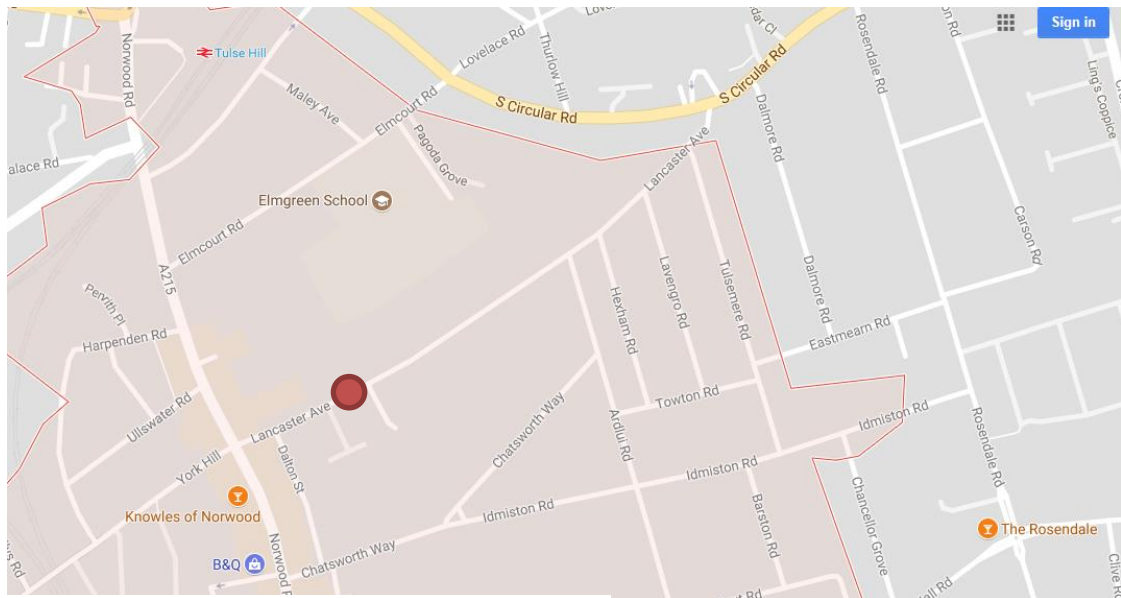


Job Title: 5 LANCASTER AVENUE, LONDON, SE27 9EL

1.0 Forward

The Design and Access Statement forms part of a suite of application documents and should be read in conjunction with all the additional information submitted in this application. The location of the application site as below. The site is also not located in a flood risk zone as shown below.

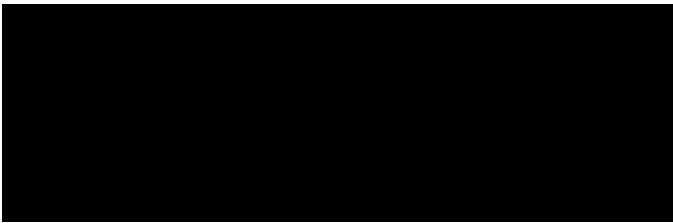


Land and property in flood zone 1 have a low probability of flooding

1 You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:

- smaller than one hectare
- is not affected by sources of flooding other than rivers and the sea, for example surface water drains





2.0 Site & Appearance

The application site is on the North side of the Avenue, towards the Norwood Road end, within the Lancaster Avenue Conservation Area.

The house is three storeys plus a basement, double fronted with entrance at ground floor level. The front elevation is in red brick, mixed with London Yellows, the side in stock brick with red brick quoins. The houses on the street built at this time demonstrate the changing Victorian tastes, showing the Victorians enthusiasm for natural foliage and ornamentation. Photos of the property are below:



The windows at first floor are mounted by a flat lintel decorated in chamfer and stop with leaf decoration. The porch projects from the front elevation with decorated chamfer and stops in leaf design.

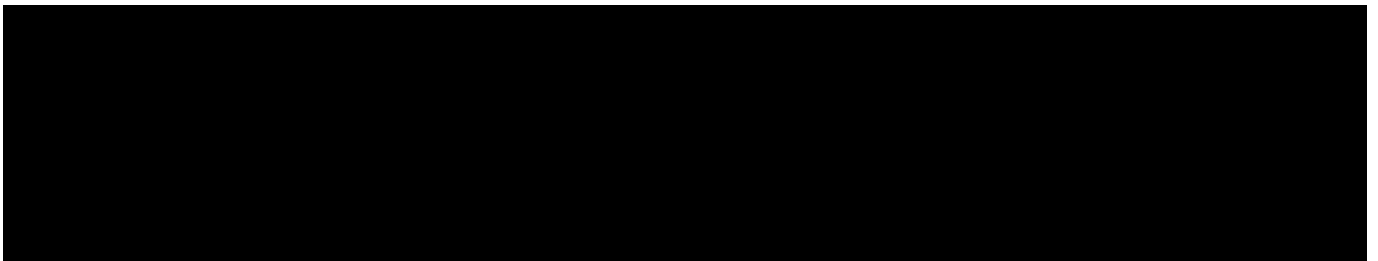
3.0 Application Details & Scheme Proposal

The client and [REDACTED] are keen to produce a scheme which is of the highest aesthetic and environmental quality. We are aware that Lancaster Avenue lies within a conservation area and are therefore proposing a scheme that we believe will create a quality home without any detrimental impact on the area.

The application proposes to reconfigure the development that forms the side garage. It is proposed to extend this with a new single storey side and rear extension that is sympathetic in materials to the host building.

(i) Amount

The additional gross internal floor area added to the property is 40.5m². The new single storey extension incorporates the garage into the living space. This allows us to create a more open plan family living space with adjacent utility and storage area whilst retaining access through to the rear.



(ii) Use

The current use of the building is a family residence (use class C3) and will remain the same following the proposed development.

(iii) Layout

The layout of the proposal has been carefully developed with the client to better meet their needs and its future occupants. The proposal seeks to put the kitchen at the heart of the house, with increased use by a large family that this house supports. Importantly the proposed design provides increased interaction and connectivity with the garden space. This is achieved by forming a new doorway through to the rear kitchen/living space and enabling the space to be used as kitchen, dining and seating areas. The level of the kitchen space is to be level with the existing hallway to provide a natural flow through from the hall and into the rear garden.

(iv) Scale

The scale of the existing building is not adversely affected by the proposal. From the street side the height of the side extension is no higher than the existing garage roof. The height of the new roof is set to allow natural light to be brought in through rooflights. The neighbouring property adjoins the existing garage, so the streetscape is unchanged.

(v) Appearance

When viewed from the front of the property the existing façade is unchanged. The double door to the side storage area will be similar to the current garage doors with painted timber surround. The existing front elevation and gardens have already been repaired and repainted.

To the rear of the house the new extension is kept simple so it is not competing with the existing house. The design and detailing respect the existing house and are typical of the work approved and built close by. It is proposed to repair and repaint the rear and side elevation. There are no overlooking issues as side elevation of the neighbouring property has no windows.

The small protrusion to the side of the proposed extension aligning with the main entrance corridor allows for a more generous entrance area to the kitchen, keeping the design principles of the current house flowing into the new proposals. Due to the small nature of this part of the development it does not have any impact on the massing to the rear elevation of the existing house as it has been sympathetically designed to transition between the old and the new.

(vi) Landscaping

To the front of the house there are no significant changes proposed. The planting will all be protected during the works and it is likely that the drive will require resurfacing with gravel on completion, as it is now.

To the rear it is proposed to keep the garden as it is except for the changes to external terrace.

(vii) Sustainability & Environmental

In terms of the sustainability of the development, this application represents an extension of an existing building located in an existing settlement and subsequently there is limited opportunity to provide truly sustainable development compared to a new build. Nevertheless, the proposal would be constructed to the appropriate building standards so as to ensure that a high level of performance can occur, notwithstanding the constraints of its listing.

The application proposes to use sustainable materials where possible and recycle brickwork or lead where possible during the construction. All new elements, doors, windows, roof lights, wall and floors will be constructed in accordance with Part L providing high levels of insulation and detailing at junctions will minimise air leakage. A minimum of 25% of all new lights will be energy efficient light fittings. All new sanitary fittings specified will take water saving into consideration. New WC's will have dual flush facilities and taps will be provided with flow regulators.

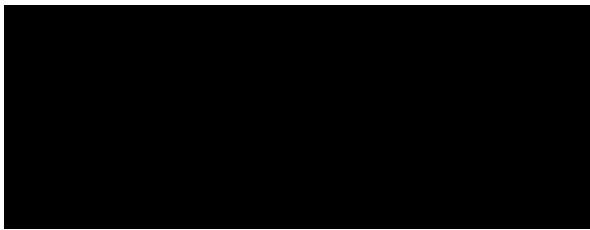
4.0 Planning Policy

The proposals have been carefully considered against the Lambeth residential SPD, September 2015 edition. Policy 3.11 is set out as below:

- 3.11 Figure 5 (below) sets out appropriate extension types for heritage assets. All the extensions stop short of existing corners, to better emphasise their subordination; this need only be a single brick - just enough to retain the corner. Properties no. 1 and 3 have glazed infills (which is the preferred approach for heritage assets) and properties nos. 4 and 5 have end extensions. Although not shown, an infill and end extension may be acceptable in some instances so long as they are both set back from the corner of the original return. Varied roof forms are shown for illustrative purposes only. In reality, roof profiles within terraced groups will be expected to follow a uniform pattern. The party wall to the adjoining property should be as low as possible. Gutters and fascias on party walls should be avoided in favour of parapet gutters.



The proposed massing of the rear elevation is very much in proportion to the existing property:

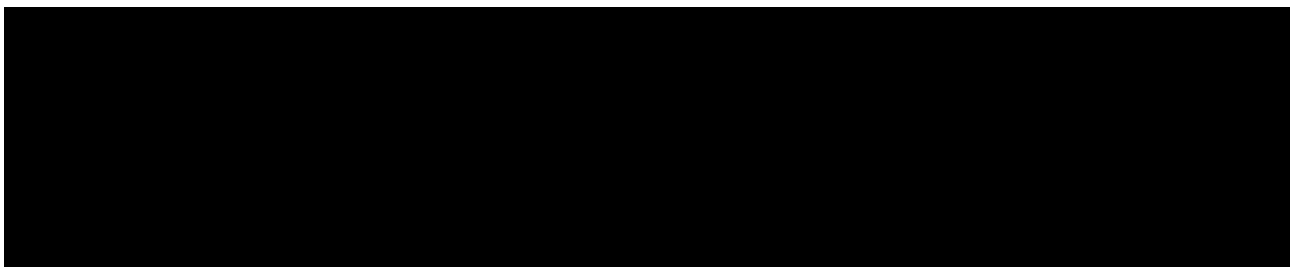


The proposal is also in line with an application [REDACTED] and approved on the North side of the Road at no 39 Lancaster Avenue:



5.0 Conclusion

This extensions and alterations help create a much more family oriented home and with better connections to the garden. The proposal does this using a non-invasive approach for which precedent has already been set.





The design has taken into consideration the UDP policies central to the councils approach. It has respected the historical integrity of the building in a manner which preserves the historical interest associated with this building. The alterations can therefore be accommodated in a manner which will blend in with the character of the building and its setting within the Conservation Area.

5.0 Access Statement

(i) Pedestrian Access

It is proposed that access to the application site would maintain the existing entranceway serving the property.

(ii)

The area has great access to public transport. The property is within walking distance of Tulse Hill and West Dulwich rail stations. There are numerous bus services from Norwood Rd (A215) and Thurlow Park Rd.

