



Conservation Area Report

Works for the erection of a single storey rear extension, plus alterations to the existing rear dormer window at

50 Cranfield Road, London SE4

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CONTENTS

- 4.0 Design Concept**
 - Heritage Statement

Design and Access Statement

4.0 Design Concept

Introduction

- 4.1 This application concerns the erection of a single storey extension at basement floor level which currently supports a conservatory. In addition a box dormer is to be installed on the main roof to replace the current small pitched roof dormer, together with a 'Velux'-type roof light.
- 4.2 Having already benefited from a previous planning approval for the conservatory, the proposal involves a similar addition offering increased living space at a lower level, together with a dormer that will greatly improve light and space within the loft. Given the building's location within the defined Brockley Conservation Area, it is emphasised that the extensions are of minor scale with little substantive effect upon exterior character and appearance.

Access

- 4.3 Presently served by a small side door, the proposal increases access between interior and exterior space at lower ground level through provision of a both a new single door and double patio doors. The property is immediately served by public transport for pedestrian access, with parking provision remaining unaffected.

HERITAGE

Character

- 4.4 According to the Brockley conservation area supplementary planning document (2007), the area has a unique character. In contrast to larger villa type housing in other streets dating from the mid-1800s, number 50 is on the south side of Cranfield Road and forms part of one of the four-house terraces built some years later, at the turn of the century, to the west of Wickham Road, in the more familiar late Victorian residential style. The road is residential in character and the terrace is of London brick with slate and tiled roofs, arched recessed porticos, stucco detailing around lintels and bay windows on the ground floors.
- 4.5 The houses are set back from the pavement by just over 5 metres. Most have a retaining wall up to 1m high separating the slightly raised garden from the pavement. The terraces immediately across the road, on the north side, were destroyed by bombing in 1941 and were eventually replaced in the 1960s by blocks of flats which made few concessions to the prevailing architecture of the rest of the street.
- 4.6 Erecting a small lean-to extension at a lower level would have little visual impact upon the wider Conservation Area character due to limited glimpses possible from the rear and no street views. Addition of a roof dormer and roof light would be smaller and centrally placed in contrast to an adjacent dormer which is larger and occupies the entire rear roof pitch

Use

- 4.7 The use reflects the area's residential nature whilst in terms of internal layout, the development involves enlarging a small kitchen into an open plan area together with living and dining room; a loft bedroom/store room would also be enlarged as a single bedroom through the dormer element.
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Design and Access Statement

Amount of Development

- 4.8 It is considered that the proposed extensions/alterations are modest in nature, with little infringement upon garden space. The overall form of the proposed extension and dormer will neatly complement those already in existence nearby.

Scale

- 4.9 From the main rear building the extension would project 3 metres and only 2.2 metres from the current kitchen structure with a height of 2.4 metres to eaves; the dormer would be 2.3 metres wide and set up well away from eaves level. Both elements are of small and unobtrusive scale, relating well to the uses that they accommodate.

Appearance

- 4.10 In keeping with the building's original Victorian character, materials would blend with original features of the application property including a traditional slate roof, matching brickwork as well as conservation timber style and roof windows which align with the existing openings. The box dormer would be smaller than a neighbouring structure, thereby limiting impacts upon privacy and the Conservation Area. Also the lean-to extension would have large glazing and patio doors plus 3 'Velux'-type roof lights, mirroring the conservatory and main roof as well as existing window patterns.

Landscape

- 4.11 The development retains existing landscape features and amenity space.

Community Safety

- 4.12 Alterations at both lower ground floor and roof levels involve significantly increased rear-facing windows with greater potential for natural surveillance.

Environmental Sustainability

- 4.13 Comparatively little land is taken further to the existing built footprint, meaning that the development makes highly efficient use of the site. Furthermore it allows householders and visitors to continue to access the property by foot, bicycle and nearby public transport links.

Movement

- 4.14 Internal access is improved within the house for all users including vulnerable groups with the lower ground floor level benefiting from new level patio and side entrances to the rear garden.

- 4.15 The development lies within walking distances of business and commercial premises around the Brockley area of Lewisham (such as Brockley Road, Ladywell Road and Lewisham Way), it is in a highly sustainable location. The site is in close proximity to bus and rail links including bus routes along Brockley Road and Harefield Road linking to central London and neighbouring districts and mainline or Docklands Light Railway stations at Brockley, St Johns, Lewisham and Ladywell.

Cycle storage

- 4.16 There is room for cycle storage within the shed and/secure area to the rear of the property.
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Design and Access Statement

Surface water run-off

- 4.17 All surface water run-offs are into existing systems and no additional run-off will occur.

Waste (storage of non-recyclable and recyclable household waste)

- 4.18 Adequate storage space for waste is provided with already highly organised procedures in place for pre-sorting recyclable waste before collection by the local authority in suitable storage bins.

5.0 Conclusion

- 5.1 Within this application, planning consent is sought for works only affecting a property's rear elevation and away from public view in a Conservation Area. A small lean-to extension with glazing/doors, reflecting a conservatory above, and 3 'Velux'-type roof lights is proposed together with a dormer occupying only the centre portion of the rear facing roof slope, similar to those on a number of other neighbouring houses. It is therefore considered that the design complements the area's residential character and appearance without affecting its conservation value.
- 5.2 This proposal would create a practical and spacious family sized open plan kitchen, dining and living area as well as enable a smaller storage and bedroom space to be converted into a single, well-lit bedroom. Also the proposal would be of sympathetic scale and appearance, and would involve materials that match the existing house. No significant adverse effects would be caused to neighbouring amenities in terms of light, overshadowing or privacy due to the size of the plot and distance to other properties.
- 5.3 For the reasons outlined within this statement, it is considered that the relevant policy requirements of the adopted Lewisham Council Local Development Framework are satisfied in this case. It is therefore requested that the Council consider the application positively.

PLANNING HISTORY

DC/02/50743/FT - The construction of a single storey conservatory extension at ground floor level at the rear of 50 Cranfield Road SE4, together with the alteration and extension of the first floor addition to form a conservatory with a dormer window, the construction of a dormer extension in the rear roof slope, with roof lights in the front and rear roof slopes, and alterations to the front elevation. – **Granted with conditions 19/04/2007**