



# DESIGN AND ACCESS STATEMENT

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## Garden Flat, 56 Clapham Common South Side, London, SW4 9DA

### INTRODUCTION

This Design and Access Statement has been prepared by WSP on behalf of Lisa Mather for the development of a new one-bedroom residential unit at the site to the rear of 56 Clapham Common South Side, London, SW4 9DA.

The site currently accommodates a single storey building accessed from Elms Road. The application is for demolition of the existing building and erection of a new one-bedroom garden flat at the site.

The site lies on the south-east corner of Clapham Common South Side (A24) and its junction with Elms Road. The ground floor garden unit which is the subject of this application fronts on to Elms Road and adjoins the rear boundary of 56 Clapham Common South Side. The surrounding area is predominantly residential in nature, with all development adjoining the site comprising of residential uses. The site is located within the Clapham Conservation Area.

Policy Q7 of the Lambeth Local Plan supports development of high design-quality, this includes support for development:

- Which is visually interesting;
- Which has a bulk, scale/mass, siting, building line and orientation which adequately preserves or enhances the prevailing local character;
- Includes well-considered windows and doors/entrances in public frontages that are attractive, safe and legible; and,
- Includes attractive roofscapes/roof tops.

This Design and Access Statement seeks to demonstrate how the proposed development has been designed to meet these criteria.

### LAYOUT

The proposed layout of the residential unit matches the layout of the existing building. Therefore, this layout maintains the same relationship with surrounding buildings, respecting the legibility of the area, and avoiding impact on the conservation area through overdevelopment of the site.

This layout shapes the built form of the dwelling around the private amenity space, effectively creating a sense of privacy within the garden space, free from overlooking from the public realm or adjacent properties. The amenity space is in the form of a courtyard with an inward-looking orientation for the dwelling, creating a strongly positive sense of enclosure.

This layout also allows for convenient cycle and refuse storage space within the proposed garden.

### SCALE

The proposed design is shaped by the dimension of the existing building. As such the scale is the same as the existing building at the site. The proposed building aligns with the established bulk, scale, and mass of the site and the surrounding area.

This allows for the creation of a new residential unit at the site without challenging the existing relationship of the site with the surrounding buildings of the conservation area. The proposed building therefore remains subservient to the grand Georgian town houses adjacent on Clapham Common South Side and Elms Road.



## **APPEARANCE**

The proposal seeks to retain the existing boundary wall which has been utilised as the façade of the building. The appearance of this wall positively contributes to the historic setting of the conservation area through its design and use of traditional London stock brick.

The proposed development will sit behind this wall and the external appearance of the proposed development beyond this wall will be substantially hidden from the public realm. This will protect the visual amenity of the area and avoid any negative impact on the conservation area.

The proposed development will introduce a sleek and modern door to the front of the property. This contemporary feature will complement and enhance the historic façade, creating visual interest, and will replace the existing unattractive wooden boarding door presently covering the entrance of the existing building. Whilst the change in external appearance is modest, with minimal impact on the front façade of the building, it represents a significant improvement on the existing building and streetscape.

London stock brick and white timber fascia boards / soffits are proposed for the new-built external treatment of the proposed development. This will create an attractive appearance, consistent with the materials used in the surrounding area.

The introduction of painted timber frame windows and a bi-fold door overlooking the proposed garden space will allow light to fill the residential property and attractive views of the landscaped garden.

## **LANDSCAPING**

The proposed development will include a high quality and bespoke landscaped courtyard garden. High quality hard landscaping materials are proposed in the garden, with vertical planting to the walls to maximise the quality of the space as well as giving sustainability and biodiversity benefits. This will create an enclosed private space which will reflect both the historic appearance and the verdant greenery of the area, reinforcing the context of the garden flat.

The planting bed will include native species such as Berberis Gagnepainii, Laurus Nobilis, Acer Palmatum Marlo Dwarf, and Geranium perennial range.

A new flat green sedum roof is also proposed at the property, this serves as a sustainable urban drainage feature at the property as well and encouraging biodiversity in the area. Given the low stature of the property when compared to surrounding buildings, this will also be an attractive feature from neighbouring viewpoints.

## **SUMMARY**

The above has demonstrated that this development has been carefully designed to both respect the historic context of the site and create a high-quality contemporary home as required by Policy Q7 of the Lambeth Local Plan.

The layout and scale align with those of the existing building, while taking the opportunity of the space available to create a home build around and attractively landscaped, enclosed, private courtyard garden. The introduction of high-quality landscaping and green sedum roof will maximise greenery and enhance the appearance and useability of the garden flat. The external appearance from the public realm will retain historic features whilst introducing sleek elements, this will both preserve the prevailing local character while creating visual interest.