

envelop.

DESIGN & ACCESS STATEMENT (Planning Application Stage)

Householder planning application for partial demolition of an existing side garage and replacement with a two storey side extension, including the reconstruction of an existing porch, a small rear extension and conversion of the existing loft. All to an existing family home situated at:

5 Lovell Place, London, SE16 6QQ

23011-A30-001

Rev A 10/04/24
Full Planning Application Submission

envelop.

CONTENTS

1.0 INTRODUCTION	Page 3
2.0 EXISTING PROPERTY & CONTEXT	Page 3
3.0 APPLICANT BRIEF	Page 3
4.0 THE PROPOSED SCHEME	Page 4
5.0 NEIGHBOUR AMENITY	Page 6
6.0 LOCAL PRECEDENT	Page 7
7.0 FLOOD RISK	Page 7
8.0 REFUSE / SEWER / TREES	Page 8
9.0 CONCLUSION	Page 8

envelop.

1.0 INTRODUCTION

This is a full planning application submission for demolition of the existing garage and construction of front, rear and side extensions to an end of terrace family home in Lovell Place.

2.0 THE EXISTING PROPERTY & CONTEXT

LOCAL AREA CONTEXT

The site is located at the north end of Lovell Place, a winding residential cul-de-sac running accessed via Ropemaker Road off the B205 Redriff Road in Rotherhithe.

The site does not sit within a designated Conservation Area.

IMMEDIATE CONTEXT

The house is an end of terrace residential property situated at the northern end of Lovell Place, a small cul-de-sac of terraced houses. The terraced houses are part of a larger housing development completed in the late 1980's providing small family homes but there remains a significant lack of larger family homes in the area.

To the south-east, the property is bordered by its neighbour, 6 Lovell Place. This matching terraced house is positioned approx. 2.4m further forward than 5 Lovell Place. This has the effect of slightly hiding 5 Lovell Place at the end of the terrace which therefore does not sit in a prominent position within the street. 6 Lovell Place benefits from a rear conservatory that brings its rear living accommodation broadly in line with 5 Lovell Place.

Beyond 5 Lovell Place, to the north-west is an open car parking space with allocated parking for some of the properties of the street and a gated garden access to the rear of 16 & 17 Shipwright Road.

The nearest property to the north-west is 16 Shipwright Road which sits approx. 11m away from the existing side garage extension and shares the boundary to the left side of the garden at Lovell Place.

The nearest property to the north-east is 7 Shipwrights Road which sits approx. 13m away from the existing side garage extension and shares the boundary to the west side of the garden at Lovell Place.

The nearest property to the south-west is 4 Lovell Place which sits approx. 13m away from the existing side garage extension and shares the boundary to the west side of the garden at Lovell Place.

5 LOVELL PLACE, LONDON, SE16 6QQ

The property is a two storey three bedroom family residence constructed as one of a number of matching properties completed in 1989.

envelop.

Due to the age of the properties on the street and their modest accommodation sizes, many including No. 5 are in need of a full refurbishment and repair and this has led in recent years to a number of sizeable extensions and rebuilds in the immediate vicinity.

The existing house suffers from small bedrooms which would not meet current guidance. The existing windows are relatively small leaving dimly lit rooms during the daytime.

To the north-west, the property benefits from the ownership of an additional side strip of land onto which a single storey garage has been constructed after the original house build. The garage sits back from the existing house façade by approx. 1.6m but is not suitable for modern use and is therefore poorly utilized as storage space only. In front of the garage is a strip of concrete hardstanding.

The rear of the existing house has had no previous extensions at ground floor or at loft level.

Photographs of the immediate context including the existing rear elevation of 5 Lovell Place can be found in drawing 23011-3-005. Additional photographs and site visits can be arranged by contacting envelop architecture Ltd.

3.0 APPLICANT BRIEF

The Applicants have recently purchased the property and are looking to undertake a full refurbishment of the existing house to create a larger family home in line with modern standards whilst retaining and reusing the core structure of the house as far as possible.

As part of this they would like to extend the property as follows:

GROUND FLOOR REAR GARDEN EXTENSION

As part of these works the Applicants would like to extend the rear of the house in line with the rear wall of the existing garage to create additional living space directly accessing the rear garden.

TWO STOREY SIDE EXTENSION

The Applicant would also like to take advantage of the existing strip of property to the north-western side of the house by constructing additional accommodation. This would broadly convert the existing 3 Bedroom house to a 4 Bedroom house, create additional open plan Living/Kitchen/Dining spaces and provide additional support spaces for the house such as a ground floor Shower Room, a Utility Cupboard and much needed storage throughout.

There is ample, local precedent for extensions of this type. A number of these have been listed in Section 6.0 of this document.

LOFT LEVEL CONVERSION

The Applicant would like the existing loft to be converted with dormer extension to provide, in combination with the side extension a new Master Bedroom & En-Suite.

WINDOWS

A key element of the proposed design is introducing additional light. The overall light levels in the property are poor through a combination of north facing living areas, small windows and the forward positioning of 6 Lovell Place which shadows the front façade. It is proposed to adjust the sizing and location of certain windows in keeping with the window proportions of the original house. These have been indicated clearly on the attached drawings.

PARKING

The existing parking location over permeable ground in the front garden will be maintained

LANDSCAPING

The existing soft landscaping will be maintained throughout the site and added to in the rear garden. The patio area in the rear garden will be maintained and will be a permeable surface such that water is not directed towards mains drainage.

4.0 THE PROPOSED SCHEME

MASSING

GROUND FLOOR REAR EXTENSION

On the 6 Lovell Place boundary, the proposal is for a 1.6m deep single storey extension with a flat roof. This sits well inside the footprint that would be allowable under Permitted Development.

TWO STOREY SIDE EXTENSION

The proposed extensions are to be visually connected together at ground floor with a wraparound of masonry on three sides of the property. This provides a robust plinth for the proposed extension at the upper levels, breaks up the massing of the extension as viewed from the side and visually ties the three sides of the house together.

The upper levels of the side extension will follow the line of the existing roof and sit just below the existing eaves of the original house which will remain the dominant form as viewed from the front and sides of the property.

envelop.

LOFT DORMER EXTENSION

The loft dormer proposed has been designed such that it sits inboard of the edge of the front and side edges of the existing roof that will remain visible. This is a common approach in the area. It gives some sense of the original roof profile and pulls the dormer in slightly from the boundary with 6 Lovell Place.

MATERIALS

GROUND FLOOR 'WRAPAROUND'

The proposed extensions are to be visually connected together at ground floor with a wraparound of masonry on three sides of the property. This provides a robust plinth for the proposed zinc cladding at the upper levels and visually ties the three sides of the house together. It is proposed to use a lighter brickwork than the main house as an exact match will be difficult to achieve and it is considered more appropriate to emphasise the break between old and new.

UPPER LEVEL SIDE & DORMER EXTENSIONS

The upper level extensions to the side and dormer are proposed in a vertical zinc panel cladding providing a clear contrast with the original house. This is a well used material for extensions at roof level and has been used with positive results on the new build house now completed at 1 Lovell Place.

WINDOWS

The proposal includes the installation of new sliding doors and windows as shown on the attached drawings.

Windows are proposed as standard polyester powder coated metal framed, double glazed units to current standards.

5.0 NEIGHBOUR AMENITY

GROUND FLOOR EXTENSION - 6 LOVELL PLACE

The main rear face of 6 Lovell Place (original house) sits approx. 2.4m behind the existing rear façade of 5 Lovell Place but has a good size rear conservatory to the rear that finishes broadly in line with the existing rear façade of 5 Lovell Place.

TWO STOREY SIDE EXTENSION – 16 SHIPWRIGHT ROAD

The proposed two storey side extension and dormer sits approximately 11m away from the rear of 16 Shipwright Road. The massing of the extension at the rear nearest to 16 Shipwright Road is the same form as has already received planning permission so it is assumed that it will be considered acceptable with this application too.

6.0 LOCAL PRECEDENT

There have been a number of recent successful applications that have a direct precedent on this application, a few of these have been listed below for reference:

SIDE EXTENSIONS

There are a number of local permissions for multiple storey side extensions to properties in the vicinity. Below are listed some key examples close to the application site.

5 LOVELL PLACE – 17/AP/3368

Permission granted for the construction of a two storey side extension on the application site. The massing of the proposal was the same as the current application on the garden side

1 LOVELL PLACE – 20/AP/3008

Close to the application site, permission was previously granted for a two storey infill side extension and rear roof level dormer in a much more prominent location on the street.

45 SHIPWRIGHT ROAD – 16/AP/2559

Permission granted for the construction of a two storey side extension and single storey rear extension. Permission also includes a rear dormer loft extension and rooflights to the front elevation.

24 SHIPWRIGHT ROAD – 15/AP/2076

Permission granted for the construction of a two storey side extension, rear roof extension and front extension

DORMER EXTENSIONS

3 LOVELL PLACE – 17/AP/2966

Local precedent for a rear dormer loft conversion with juliet balcony and Velux windows to the front elevation.

OTHER

In addition, there have also been a number of successful applications for new build properties in the local area. These show that there is clear precedent for new forms and styles of construction that can be supported within the local context.

1 LOVELL PLACE – 21/AP/3934

New build constructed property, replacing existing house.

envelop.

7.0 FLOOD RISK

It is noted that the property is set within a flood risk area as noted on the Southwark Council website.

LEVELS

The levels of the proposed side and rear extensions at ground floor level will be set level with that of the main house maintaining a step up from street level as is found in the existing condition.

SURFACE WATER RUN OFF

It is not proposed to increase the amount of surface drainage into the existing mains sewer. The front garden parking space will remain permeable ground as existing. Likewise the proposed rear patio will not incorporate direct drainage run off into the mains sewer.

Where possible, rainwater from roofs, particularly the flat roofs to the porch and the new rear extension will connect to water butts for use in the garden.

8.0 REFUSE STORAGE/SEWER CONNECTION/TREES

REFUSE STORAGE & COLLECTION

The property benefits from the ownership of a small section of land opposite the house on the other side of the access route to the parking spaces. It is proposed to landscape this to provide an area for a lockable bike store, positions for the x3 bins and some space for green planting.

SEWER CONNECTION

The proposal will not require a new connection to the mains sewer. All new drainage connections will feed into the existing system on site.

TREES

The proposal does not require the removal of any existing trees at 5 Lovell Place and will not impact trees on neighbouring properties.

9.0 CONCLUSION

For the following reasons, we believe that this application should be approved:

The property is clearly of an age and in a condition where it requires a substantial refurbishment.

envelop.

The proposals would offer much higher quality living spaces with increased daylight and flow.

The property has previously benefitted from permission for a two storey side extension and Southwark Council design guidance has not been update since this permission was granted. The attached proposal would be an improvement on this existing application and will be in keeping with the scale and appearance of the surrounding streets.

Existing room sizes and in some cases, window sizes do not meet current size standards for family accommodation. The proposal will allow for larger rooms in keeping as far as possible with the recommendations of the London Plan.

The proposed two storey side extension is situated approx. 11m from the rear of 16 Shipwright Road, 13m from the rear of 7 Shipwrights Road and 13m from the side of 4 Lovell Place, the three nearest properties and so will have little if any negative impact on the amenity of these.

The extension of the house will have a positive effect on the overall streetscape as has already been the case with the new build house at 1 Lovell Place. No additional car parking spaces are proposed.

There is ample local precedent for permissions being granted for side extensions including a previously granted permission at 5 Lovell Place.