate increased habitable living space (20/AP/2183). The conversion of garage aspect of the proposal is therefore acceptable in principle, particularly in its role in facilitating accommodation for occupants with limited mobility.

Planning in Principle

The small existing garage currently provides space for one parking spot. However, there is publicly available parking bays at the centre of the close which are used by the residents of the area which will be sufficient to provide off-street parking. Therefore, the conversion of the garage into a habitable room is considered to respect the established local character and not compromise off-street parking. Furthermore, the loss of the garage will not result in increased parking pressure throughout the area.

Amount & Layout

The existing gross internal area (GIA) of the property is 88.8 sqm.

The scheme will propose to add 14.9 sqm GIA of habitable space to the property through the garage conversion resulting in a new GIA of 103.7 sqm. The overall height of the property will not be altered.

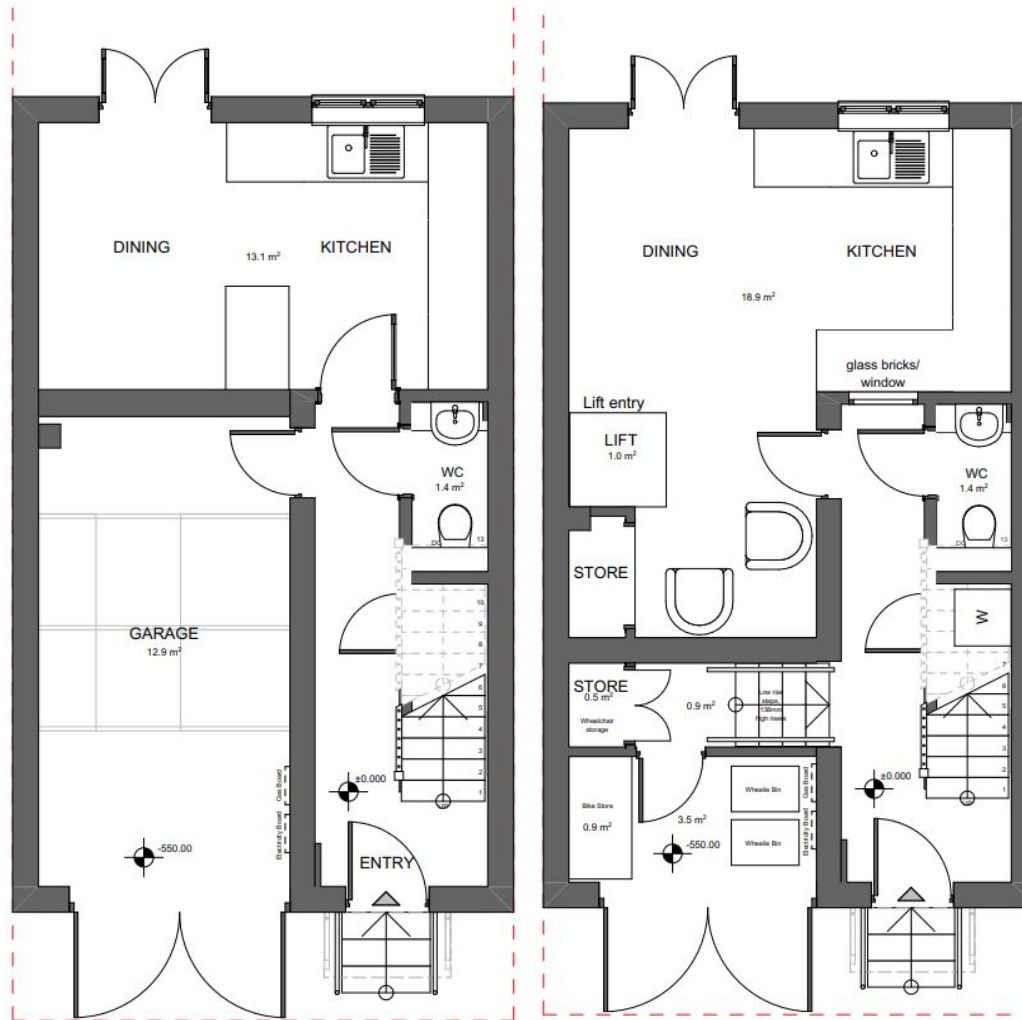
There will be no other external changes.



Ground Floor Plan

Existing

The current ground floor has an open dining and kitchen area, as well as a small WC and attached garage.



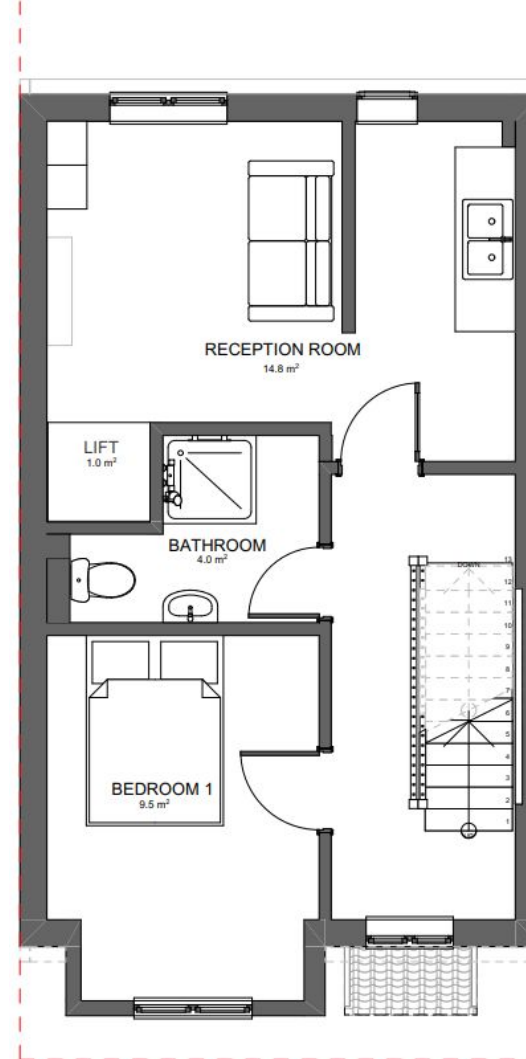
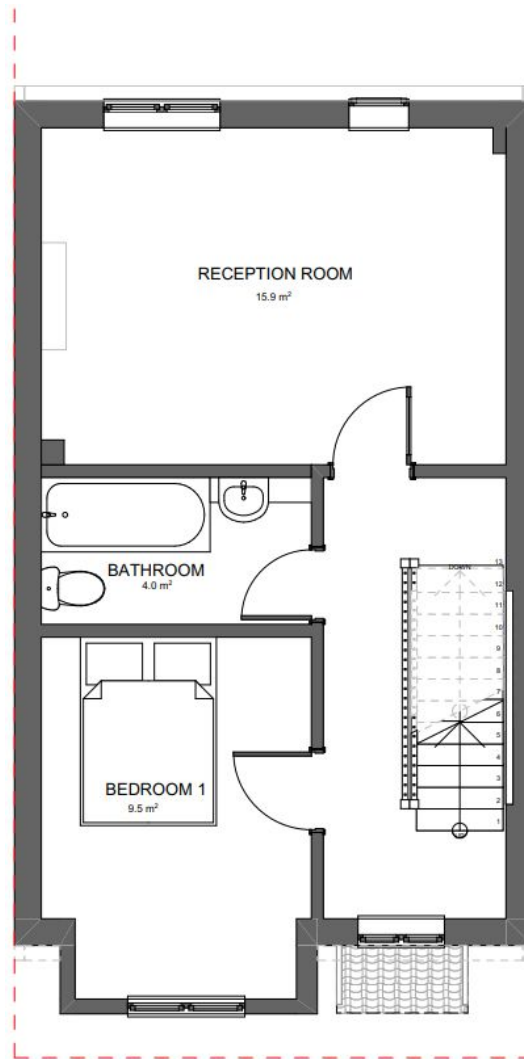
Proposed

The proposed ground floor will be expanded through the conversion of the existing garage into habitable space in order to facilitate wheelchair accessible accommodation and access to the house. These proposals include the addition of a lift to the first floor, low-rise steps to provide disability access, as well as increased storage space on the ground floor.

First Floor Plan

Existing

The existing first floor includes a large reception room, one double bedroom, and a bathroom. The floor is currently only accessible by the stairs from the ground floor.



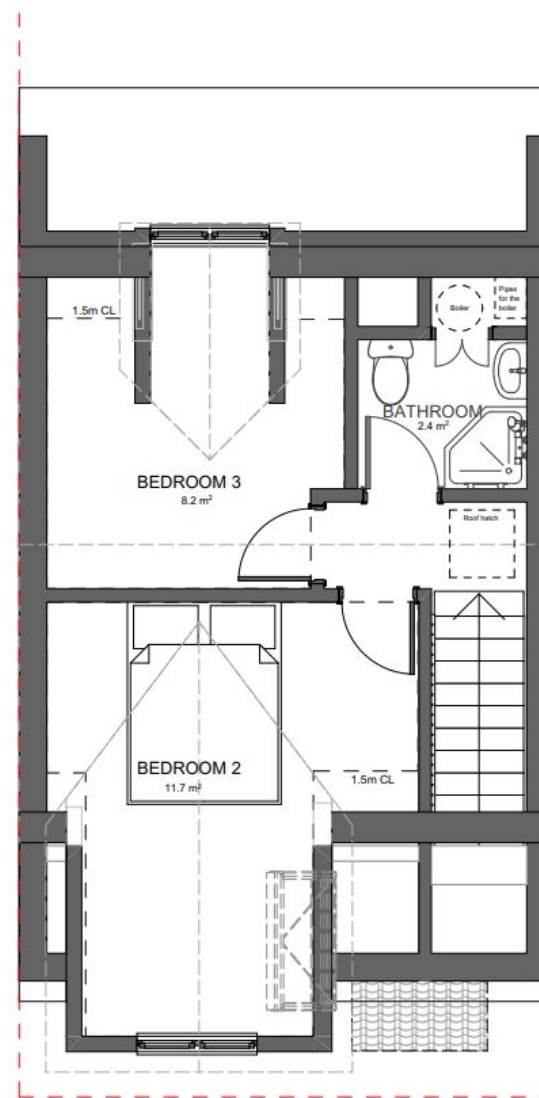
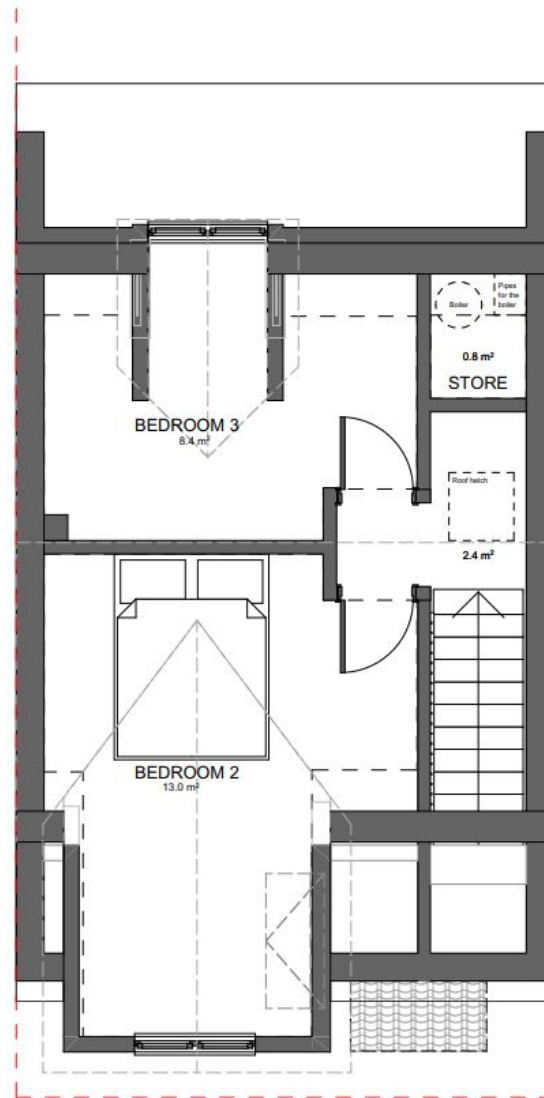
Proposed

The proposed first floor will retain the existing bedroom, bathroom, and living area, while facilitating the installation of a lift between the ground floor and first floor, as well as an accessible kitchenette to eliminate extra trips between floors. Furthermore, the first floor bathroom is updated with a walk-in shower and accessible railings in order to provide wheelchair accessible accommodation.

Second Floor Plan

Existing

The existing second floor includes two double bedrooms, as well as some storage space. The floor is only accessible by the stairs from the first floor.



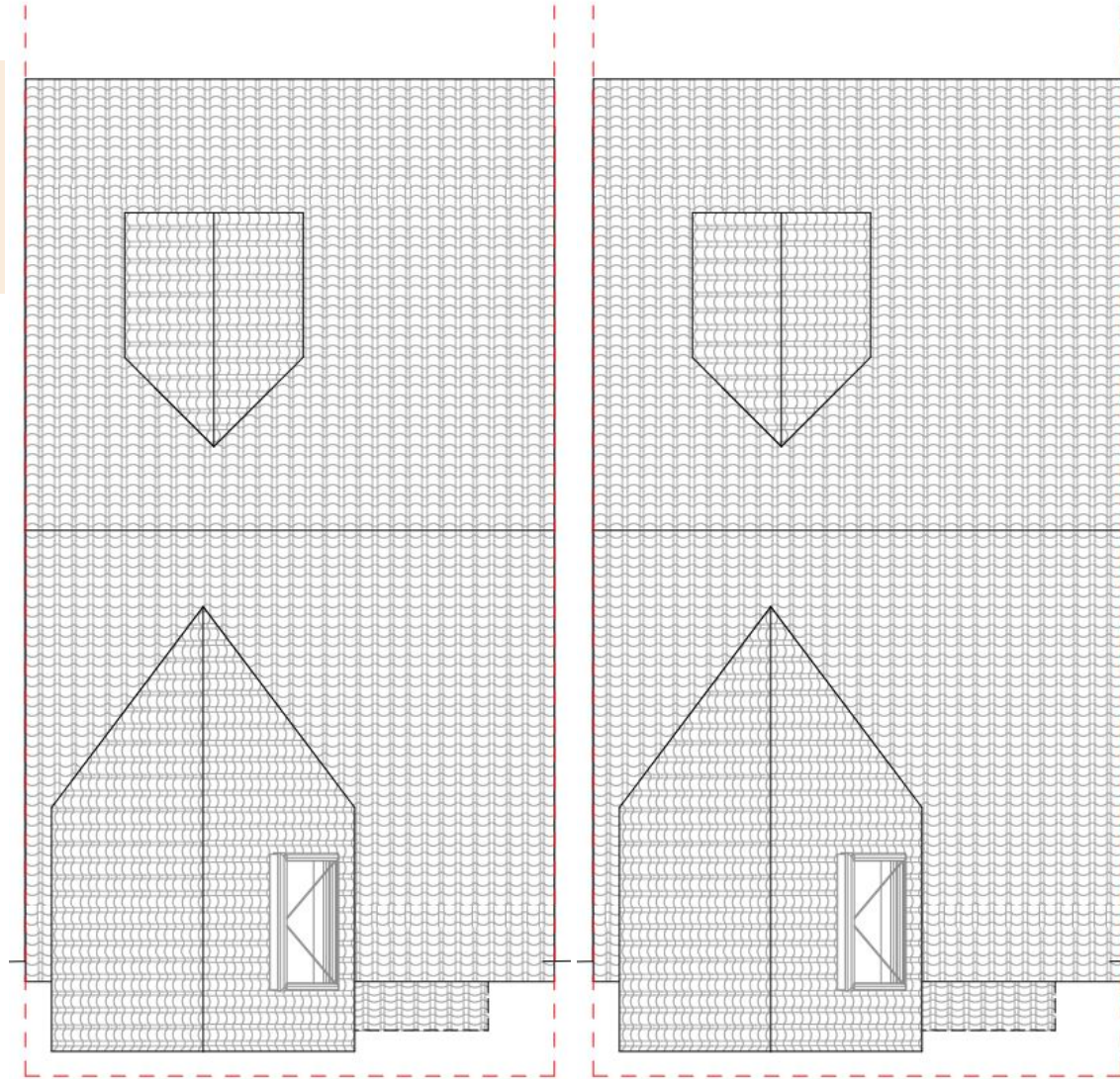
Proposed

The proposed second floor includes an additional bathroom to provide increased accessibility to the existing bedrooms.

Roof Plan

Existing

The existing roof is a gable roof structure, with a front and rear dormer..



Proposed

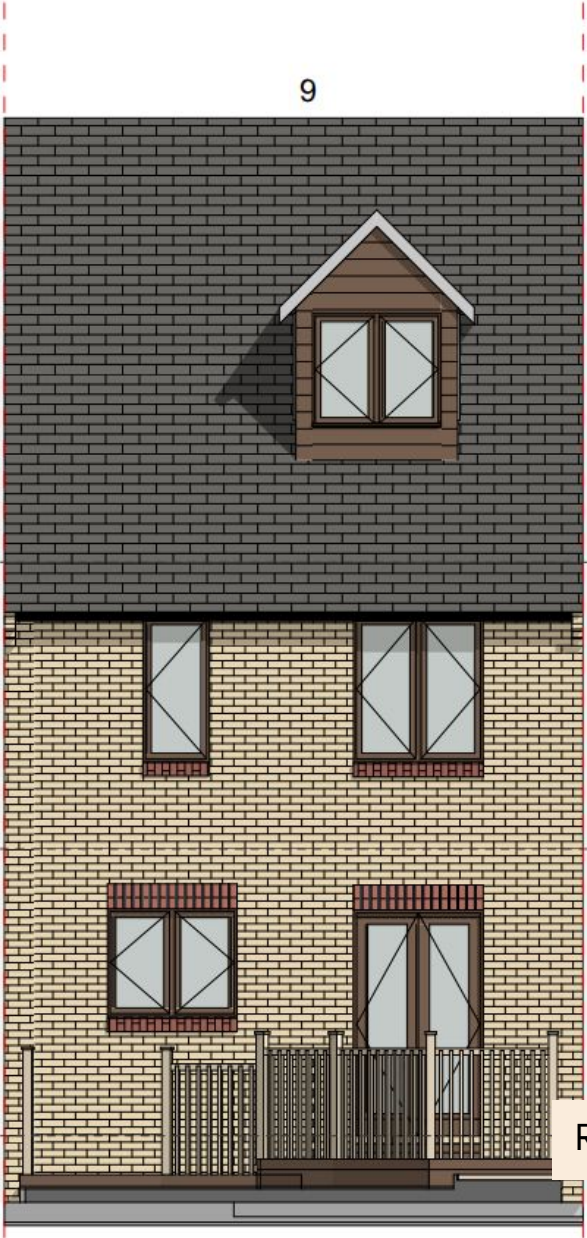
There are no external changes to the proposed roof.

Existing Elevations

Front Elevation



9



Rear Elevation

Proposed Elevations (Unchanged)

Front Elevation

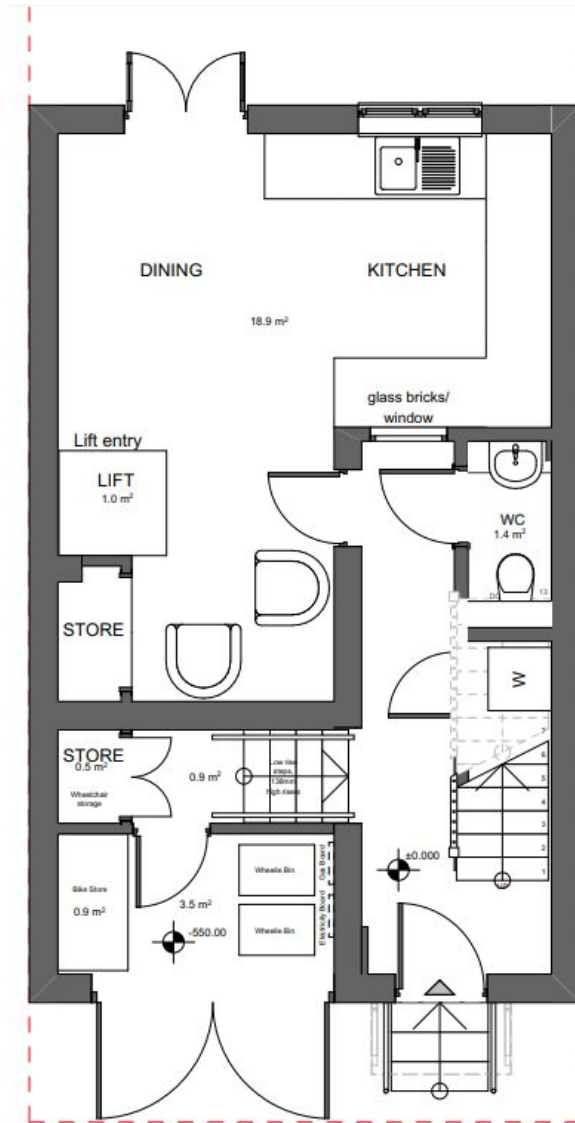


Rear Elevation



Access

The primary access to the property will remain via the front entrance door. Low rise steps have been provided in order to increased accessibility through the front entrance.



Precedents

01

20/AP/2183



10 Steers Way, London, SE16 6HP

The replacement of the existing garage door with a brown uPVC window to facilitate the conversion of the garage (currently used as internal storage space) into a habitable room.

Granted with conditions 23 September 2020

02

23/AP/3390



27 Brunswick Quay, London SE16 7PU

Integral garage conversion to a kitchen space. Addition of sliding/ bi-folding doors to the rear elevation. Balconies are to be added to the front elevation. Part removal of the centre section of the roof for the construction of a roof terrace.

Granted with conditions 23 January 2024

03

22/AP/3674



9 Keats Close, London SE1 5TZ

Garage conversion and alterations to front and rear windows.

Granted with conditions 9 December 2022

Summary

The proposal seeks to facilitate the increased accessibility of the dwellinghouse for wheelchair access and mobility sensitive accommodation through the conversion of the garage and internal alterations in compliance with Nationally Described Minimum Space Standards and Building Regulations.

The current occupants require wheelchair accessible space in order to accommodate their elderly parents, who require assisted living in the household. The house in its current layout, which includes narrow doors and windows, and two flights of stairs between the multiple floors of the house, is not fit to provide this necessary accommodation. Therefore, the demonstrated facilitation of accessibility through the garage conversion and aforementioned internal alterations seeks to meet this need, in line with relevant guidelines for limited mobility access.

The delivery of an additional wheelchair accessible dwelling house will provide necessary accommodation for the existing occupants and their family, as well as a significant contribution to Southwark's accessible housing stock. Given that other properties on Steers Way and throughout the borough have undergone similar integral garage conversions, this proposal is considered respectful to the character of the area.

Should there be any additional information or clarification required in order to progress this application, please do not hesitate to contact Urbanist Architecture Ltd. We are more than happy to make amendments to the scheme that the planning department may suggest.



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