



## **DESIGN, ACCESS AND HERITAGE STATEMENT**

24 Chadwick Road

London

SE15 4RA

March 2024

The Design and Access Statement is to be read in conjunction with the Householder and demolition within a  
Conservation area for 24 Chadwick Road SE15 4RA

## **Design and Access Statement**

### **General**

The attached planning application relates to loft conversion to a terraced house (24 Chadwick Road) in the Holly Grove area of the London Borough of Southwark, SE15 4RA.

The proposed works comprise of a Loft conversion to accommodate a new bedroom and bathroom at loft level.

This proposal is for a rear dormer at loft level that uses the same external materials as the existing house. While remaining complimentary, we have also proposed a new bedroom and bathroom for a growing family to occupy.

### **Consideration**

In formulating our proposal we have been mindful of the existing conditions of the property. We aim to enhance the fundamental values of the home by creating a space that can be used by a growing family that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

### **Use**

- The proposed dormer will provide a new bedroom and bathroom, in line with current standards and the way homes are now used.
- The proposal does not change the dwelling's existing residential use. The majority of surrounding properties are also residential; we therefore feel this proposal is appropriate in this location.
- Other nearby properties (in the surrounding area) have undergone comparable improvements and extension works in a similar strategy to help improve their overall use. Most notably No 22 next door.

### **Location**

- We have taken the proposal's location into consideration, and we are aware that the property is in the Holly Grove Conservation Area.
- The property is surrounded by terraced houses. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties; we believe this proposal will have no impact on the neighbours.
- Due to the position of the property the rear facade is partly visible from the rear properties of Blenheim Grove however the view is obstructed by a high fence and vegetation which makes the impact minimal.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

### **Visibility**

- The proposed extension will not be visible from any public roads.
- The proposed extension can only be overlooked from the first-floor windows of the neighbouring properties next door and from the properties to the rear on Blenheim Grove. However, visibility is limited due to the vegetation in the area.

## Design and Layout

- The proposed design of the dormer is to emulate that of No 22 Chadwick Road. This was Approved recently (23/AP/2297) for a rear dormer whereby the conclusion in the officer report was the following.

*The proposal demonstrates conformity with the principles of sustainable development. It complies with current policy, respects the amenity of neighbouring properties and is of good design. Accordingly, it is recommended that planning permission be granted subject to conditions.*

- As such using a similar approach we propose similar size scale, materials of not only the dormer but also of the openings Therefore we are in keeping not only to the conclusion set out by the officer who approved no 22 but to what is already there built.
- The proposed will not impact on the conservation as the conservation already sees similar designs in the area.

## Parking Provision

- As the works only affects the rear of the property and does not change the type of dwelling the status of parking will remain unchanged. As such no parking provision will be required for this project.

## Appearance

- All materials have been selected with careful consideration for the surroundings, the existing structure, and the properties within the vicinity.
- The materials include:
  - Tiled pitched roof and dormer checks (dark grey artificial slate) on the extension to match the existing roof.
  - GRP membrane will be used for the flat roof.
  - Metal trim powered coated to match the roof and No 22 will be used for the edging of the windows and openings.
  - White coping stone will be used for the parapet wall.Thin low-profile doors and windows with low-E glass to be consistent with the No 22.

## Sustainability

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve EPC value (Energy Performance Certificate) for the property.

## Heritage Statement

The proposed site is located in the Holly Grove Conservation area. In the heart of the Peckham Area south from Peckham Road, it has experienced much development but has looked to keep its historical significance.

Planned as a 19<sup>th</sup> century suburban development emphasising its landscape features contradicts with the commercial aspects surrounding the conservation area. This contradiction is evident when entering the conservation area. However, over the years this has been affected due to the alteration of historical features. Most notably the front window styles.

The property is located in Sub Area 3 which is centred on Chadwick Road. These properties are mainly two storey 19<sup>th</sup> century terrace houses. There are noticeable differences on Chadwick Road. On one side there is the parapet outline obscuring the butterfly roofline while on the other side there are traditional pitched roofs with overhang eaves.

The consistent feature on the street is the stuccoed detail around the evenly spaced windows and doors on both sides of the street. The only visible difference is that some of the windows and doors are different from the original. The proposed application intends to help change that and restore back to the original.

To the rear there has been much more freedom for owners in the area as there has been significant development already in the past. This is evident with differences between each property when viewed from the rear. Roof scene has seen plenty of development of the years in the local area. Most notably No 22 which we look to emulate.

It is our intention to use consistent materials and windows style to help preserve the area and allow for the size of property to expand for a growing family in line with how they are currently used.

## **Conclusion**

This proposal is to build a Loft conversion onto an original terraced house, to enhance the image and function of the dwelling. In formulating our proposals, we have considered the current conditions of the property which is configured as a small dwelling. We aim to enhance the fundamental values of the family home by creating a space which promotes growth and freedom. We have been sympathetic to the property and its surroundings.

- In preparing this design, we have been particularly mindful of:
  - The decision of No 22 which was approved for a similar loft conversion in 2023
  - The material that we propose to use to match with the existing condition.
  - To make use of the attic space for the growing family.
  - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Conservation Policies for Holly Grove.