

# Planning Statement

56 Florence Road, SE14 6QL, London



05<sup>th</sup> April 2024

## Introduction

This supplementary statement accompanies the planning application for alterations to the existing outrigger roof at first floor and associated internal alterations to 56 Florence Road, SE14 6QL London.

This document demonstrates that the proposed extension of the first floor roof has been designed to comply with Lewisham Council's requirements for domestic alterations & extensions.



Fig. 1. Site Location

## The Site and Context

The property is a two storey, mid-terraced five bedroom five people house in multiple occupation (HMO).

It is located in the New Cross area of the borough.

It is not listed and it is not within a conservation area.

The properties in the terrace are characterised by a mirrored arrangement, where each pair is separated in the facade by a stuccoed pilaster. This composition is also seen on the opposite side of the street, although there the properties are all four storey high with lower ground floors and mansards. The other key characteristic is very long sloping back gardens to the rear.



Fig. 2. Existing front facade



Fig. 3. Existing rear facade seen from garden end

## Planning Context

The property is not listed or within a conservation area.

The applicant for this application has previously submitted a full planning application, currently under consideration - for the Demolition of part of the existing side infill extension and construction of new single storey side infill extension at the rear ([DC/24/135027](#)).

The intention is, if permissions are granted, to implement both the proposed changes in combination, but the applications are independent and do not depend on each other and in the absence of either permission, the other would still be carried out.

Prior to this, the only planning history on record is a 2023 Lawful Development Certificate for change of use from Class C3 (dwelling houses) to Class C4 (houses in multiple occupation) ([DC/23/133873](#)).

Within the terrace there are two examples of the first floor outrigger extension- Nos 74 and 72 Florence Road.

- No 72 matches the existing No 56 in size and form and orientation. This extension was approved in 2014 ([DC/14/087294](#)) and 2015 ([DC/15/090558](#)). Notably the 2015 submission quotes David Jeffrey's - the then case officer - opinion that the 45 degree splay, from which the new extension's double pitch is derived 'was not relevant' given the adjoining property's rear windows serves a bathroom:

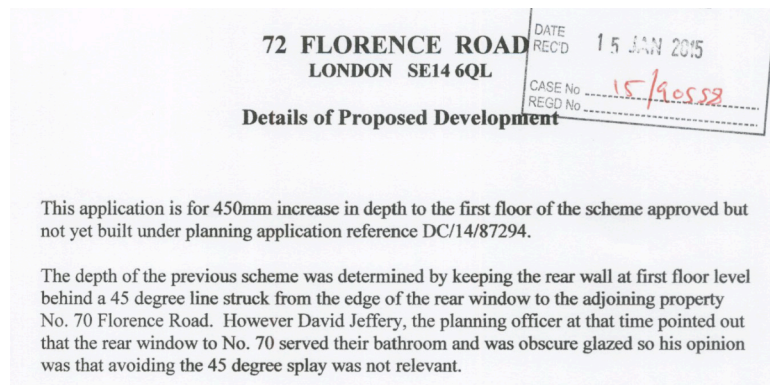


Fig. 4. Extract from 'Details of Proposed Development' for No72 Florence Road application DC/15/090558

The same condition applies for No56/54 relationship, as described in the following section of this report.

- No74 permission ([DC/22/128271](#)) was granted in 2022 for a mono pitch roof copying the outline of the existing outrigger - the same as is being proposed here for No 56.



Fig. 5. Top google 3D view of western terrace at Florence Road

## Design Intent

The proposal seeks to improve the quality of the existing accommodation. The property is due for general refurbishment, which posed an opportunity to revise the current layout of the outrigger. As it stands, it contains a fifth bedroom with an en-suite bathroom (Fig.6), while the remaining four bedrooms share a single bathroom at ground floor. It is being proposed to switch places between the bedroom and bathroom (Fig.7) and make both bathrooms available for all residents.

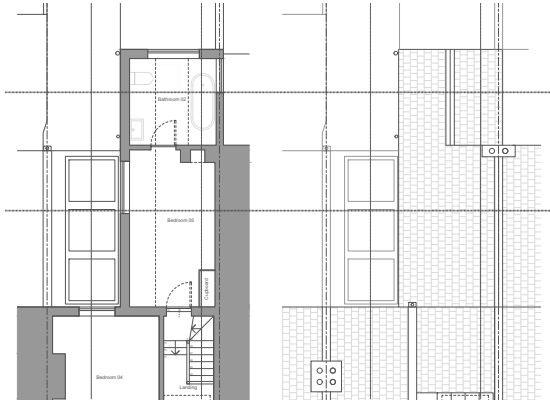


Fig. 6. Existing outrigger - existing first floor layout and roof plan

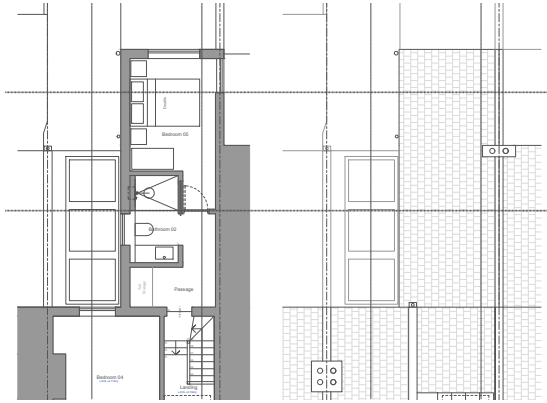


Fig. 7. Existing outrigger - proposed first floor layout and roof plan

In order to improve internal headroom within the newly created bedroom and to avoid odd ceiling arrangement internally, it is being proposed to revise the existing roof as a mono pitch, matching the original outrigger (Fig. 10 and 11).

While the internal rearrangement strategy described above is possible without revision to the roof, the change in roof form between the original (mono pitch) and the existing extended (two pitch) outrigger would result in awkward headroom and ceiling transition within the bedroom. The proposed roof amendment seeks to mitigate that, while at the same time improving headroom (Fig.8).

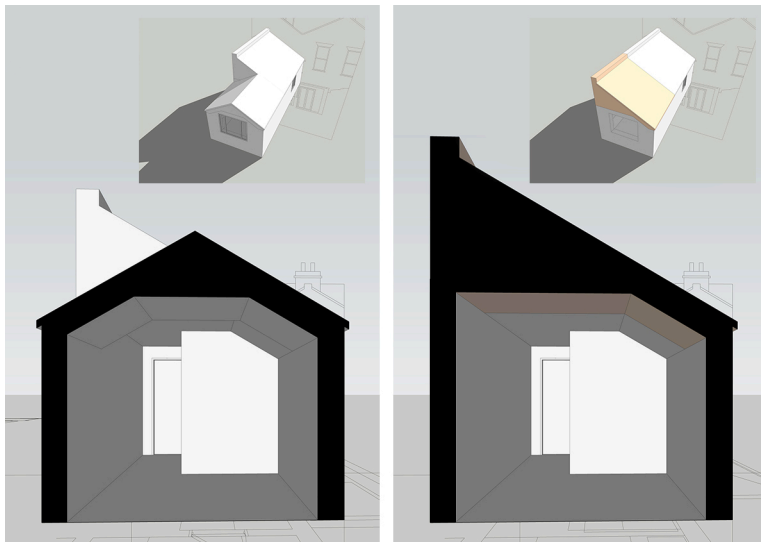
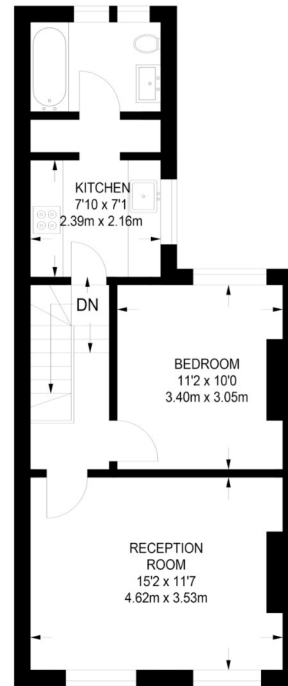


Fig. 8. Proposed bedroom ceiling sectional profile within the existing and proposed outrigger - 3D illustration.

Externally, the proposal is the same as that approved for No 74 and as was seemingly considered acceptable for No 72 Florence Road.

As was the case with the application for No 74, several options were considered during initial design and the mono pitch was considered as most complimentary to the existing terrace, as it reinstates the original historic form of the outrigger. The overall proposal will remain subordinate and as such will not impact the street scene or neighbouring properties.

Unlike No 74, at No 56, the arrangement within the mirroring pair of terrace units matches that of No72 with the adjoining property (No 54) backing it to the north. As for No 72, the same situation applies, whereby the rear pair of windows of the adjoining property - Nos 70/54 - contain a bathroom and the associated windows are obscure glazed (Fig.9).



FIRST FLOOR

Fig. 9. Existing External View, Bathroom Interior and first floor plan at No 54b Florence Road. Source: Zoppla.



Fig. 10. Existing and Proposed sections illustrating relationship to the adjoining properties.



Fig. 11. Existing and Proposed side elevation of the outrigger.

**Overlooking:**

There are no concerns in terms of overlooking resulting from these proposals

Towards No 58, a new bathroom window is being proposed to the side elevation in place of the existing bedroom window. It will be obscure glazed and fixed to ensure privacy and an improvement on the existing condition.

Towards No 54, there is an existing bathroom window, which will remain in place as is. It is obscure glazed with a stained glass (Fig.12).



Fig. 12. Existing window in party wall between No 54 and 56. To remain in place.

**Proposed Materials**

The extended roof will match in materials and appearance to the existing house and a defining materials of the local area. The roof will be finished in the slate tiles to match existing and the wall will be finished in an external render to match existing.

**Access**

Vehicle and pedestrian access to remain unchanged.

**Trees**

There are no protected trees or shrubs affected by the proposals.

**Energy**

The conversion will be built to current Building Regulation standards, offering a significant improvement in energy performance compared to the existing

**Sustainability:**

Where possible existing elements of structure will be retained to reduce waste and use of new material. The construction will meet or exceed current Building Regulation standards for airtightness and insulation, and, where suitable, products with low carbon credentials will be prioritised.

**Waste**

The existing waste storage and disposal arrangements to remain unchanged.

**Summary**

The proposed roof alteration would significantly enhance the living conditions of the occupiers and improve the standard and quality of the HMO accommodation for those sections of the local population that rely on it. As such the proposed scheme is exemplary.

The intended changes respect the existing house, safeguarding it's future use, and respond considerably to the proximity and amenity of adjoining neighbours. The addition will be of a high quality, following similar forms of development seen in surrounding properties and respects the character of the local area.