

**Design, Access & Heritage Statement**  
**32a Inchmery Road, SE6 2NE**

April - 2024

# Project details



## **Client property address:**

32a Inchmery Road  
London  
SE6 2NE

## **Design Squared Architects address:**

46 Forest Hill Road  
London  
SE22 0RR

## **Contact:**

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# 1. Introduction & context

## 1.1 Introduction and description

Design Squared Architects has prepared this Design, Access and Heritage Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 32a Inchmery Road, London SE6 2NE.

The document, and the wider application, has been prepared having due regard to the:

- Town and Country Planning Act (1990) (as amended)
- Town and Country (Listed Buildings and Conservation Areas) Act (1990)(as amended)
- Lewisham Council : The Local Plan
- Supplementary Planning Document: Residential Design Guidance October 2016
- London Plan 2021
- National Planning Policy Framework (NPPF)
- National Design Guide
- Culverley Green Conservation Area Appraisal
- Planning Practice Guidance

The suggested description of development is as follows:

Proposed refurbishment of ground floor flat, rear façade alterations, raised patio, and all associated works at 32a Inchmery Road, SE6 2NE.

This statement includes assessment of the significance of the heritage asset, the impact of our proposals on it, and the level of harm (or lack thereof) resulting from the proposals.

# 1. Introduction & context

## 1.2 Description of the proposal

The application site is located at 32a Inchmery Road, London SE6 2NE. The building itself is a semi-detached dwelling located within the Culverley Green Conservation Area.

The Conservation Area is mainly an Edwardian residential suburb with wide tree-lined streets that enhance its grid layout. The character and context of the area has strongly informed the development of the proposals.

The special interest of the Culverley Green Conservation Area lies largely in the strong cohesive identity of the first phases of the Edwardian development. Also, important to the character of the conservation area are the decorative quality of most of the older buildings, and the high standard of craftsmanship employed within their construction.

The contribution of our individual property to the Conservation Area is low. However, that does not diminish the need to ensure the character of the property and its relationship with the surrounding built form is appropriate.

Our proposals have therefore duly given great weight to the protection of the heritage asset, and the context and character of the area and the Conservation Area more widely have strongly informed the design development of the proposals.

The remainder of this statement will set out the relevant design, access, and heritage considerations that have informed the proposed development.

## 2. Site analysis

### 2.1 Conservation area map



Figure 1: The Culverley Green conservation area

## 2. Site analysis

### 2.2 Aerial view



## 2. Site analysis

### 2.3 Site photographs



Front view

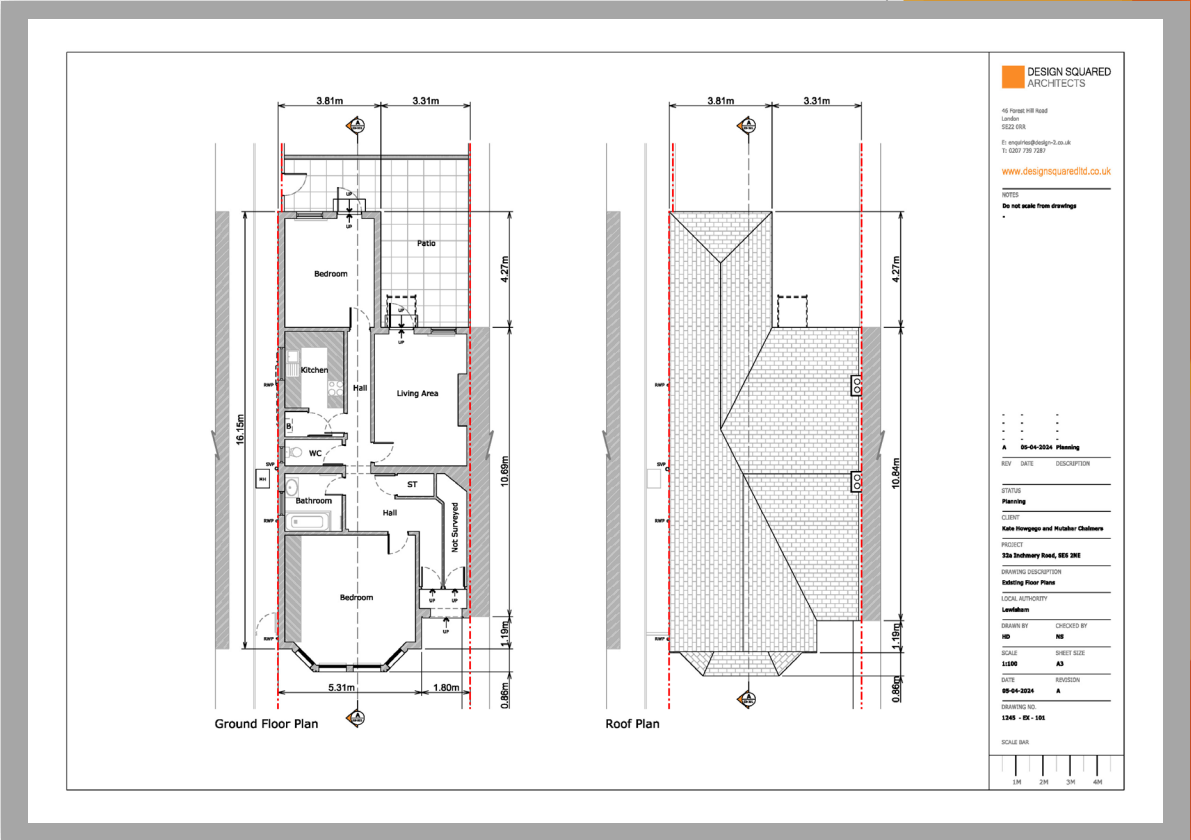


Rear view



# 2. Site analysis

## 2.4 Existing drawings



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**NOTES**  
Do not scale from drawings

REV DATE DESCRIPTION

STYLIST  
**Planning**

CLIENT  
**Kate Harrop and Michael Chalmers**

PROJECT  
**32a Tordenny Road, SE2 2BE**

DRAWING DESCRIPTION  
**Existing Floor Plans**

LOCAL AUTHORITY  
**London**

DRAWN BY  
**HD**

CHECKED BY  
**MS**

SCALE  
**1:100**

SHEET SIZE  
**A3**

DATE  
**05-04-2024**

REVISION  
**A**

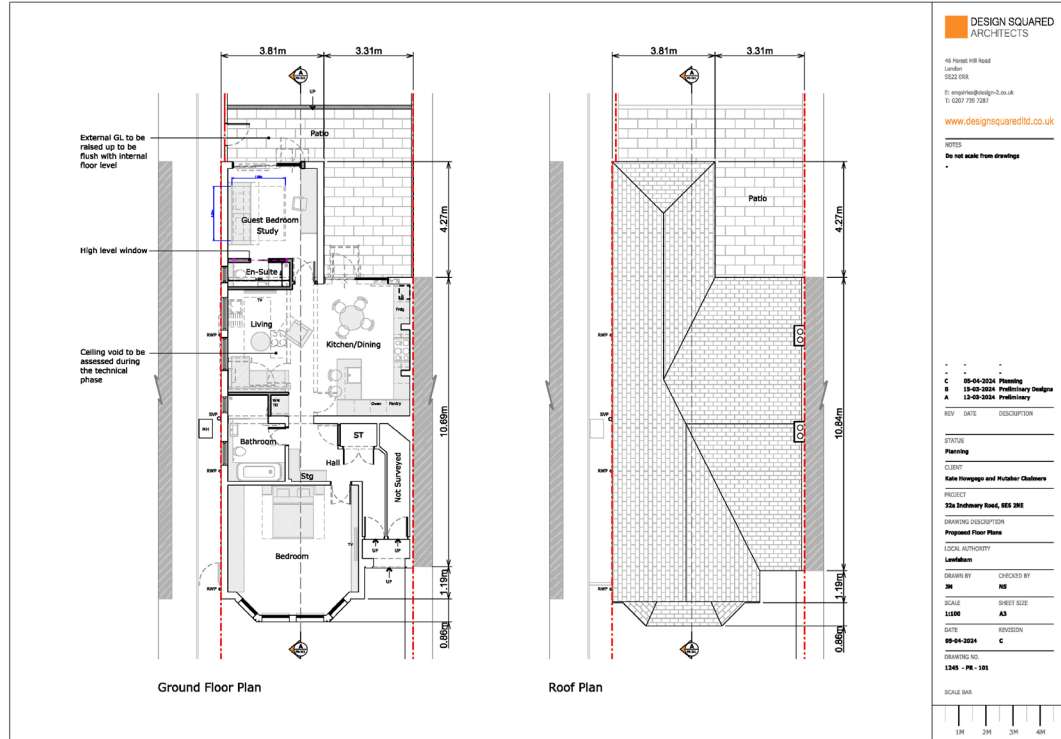
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# 2. Site analysis

## 2.5 Proposed drawings



# 3. General arrangement drawings

## 3.1 Plans, notes & considerations

### Considerations

#### Access and transport

Access to the property is to remain unchanged.

#### Light and overshadowing

There will be no impact on the neighbours.

#### Privacy

There will be no impact on the neighbours' privacy.

#### Trees or shrubs

There will be no impact to trees or shrubs.

# 3. General arrangement drawings

## 3.2 Existing elevations

**Rear Elevation**

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**NOTES**  
Do not scale from drawings

**MATERIALS**  
**Walls**  
- White painted render  
- Hard brick  
**Roof**  
- Slate tiles  
**Windows**  
- Timber and UPVC  
**Doors**  
- Timber and UPVC  
**Glazing, Cornices & Finishes**  
- White painted finish  
- Black UPVC (sills and sumpings)  
- Architectural details  
- White painted render details

REV	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
<b>A</b>	<b>05-04-2024</b>	<b>Planning</b>

STATUS  
**Planning**

CLIENT  
**Kate Harrop and Michael Chalmers**

PROJECT  
**32a Indefatigable Road, SE2 2BE**

DRAWING DESCRIPTION  
**Existing Elevation**

LOCAL AUTHORITY  
**London**

DRAWN BY  
**HD**

CHECKED BY  
**NS**

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**1:100**

SHEET SIZE  
**A3**

DATE  
**05-04-2024**

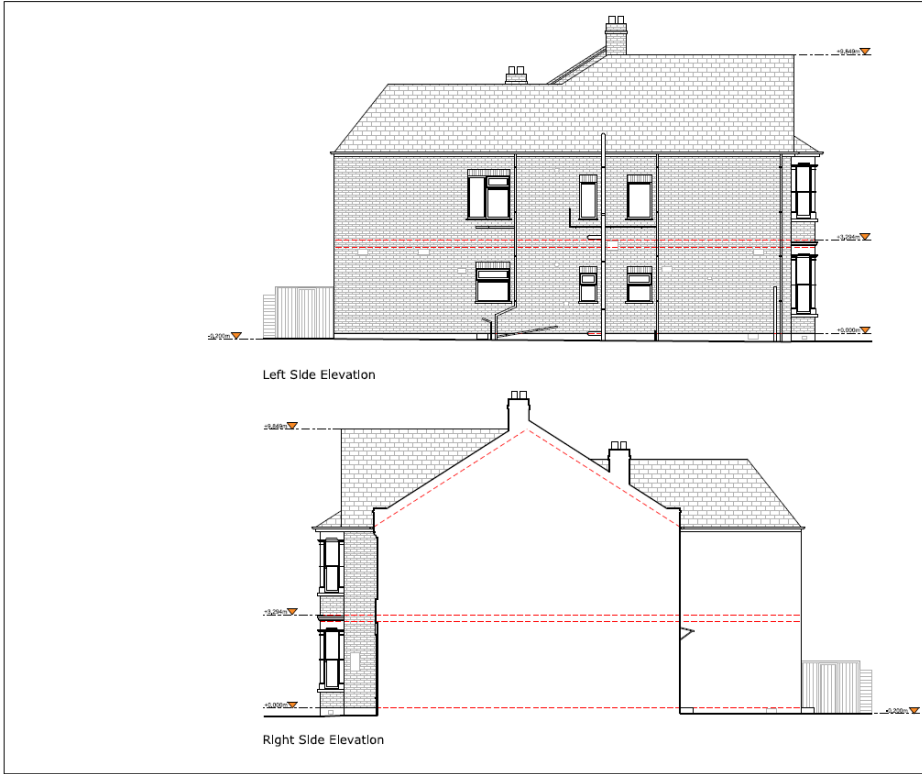
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1M 2M 3M 4M

# 3. General arrangement drawings

## 3.2 Existing elevations



**Left Side Elevation**

**Right Side Elevation**

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**NOTES**

Do not scale from drawings

**MATERIALS**

**Walls**

- White calcium render
- Flint facing

**Roof**

- Slate tiles

**Windows**

- Timber and UPVC

**Doors**

- Timber and UPVC

**Guttering, Downpipes & Fascias**

- White timber fascias
- Black UPVC gutter and downpipes

**Architectural Details**

- White calcium render details

**REVISIONS**

REV	DATE	DESCRIPTION
A	01-10-2024	Planning

**OWNER**

Planning

**CLIENT**

Kate Horwagge and Michael Chalmers

**PROJECT**

33a Inchbury Road, SE6 2NE

**DRAWING DESCRIPTION**

Existing Elevations

**LOCAL AUTHORITY**

London

**DRAWN BY**

HD

**CHECKED BY**

MS

**SCALE**

1:100

**SHEET SIZE**

A3

**DATE**

05-10-2024

**REVISION**

A

**DRAWING NO.**

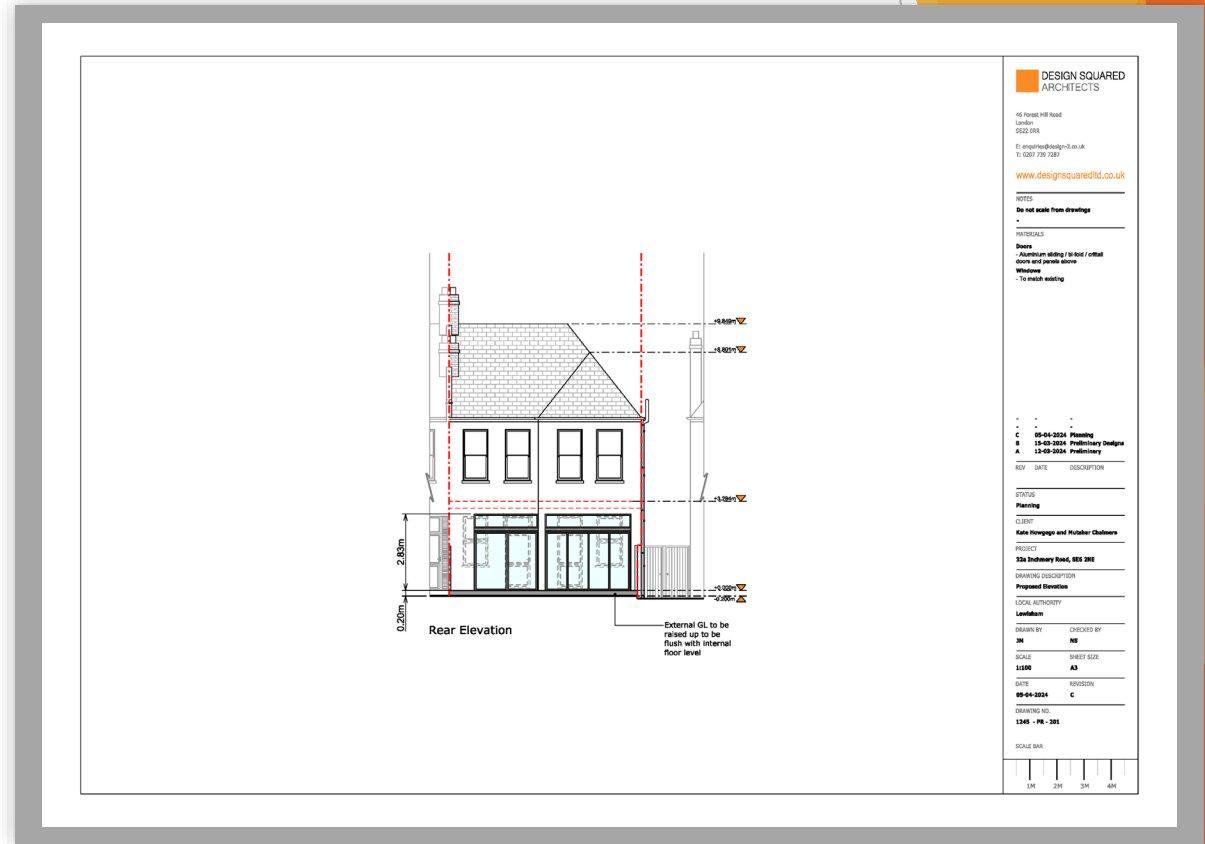
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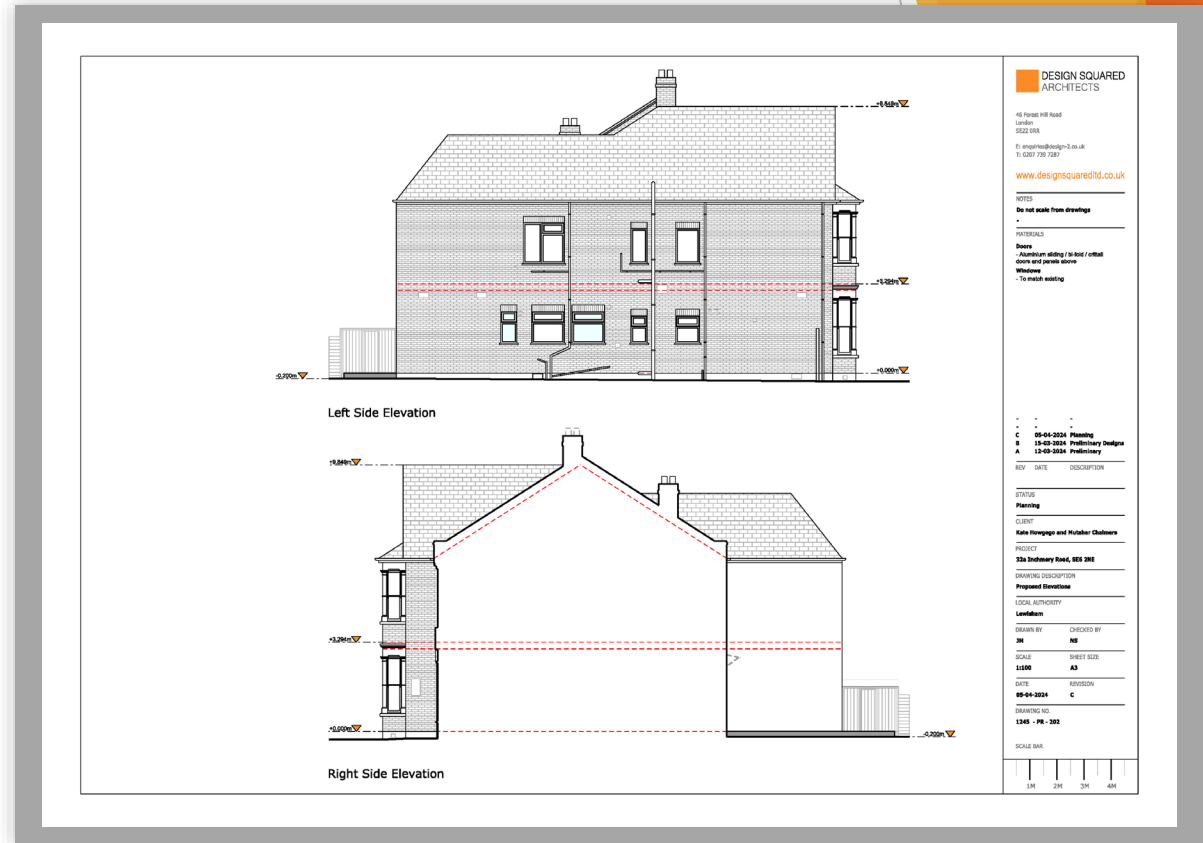
# 3. General arrangement drawings

## 3.3 Proposed elevations



# 3. General arrangement drawings

## 3.3 Proposed elevations



## 4. Heritage impact statement

As outlined previously, the property is located within the Culverley Green Conservation Area. The proposal will not be of high detriment to the conservation area and will be constructed to be in keeping with the surrounding buildings.

The part(s) of the property to which this application relates include the rear and side elevations. Although there are works to the internal ground floor, these will not affect the outward appearance of the building and therefore will not impact the existing character within the conservation area.

In accordance with the NPPF, the impact of the proposed development on the significance of the conservation area has been carefully considered throughout the design development of the proposals, and in accordance with paragraph 199 of the NPPF great weight needs to be accorded to the preservation of the significance.

Considering the nature of the development with regards to the significance of the conservation area, and the contribution that the application site makes to the heritage asset, the proposals are considered to have a low impact on the heritage significance of the asset. Further, the proposals are considered to preserve the character and appearance of the conservation area, and no harm (for the purposes of paras.199-202 of the NPPF) to the asset is considered to arise from the proposed development.



## 4. Conclusion

The proposed development is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development will complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposed development will optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposal will achieve this while greatly improving the character and composition of the existing dwelling and ensuring that there are no adverse impact on neighbouring residential amenity.

The proposed development responds to the character and context of the site and wider area with regards to scale, bulk, massing, detailed design and materials, and the proposals are subordinate to the main dwelling.

All materials are contextually appropriate and of a high quality, integrating well with the existing dwelling and wider material palette in the context.

In summary, the proposal has been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposal will preserve the character and appearance of the conservation area.