

LONDON BOROUGH OF LEWISHAM
PLANNING SERVICE

DATE
RECD 15 JAN 2010

CASE NO. ARCHITECTS Lt/847/5/17P
REGD No. 10772312

PAUL EVANS DESIGN ASSOCIATES :
9 DALMENY ROAD . LONDON

3 ELMER ROAD . LEWISHAM . LONDON SE6 2HA
(land adjacent to 5 Elmer Road)

PROPOSED NEW END OF TERRACE HOUSE OVER TWO FLOORS AND
ATTIC SPACE

DESIGN AND ACCESS STATEMENT planning ref 939859

CONTEXT

The Brownhill Road area is predominantly residential with Victorian/Edwardian two storey houses on the original street pattern with Elmer Road houses built as utilitarian modern two storey residential development replacing the original buildings. The proposal Site is formed by the division of the plot of No 5 which was originally designed with a side garage which has since been removed. The house at No 5 is an end of terrace and was built on a plot with 9.5m road frontage and a depth of 23.2m. The division will result in a site for the proposed house with 4.37m frontage and 23.2m depth.

The site is very close to the shops and facilities of Brownhill Road, the South Circular trunk road, with its bus links to Catford and thence to Central London and it is within a short walk of the amenities, shops, leisure and sport provisions of Catford Town Centre.. The area is well provided with schools for primary and secondary education.



POLICIES

Planning policy would encourage the economic use of existing developed and brownfield land to create additional housing within the London area. The sidespace of No. 5 Elmer Road has sufficient area and width to provide an additional family home in similar style to the adjacent properties with minimal impact on the street scene and the surrounding area with minimal reduction in amenity to the host property beyond a loss of garden space. The proximity of the transport facilities and the town centre, with the policy to reduce car use was felt to be reflected in the reduced provision of on site parking at the front of the building.

This application proposes a two storey (plus attic) two bedroom family house with a good sized garden. The accommodation exceeds the Council's required areas for homes of this specification.



DESIGN PRINCIPLES

The site is currently under-used behind a high gate to the side of the existing 80's built house. The proposal site will be formed from the division of the land of 5 Elmer Road which is all owned freehold by the applicant

The scheme proposes a new house which is designed as a matching extension of the existing terrace with a door to the side flank. The West flank elevation is kept 1m away from the West boundary to maintain an expression of the sidespace. Further back at 3.6m from the front elevation the ground floor (only) extends to the boundary.

The rear of the proposed house extends a max of 2.7m further into the garden than the host property at No5. The proposal will have very little or no impact on the light and amenity of adjacent property and no loss to their privacy, the only window in the west flank will be to the upper landing and this will be glazed with etched glass.

In recognition of Council Policy the scale, form and detail of the new building proposed is carefully conceived to match the adjoining terrace and be appropriate to the site and context and in keeping with the scale and built forms of the area. The building takes care to respect the amenity, and privacy of the adjacent properties. With reference to Policy the proposed house will achieve good spatial standards, having access to a large rear garden.

The materials to be used for the new walls will match the facing brick and white ground floor render and roof tiles of the adjacent terrace, these materials are used through out the surrounding area and will preserve the feel of the street.

TRANSPORT AND ACCESS

There is space for cycle storage secure within the garden at the rear. The site and is close to Catford and Brownhill Road, served by local bus services and is within walking distance of local schools. There is on street parking which can be extended if the pavement crossover in front of the house is removed and the pavement reinstated. The ground floor will be designed for level access and wheelchair mobility and the specification of the services in the house will be as required by Part M of the Building Regulations.

SUSTAINABILITY

The new building will be built to exceed the Building Regulation standards for insulation and energy efficiency using the latest heating appliances and techniques. The materials used in the construction will include timber sourced from sustainable forests, reusable bricks and clay tiles and construction materials which are reusable and recyclable.

The location of the site close to public transport facilities and shops will ensure minimum environmental impact from use of personal transport.

The intensification of use of an existing residential site in a well established residential street eases the pressure for housing land proportionately and in line with Lewisham and London Policies.

REFUSE AND RECYCLING

An enclosure for bin and recycling containers is planned immediately adjacent to the entrance enabling the containers to be conveniently stored and emptied.