

# Design & Access and Heritage Statement:

## Beatrice Gibson, 11 Allison Grove, London SE21 7ER

1. Allison Grove and the property is located within the Dulwich Village Conservation Area, sub area 2: Dulwich Picture Gallery, College Road & Gallery Road. The sub conservation area is of a low density semi-urban character, defined by open green spaces, mature trees, heritage landmark buildings, historic properties predominantly from the 18<sup>th</sup> and 19<sup>th</sup> century and pocket housing developments from the mid 20<sup>th</sup> century. Allison Grove sits to the west of this sub area, on the north side of the highway that is Dulwich Common (A205). Allison Grove is of medium density 20<sup>th</sup> century character, with rows of detached and semi-detached dwellings front the street across narrow front gardens, sparsely punctured by semi mature trees.

The proposed development has already been determined by The Dulwich Estate and approval duly awarded.

2. The site is bounded by four properties; 13 Allison Grove to the North, 9 Allison Grove to the South and both 39 and 41 (Oakfield) College Road to the West. The Allison Grove highway bounds the site to the East.

11 Allison Grove was built in 1948 and is a semi-detached property of two storeys with hipped roof raking down to a single storey to the front elevation. It is built in brick with uPVC windows. No. 11, combined with its partner dwelling, no. 9, forms a tessellated plan. There are four such groupings of this arrangement in Allison Grove.

Of the bounded properties, Oakfield (41) College Road is a Grade II Listed Building (List Entry Number 1385405) and the official List Entry details the following:

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SOUTHWARK

TQ3373 COLLEGE ROAD 636-1/15/223 (East side) 30/06/54 No.41 Oakfield

GV II

Detached house. 1721 with alterations and extensions. Stucco with swept, hipped slate roof with deep eaves. 3 storeys, 5 bays (3 windows only at 2nd floor) with lower, 2-storey, hipped roof additions to east and west. Wooden trellis verandah to 3 sides of ground floor. French windows with margin lights on ground floor; sash windows with glazing bars on upper floors. INTERIOR: not inspected.

Listing NGR: TQ3324473230  
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Furthermore, there is an additional Outbuilding to the North West of Oakfield (41) College Road, with the same curtilage with its own separate Grade II Listing (Listing Entry Number 1385406); its List Entry details the following:

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SOUTHWARK

TQ3373 COLLEGE ROAD 636-1/15/224 (East side) 30/06/54 Outbuilding north-west of No.41 (Oakfield) (Formerly Listed as: COLLEGE ROAD (East side) Outbuilding adjoining No.41 (Oakfield))

GV II

Detached outbuilding, now converted to dwelling. C18, altered. Stucco with hipped slate roof with projecting eaves. Similar style to Oakfield (qv). Large garage door opening to ground floor. Irregular fenestration, mainly sash windows with glazing bars. Elevation to road mainly blind. INTERIOR: not inspected. Included for group value.

Listing NGR: TQ3322873256  
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3. The proposed works comprise a new garden outbuilding structure with no impact on the main dwelling house – see similar projects at <https://www.vertisbuildings.com/home-garden/case-studies>.
4. The proposed building comprises a single storey timber-frame structure measuring (overall) 7.6m wide by 3.13m deep externally. The height of the structure is 2.91m. The building will be installed to the West end of the applicant's large rear

garden.

5. The applicant intends for the building to be used as a garden leisure room and home gym. The addition of a shower room is for gymnasium use.
6. The proposed building shall be occupied for residential purposes which are ancillary to the use of the application dwelling, 11 Allison Grove and it will not be let, sold or otherwise occupied such as to constitute the formation of an independent/separate dwelling.
7. The structure has been designed using materials to the exterior walls which are sympathetic to blend in to the garden environment, comprising vertical 90mm open-board Siberian Larch cladding to the front (E), Left (S) and Right (N) elevations and "Mountain Sage" colour Hardie Plank fire-safe weatherboard cladding to the rear (W) elevation. Windows & doors comprise powder coated aluminium joinery, finished in Moss grey colour (RAL 7003). The orientation of the building has been designed to minimise the impact on neighbouring properties with the majority of glazing facing towards the dwelling house and away from any impact on the amenity and privacy of neighbouring dwellings.
8. The proposed building will not be used for sleeping accommodation.
9. The scale of the building is in keeping within the scale of the garden and it will take up less than 20% of the total garden area. The proposed building requires some small shrubs to be removed but is otherwise located in an under-used part of the garden.
10. The proposal has no impact on trees or hedges with no pruning or removal – please refer to the attached Tree Report for full details.
11. The proposed development has no impact on parking provision.
12. The proposed building comprises excellent levels of thermal insulation and air-tightness to minimise on-going energy consumption. All timber used in it's construction is sourced from FSC-accredited sustainable sources, the aluminium windows and doors are made from 90% recycled materials and the roof covering is made from 100% recycled materials.

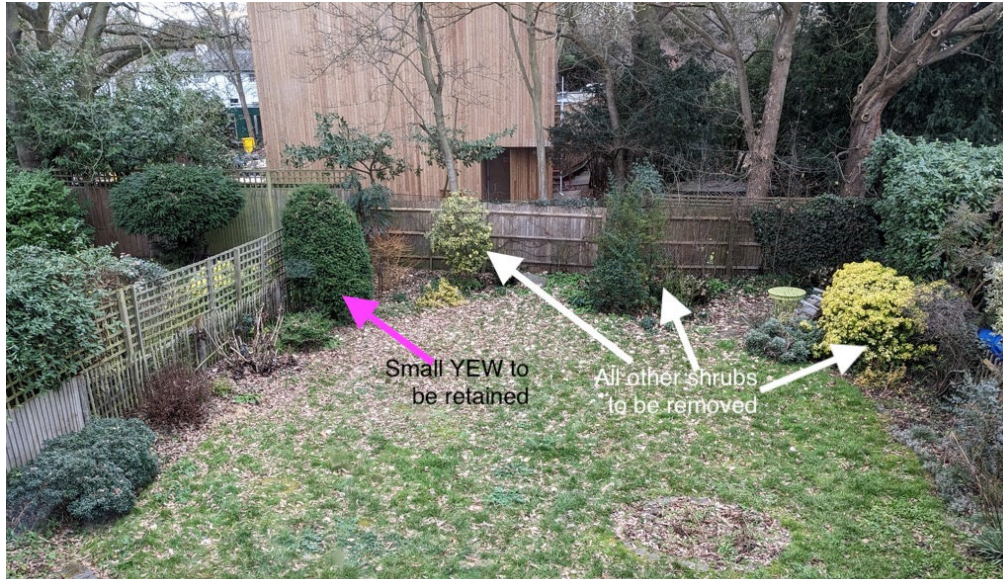
## Daylight, Sunlight & Privacy Assessment

The proposed garden out-building will have no impact upon the daylight, sunlight or overshadowing of ANY neighbouring properties and as such, no mitigating measures are proposed. No neighbouring habitable rooms are overlooked and there will be no loss of privacy resulting from this development.

There is a large new timber-clad dwelling to the rear (West) of the applicant's property which significantly over-shadows the proposed building, however, there is no fenestration on the East elevation of this dwelling to over-look.

## Design & Access Statement: Supporting photos

### Existing site



ABOVE & BELOW: the proposed location (to the West end of the garden). NOTE the large 2-storey timber-clad dwelling to the rear of the garden; located in the rear garden of Oakfield, College Road).







ABOVE: Street View of 11 Allison Grove and part neighbouring property no. 9 Allison Grove to the left (South). There is NO VISIBILITY of the proposed outbuilding location in the rear garden from the highway.

BELOW: View of the existing rear elevation to 11 Allison Grove and part neighbouring property no. 9 Allison Grove to the right (South).



## Design & Access Statement: Supporting photos

### Proposed building



ABOVE: similar size building showing the proposed materials