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**PLANNING DESIGN &
ACCESS STATEMENT**



REFERENCE	G694/D&A Statement.02/G
DATE	22 nd Sept 2014
PREPARED BY	Alistair Baker
CHECKED BY	Mayur Vashee
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ISSUED TO	Client , LPA, Office copy

PROPOSAL: Single storey extension to the rear with basement and internal/external modifications and demolitions.

SITE: No.13 Lillieshall Road - London – SW4 OLN

CLIENT: Mr Chun Yip - No.101 Altenburg Gardens – Gardens SW11 1RB

LPA: London Borough of Lambeth - Phoenix House - 10 Wandsworth Road - London - SW8 2LL



THE PROPOSAL

- 1.1 The proposal is for a single storey rear extension with preservation of the rear facade. Additionally the proposal includes for a basement with a modest lightwell, a W/C under the stairs and a bathroom at first floor level, with ceiling opened up to rafters. The proposal also includes a complete restoration of the internal fabric of the building where possible. The existing stairs will not be relocated to preserve the existing plan on the ground floor. The front and rear gardens will be landscaped with metal railing installed in the front garden. The proposal reflects the high market value of properties along Lillieshall Road and the requirements of perspective purchasers. The proposal respects the character and importance of this listed building



Location Plan: No. 13 Lillieshall Road – Fig 1.



Fig 2.



Fig 3.

2.0 THE SITE AND ITS SURROUNDINGS

- 2.1 No.13 Lillieshall Road is a modest 2 storey brick built semi-detached cottage, it is located on the South side of the Road. A side access leads to the rear garden and entrance to the property.
- 2.2 The cottage was designated as Grade 2 on the 17th July 1978 along with No.11 Lillieshall Road. This pair is one of a number of listed houses along the road.
- 2.3 The property is in the Clapham Conservation area and it is also within an Archaeological Priority Area (APA09 Clapham) This area defines the extent of the medieval Village and Manor of Clapham.

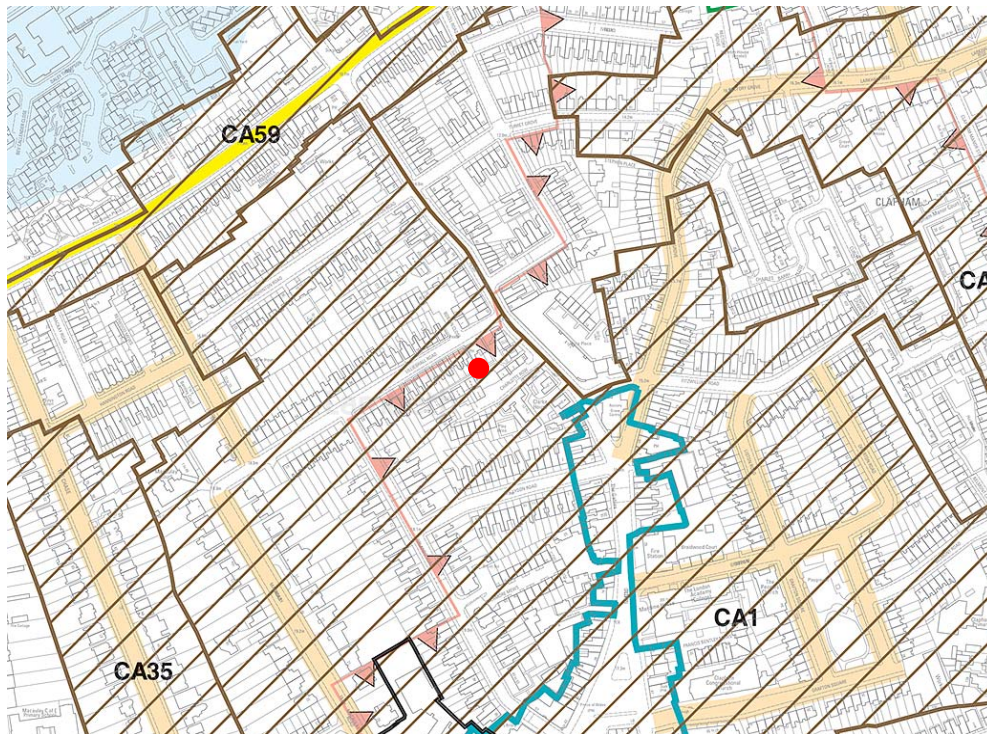


Fig 4.

Lambeth Proposals map showing conservation area & archaeological priority area. Site demarcated by red dot.



Fig 5.

Bird's eye view No. 13 Lillieshall road

3.0 PLANNING BACKGROUND

3.1 PLANNING HISTORY:

Date of Decision:	Description:	Application Ref:
-	No property history.	

3.2 Pre- Planning:

Advice has been sought via the pre-planning process; the feedback has had a direct effect on the current proposal. Compromises have been made on the size of the ground floor extension and the first floor extension has been removed entirely. The client has sought to recoup space via the inclusion of a basement which is similar to many approved basements on Lillieshall Road.

3.3 PLANNING PRECEDENTS:

Listed below are relevant applications regarding nearby properties and developments.

Date of Decision:	Description:	Application Ref:
25.10.2011	Excavation at basement level with the formation of a rear lightwell and alterations to the existing front lightwell, demolition and rebuild of the existing rear projection and the erection of a single storey ground floor rear and side infill extension together with new front boundary treatment and replacement of existing entrance door. PERMITTED	11/02836/FUL
13 Jun 2013	Internal alterations including the creation of a first floor bathroom and shower room in the existing rear extension, including the insertion of new internal doors and plumbing. External alterations to include the replacement of cement render with lime render,	13/02546/LB

	rendering a rear elevation that is not currently rendered and the insertion of additional air bricks. PERMITTED	
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4.0 RELATIONSHIP WITH ADJACENT PROPERTIES

- 4.1 No.13 Lillieshall is one of a number of properties that have just been released from the council register and are in the process of being refurbished to bring them in line with modern standards of living. There are a number of extensions going on and that have been completed along this road which are essential to bring some practicality to these extremely small dwellings unfit for family use which is required. These once modest artisans cottages are now resided in by wealthy individuals attracted by the excellent and exclusive location, they have more demanding requirements.
- 4.2 A number of modern extensions have been erected with highly glazed elevations and roofs.
- 4.3 Directly adjacent to the application site No.15 Lillieshall Road has a large mono pitch single storey extension with the flank wall rising to approximately 3.3 metres above ground level. No.11 Lillieshall Road is largely similar to our application site.



Fig 6.

5.0 DESIGN STATEMENT

5.1 Use

The property will continue to be used as a residential dwelling, with the proposal improving on the habitable space. At ground floor the extension will provide a new improved kitchen. The basement will house a new bathroom, utility and a reception.

5.2 Amount update

The footprint of the building is to increase from 46.7 m² to 56m². The internal floor area will increase to accommodate the requirements of a high end family home. The existing internal floor area is 38 m² GF & 26 m² FF, the proposed internal floor area is 48 m²B, 48m² GF, and 26m² FF.

5.3 **Layout**

5.3.1 **Existing Ground floor:** Side entrance door onto stairway, with doors onto Living room and dining room. From Dining room door onto kitchen. From kitchen with door to outside and door onto bathroom.

5.3.2 **Existing First floor:** Stairs to landing, doors to bedroom 1 and bedroom 2.

5.3.3 **Proposed Basement:** Stairs onto reception, with doors to utility with doors to bathroom.

5.3.4 **Proposed Ground floor:** Side entrance door onto stairway, doors to living room and dining room with door to kitchen with stairs to basement.

5.3.5 **Proposed First floor:** Stairs to landing door to bedroom 2 and step to hallway with doors to bedroom 1 and bathroom.

5.4 **Scale**

5.4.1 Single Storey extension:

This has been designed to minimise the perceived scale as much as possible. To increase the head height in the kitchen it is proposed that the floor be lowered instead of increasing the height of the roof.

5.5 **Landscaping**

5.5.1 The floor covering will be predominantly conservation paving with choice planting.

5.6 **Appearance**

5.6.1 **Existing:**

5.6.2 *Front Façade*

This elevation comprises two centrally located white wash sash windows with white brick lintels, the property is side accessed. It is characterised by an extended parapet wall which obscures the butterfly roof behind. It also has a large white plinth at its base and is finished in a London stock. The front garden is small, overgrown without delineation of a fence etc.

5.6.3 *Rear Façade*

This elevation comprises two white wash timber sash windows, the ground floor window characterised with dividing bars. The lower portion of the building is delineated in white brick work while the upper portion is plain London stock. The return is smooth render finish characterised by 3 blue timber casement windows and a slate roof. The garden is heavily over grown. Overall the rear is in a state of disrepair and requires rectification, the return would ideally be demolished and replaced due to the low quality of its construction.

5.6.4 **Proposed:**

5.6.5 *Front Façade*

This elevation will remain unchanged by the proposal.

5.6.6 *Rear Façade*

This elevation will be characterised by a single storey butterfly roof extension. This is designed to reflect the roof of the host building. It will be finished in a stock to match the host building and will have a slate roof. The rear elevation will be timber framed/glazed for lightness in terms of impact on the host dwelling, and for uniformity with some of the rear extensions nearby see fig. 6.

5.6.7 *Light well*

The light well to the basement is modest and will be finished in the traditional manner, with a thin black metal grill on top. When combined with the proposed metal railings it is discreet and subordinate to the host building.

5.6.8 **Safety & Security**

It is proposed the design will take into account the ‘Secure by Design’ principles and as a result all windows and doors will be compliant with PAS 23 PAS 24 and BS7950 respectively, where relevant. The site boundaries would be demarcated with either strong timber fencing/ metal rails or brick walls.

6.0 **PLANNING POLICY**

6.1 The following policies have been identified as being particularly relevant; our proposal is in line with these requirements:

6.2 Pursuant to the SPD the proposed rear extension is single storey and its roof is in keeping with the host building.

6.3 Also in line with the SPD, the rear extension has been designed in compliance with the appearance of the main building.

6.4 In line with policy section 2.9 (SPD residential extensions) the proposal is compatible with the character of the host building and conforms to the rear building line of its pair.

6.5 Guidance from English Heritage’s document ‘London terraced houses 1660 – 1860 – A guide to alterations and extensions confirms that improving properties to provide bathrooms and modern services is a common occurrence with historic buildings. We believe our proposal is reasonable to provide a future family suitable living accommodation.

Core Strategy (2011)

6.6 Policy S9: Quality of Built Environment – Our proposal will bring this listed building back into use thus preserving it for the future. The proposal will also improve the quality of the public realm by dramatically improving the street frontage.

Saved UDP (2007)

6.7 Policy 31: Streets, Character and Layout – Our proposal seeks to restore the listed building and will not change its character thus it will enhance the character of the area. Its level access nature makes it accessible to the disabled and ground floor level.

6.8 Policy 33: Building Scale and Design – The proposal will not alter the massing, building lines, height, silhouettes, types of materials used, established gaps, patterns of the host building/area.

6.9 Policy 36: Alterations and Extensions – The proposed extension is subordinate and complimentary to the host building, and does not obscure the rear elevation. The height of the extension will not create unreasonable impact on light levels revived by neighbouring properties.

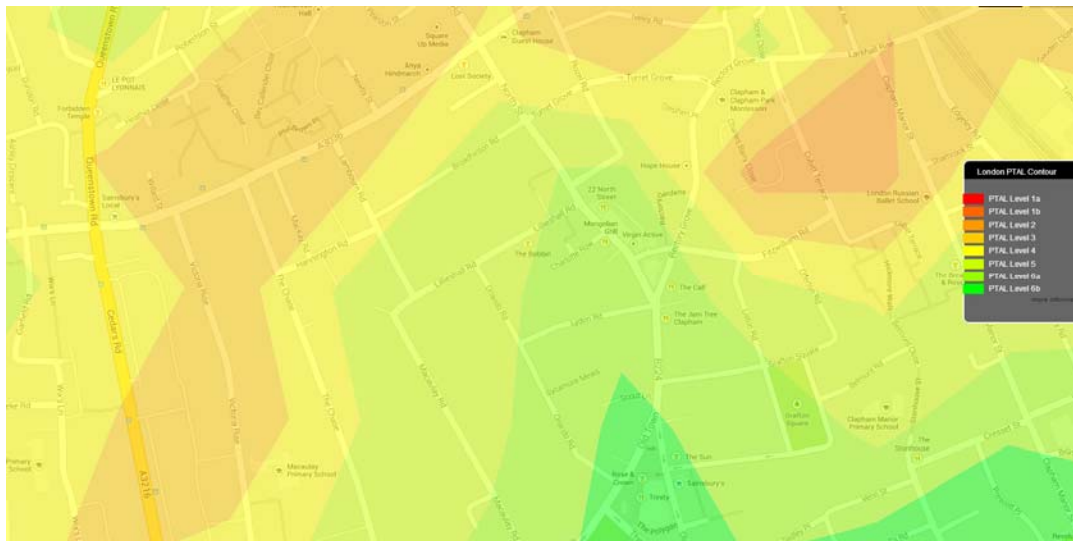
- 6.10 Policy 45: Listed Buildings - The proposed extension is necessary and preserves the special interest of the building. The rear elevation will be almost untouched by the proposed extension the use of glazing reducing the impact to the elevation further still. The style of the roof and stock brick work reflect the character and material palette of the host building, the proposal preserves original features.
- 6.11 Policy 47: Conservation Areas - The proposal seeks to restore the front elevation thus preserving the appearance of the Road. The proposed demolition of the rear return is less than 50 cubic metres more over the rear return has no architectural merit and appears a later addition.

7.0 ACCESS STATEMENT

7.1 Vehicular and Transport Links:

The site is 20 mins by bus to Clapham Junction which has links to central London, Gatwick Airport (Via Croydon) and is a great place to live for people commuting to Central London for work.

- 7.2 The site has a PTAL rating of 5 which indicates excellent access to public transport. A map has been included below.



7.3 Inclusive Access

Access to the proposal is to remain as existing incidentally it has a level threshold entrance which makes it highly accessible.

8.0 CONCLUSION

- 8.1 We consider our design will enhance the existing site, while providing a pleasant home for the future occupants.
- 8.2 The proposal seeks to extend the existing building whilst preserving the internal plan as far as is practical. Remodelling the kitchen within the existing return is not possible because the space is too narrow the result would not be fitting to the value of the cottage. The clever use of glazing in the proposal lightens the impact of the extension whilst maintaining the sense of privacy people typically require.
- 8.3 The proposed extension is designed to replicate the forms and materials of the host building so that it compliments and enhances the overall appearance.

- 8.4 The overall height of the extension is reduced by the proposal to lower the ground floor in the kitchen area.
- 8.5 The existing rear return is of a low quality and is an eye saw for those that overlook the garden, thus the proposal serves to enhance the appearance of the area.
- 8.6 The proposal is a direct response to the issues raised at pre-planning. The first storey has been omitted from the proposal with the space being regained via the proposal of a basement.
- 8.7 The building was originally a modest artisan residence, but now due to its excellent location , much more wealthy individuals are residing along the road .The proposed changes reflect the new status of the road whilst respecting what is a listed building.
- 8.8 The proposal has regard to guidance in the council's residential extensions SPD and English Heritage's document 'London terraced houses 1660 – 1860 – A guide to alterations and extensions.
- 8.9 We are of the view the proposal is reasonable and sensitive to the host building and the conservation area, and is in line with all relevant policy. We therefore kindly request support of the application

9.0 **APPENDIX**

9.1 **Drawings & Documents Appended to this Statement**

G694/	LP01	-	Location Plan
	BP01A	-	Block Plan
	101	-	Existing Plans
	102	-	Existing Elevations
	103C	-	Proposed Plans
	104C	-	Proposed Elevations