



447 - 453 New Cross Road Lewisham SE14 6TA

Design and Access Statement October 2011

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This Design and Access Statement is written in support of a detailed planning application for the properties at nos. 447 - 453 New Cross Road, Lewisham, London SE14 6TA.

The existing properties have currently allocated retail use at ground floor level with residential above. A number of the retail units and residential units have fallen into disrepair and are unoccupied. The building will need significant financial investment to achieve the required level of refurbishment.

This proposal is to refurbish the ground and lower ground floors both internally and externally to create a total of 8 residential units including 4 each at ground and lower ground / garden levels.

A previous proposal to locate residential at both lower ground and ground level property was discussed last year with the planners and it is our understanding that the change of use was accepted as reasonable in principle. We had an initial discussion with the planner Mr Mondrzejewski who confirmed the change of use to residential was in principle acceptable but that we should seek to retain the 'shopfront' appearance to the street level facade. He identified a number of recent local precedents that had been approved by the council that illustrate a change of use at ground level and below to residential whilst retaining a 'shopfront' appearance. These are shown in section 5 of this report. These sites were visited by the client and architect and the proposal adopts the same approach seen in the recommended precedents.

The proposed scheme will achieve the following benefits:

8 new high quality residential units in a varied mix of 1,2, 3 and 4 bedroom units will be created within the London Borough of Lewisham.

The external envelope will be refurbished throughout including new 'shopfront' style facades to the street in keeping with the planner recommendations.

Discrete areaways will provide daylight to the lower ground level whilst ensuring that cars cannot be parked on the pavement.

The unattractive rear extensions will be partly demolished and the existing refurbished to provide amenity spaces for the residential units.



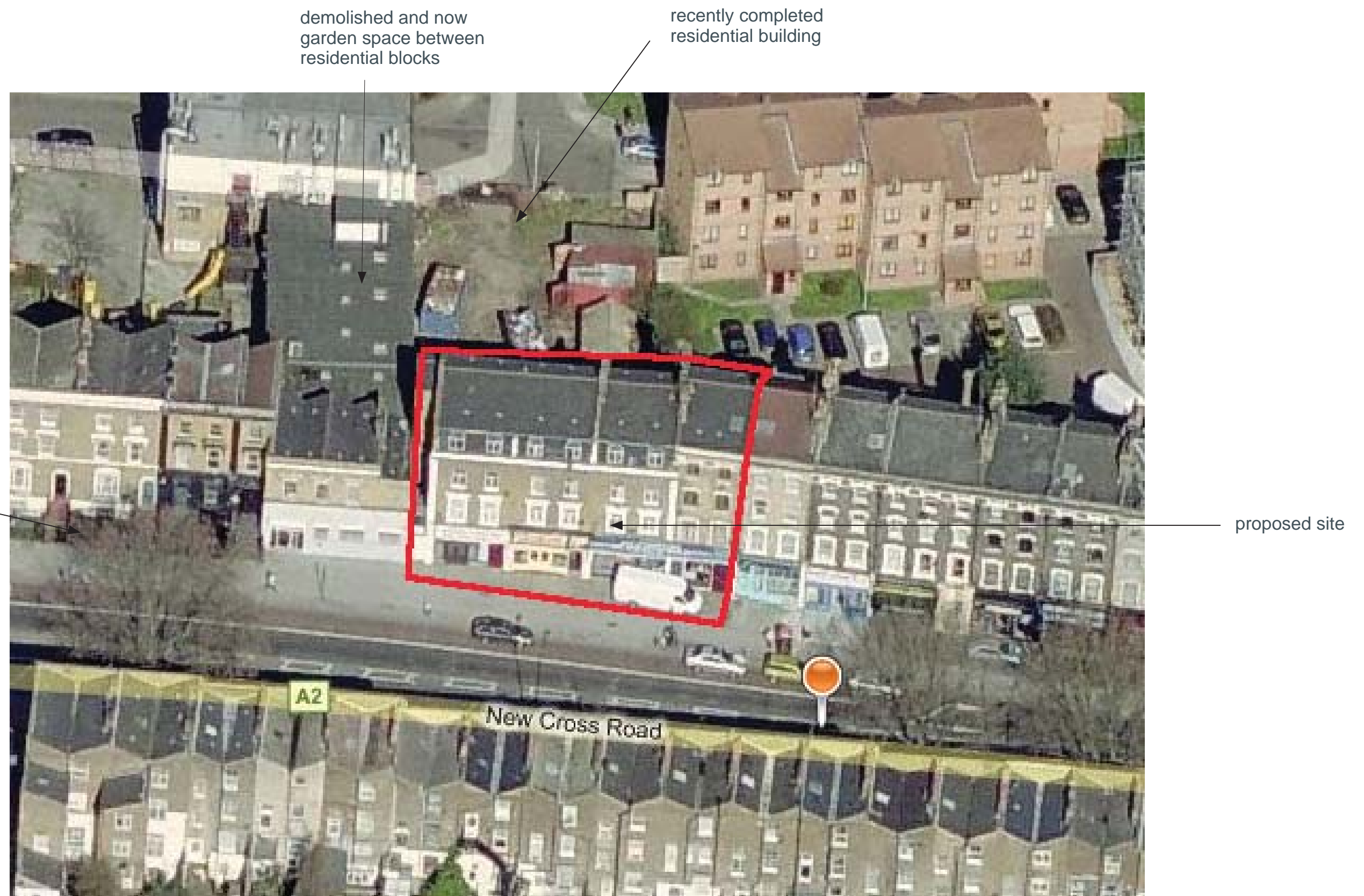
The Site and Surroundings

New Cross Road has an East - West axis connecting Peckham to Greenwich and Blackheath. The site is located at 447 - 453 New Cross Road and is well served by public transport including bus and rail services along this route. It is approximately 175 metres east of New Cross Overground Station.

On this section of New Cross Road, the buildings are primarily 3 - 4 storey Victorian terrace buildings. The existing terrace has commercial use at the ground with residential above. To the West of the site, the terraces are primarily 3 - 4 storey residential with front gardens. The buildings opposite the site on the southern side of New Cross Road are 4 storey Victorian terrace. Both terraces have areaways to the front to provide daylight to the lower ground floor levels. Goldsmith college is approximately 500 metres to the West.

To the North of the site is Glenville Road, Mornington road and Stanley Road. The area is a residential development with buildings of of 3 - 4 storeys. Lewisham Bridge primary school is located just North of the site.

There has been significant number of residential developments in the larger local area as well as a number of recently completed residential developments close to the site. These include two new 4 storey development immediately to the North of our site on Glenville Road and to the West, a 4 storey residential/ commercial building. On the eastern end of the terrace, a 6 storey residential building including a penthouse level has recently been completed.



Aerial View Looking North



Aerial View Looking South

recently completed residential developments to the rear - not yet shown on aerials

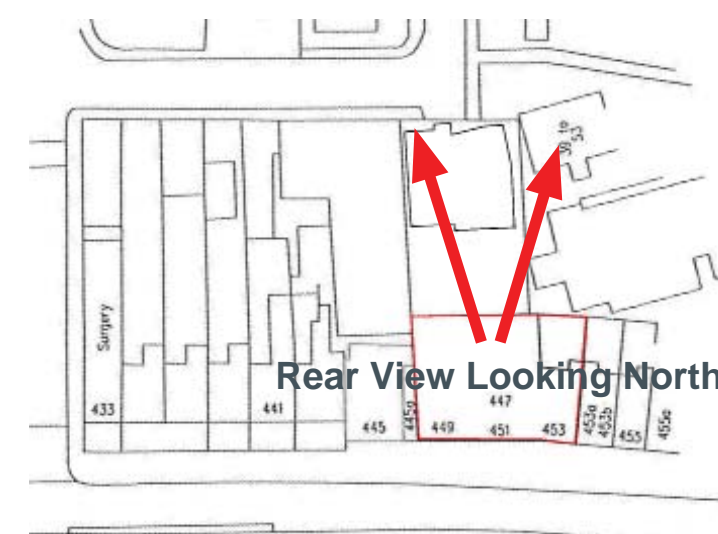


New Cross Road: Residential terrace opposite site



New Cross Road: Residential terrace west of site

existing railings/ garden walls form boundary to terrace. Proposed railings will be aligned with these existing railings.



Existing Building

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Fig. 1 View from New Cross Road

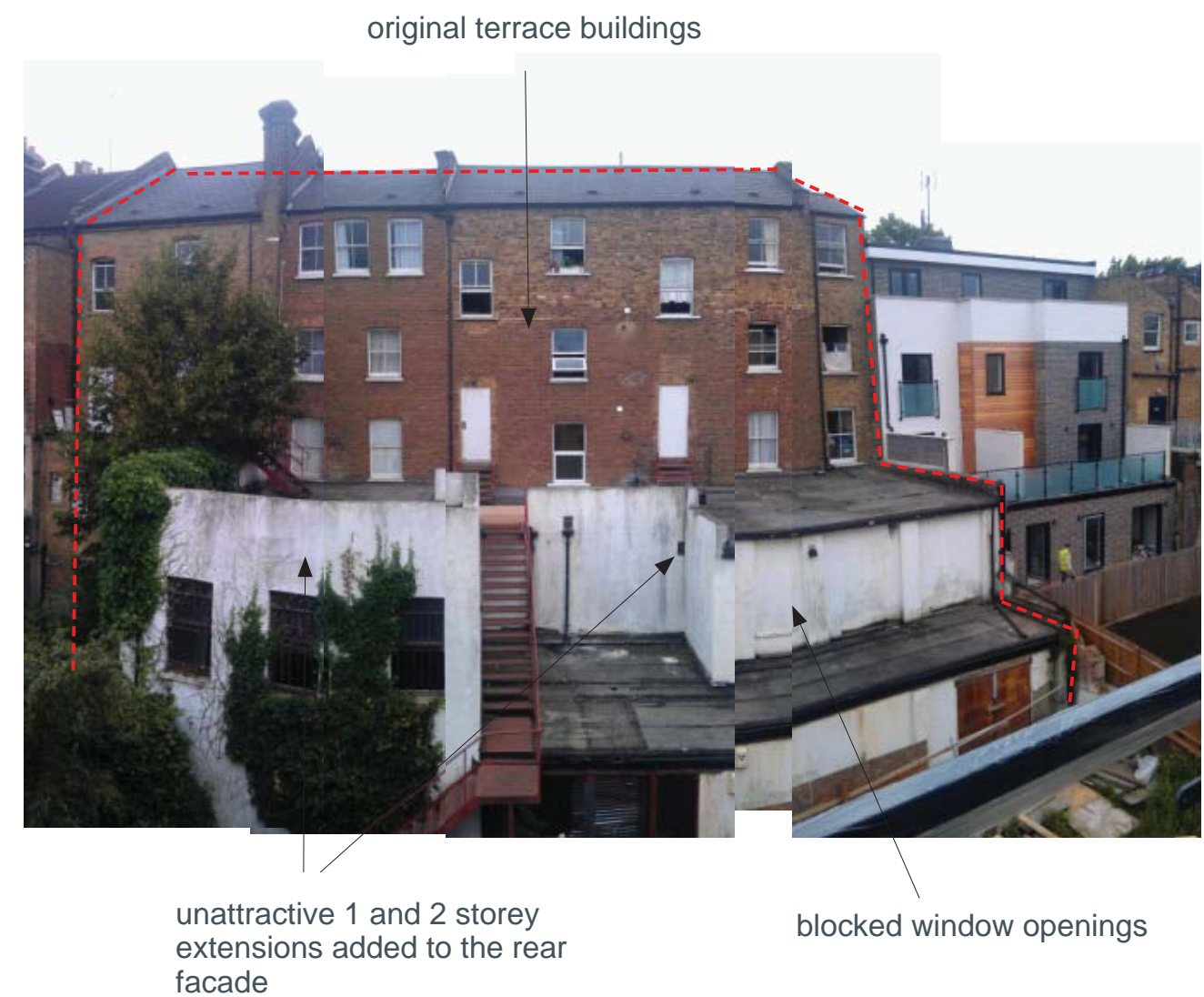


Fig. 2 View from Rear



Existing Ground Floor Plan

Existing Schedule of Areas

GROSS INTERNAL AREA (COMMERCIAL) A1			
ADDRESS		sq.m	sq.f
447 NEW CROSS ROAD	Grd FL	82.38	886.73
	Lower Grd FL	110.41	1188.44
449 NEW CROSS ROAD	Grd FL	57.64	620.43
	Lower Grd FL	97.94	1054.22
451 NEW CROSS ROAD	Grd FL	103.39	1112.88
	Lower Grd FL	103.39	1112.88
453 NEW CROSS ROAD	Grd FL	44.32	477.06
	Lower Grd FL	53.84	579.53

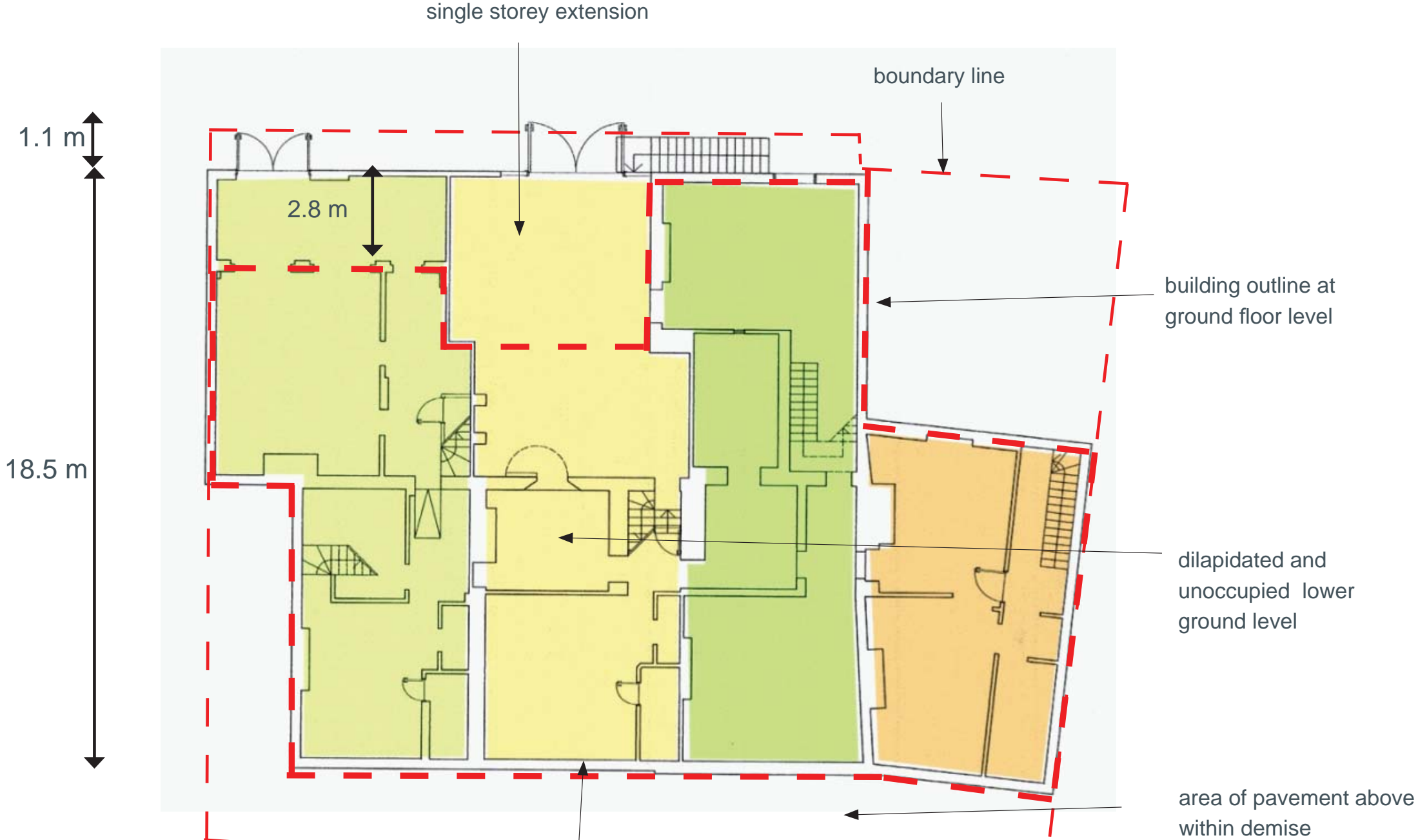


pavement area used for parking



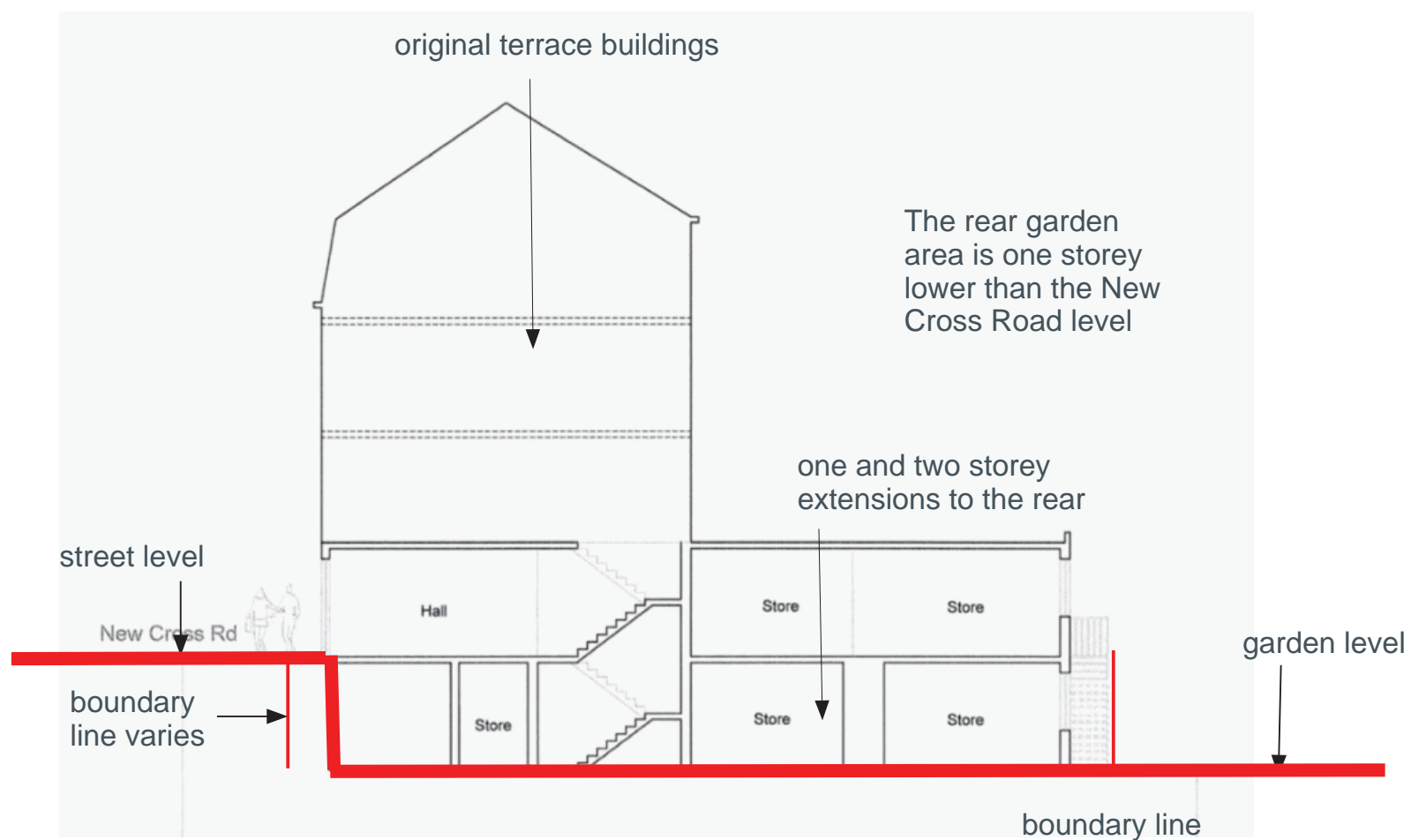
view along New Cross Road

Existing Lower Ground Floor Plan

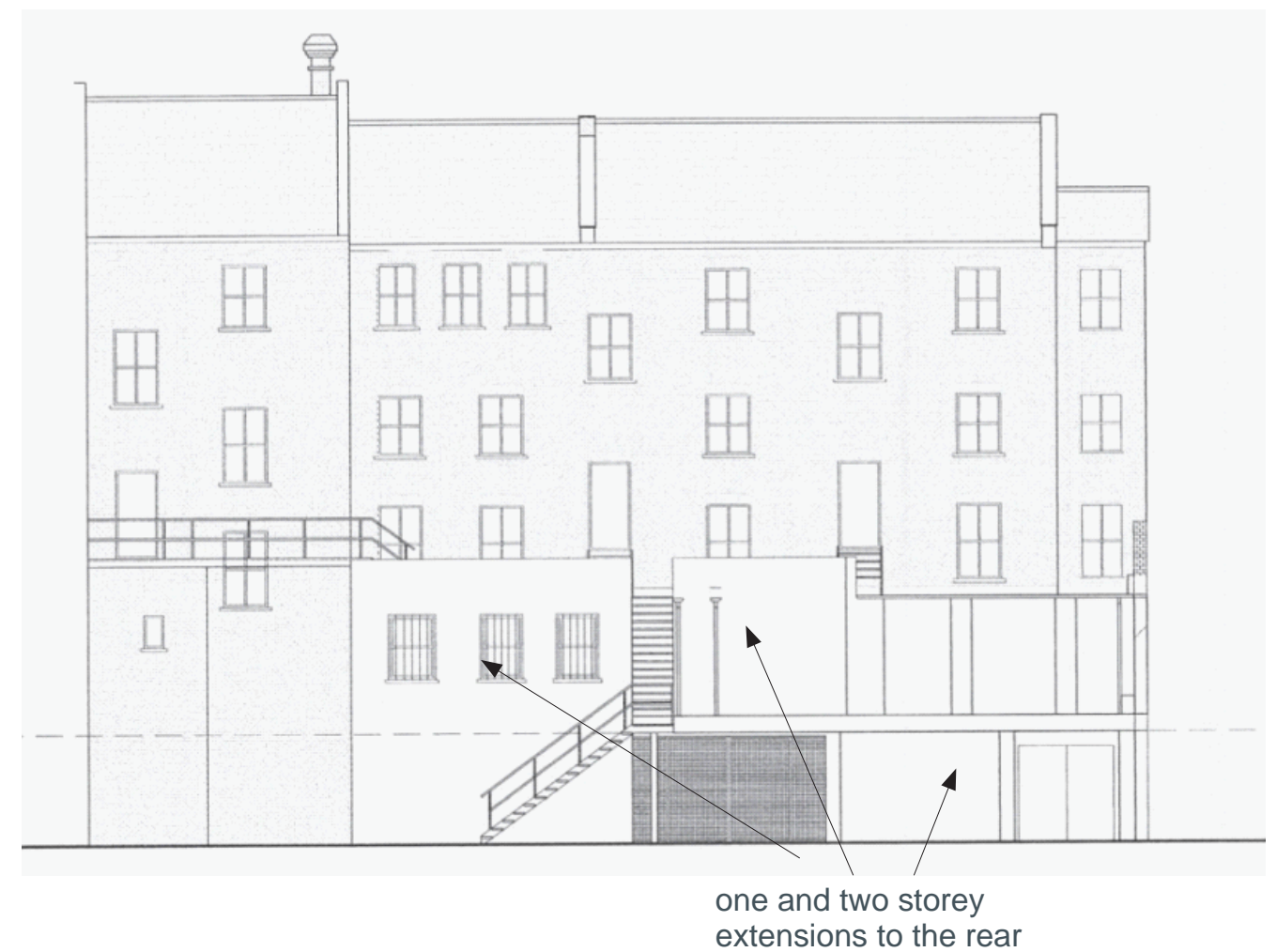


A number of window openings (1840mm x 1450mm in no. 447; 2300 mm x 1200mm wide in no. 449; 1470mm x 1500mm in no. 453) in the lower ground front facade have been blocked up

Fig. 1



Existing Section



Existing Rear Facade



Initial Concept Sketch Lower Ground Floor Plan

Layout

The original buildings would have been constructed as 4 separate units. Over the years, the party walls have been opened up at the ground and lower ground levels to create larger units. The rear has also been extended with one and two storey unattractive extensions not in keeping with original (see fig.2, page 5). On the rear facade, a number of the window openings have been closed up at the ground and lower ground levels. On the front facade, it is apparent that each building had a number of large window openings at the lower ground level that have been blocked up (see fig. 1, Page 7). It would suggest that there were originally voids in the pavement as found on the terraces immediately to the West and South of the site. There is also a change in material in the pavement where these areaways have been filled in (see fig.1 Page 7). Both lower ground and ground levels have significantly deteriorated both internally and externally. The entrance hall and stairs to the upper floors of 447,449 and 453 from ground floor up remain. The entrance door and stair to 451 has been removed and this is accessed via the stair in 449.

The concept for our proposal is to reinstate the form of the original four buildings at the lower levels by reinstating the party walls. Each 'building' will comprise 2 new flats - 1 at ground and 1 at lower ground. The new flats will be accessed via the common front door and the existing common stair extended as a private stair to the lower ground level. We will reinstate the front door to 451 so that all 4 buildings will again have a front door.

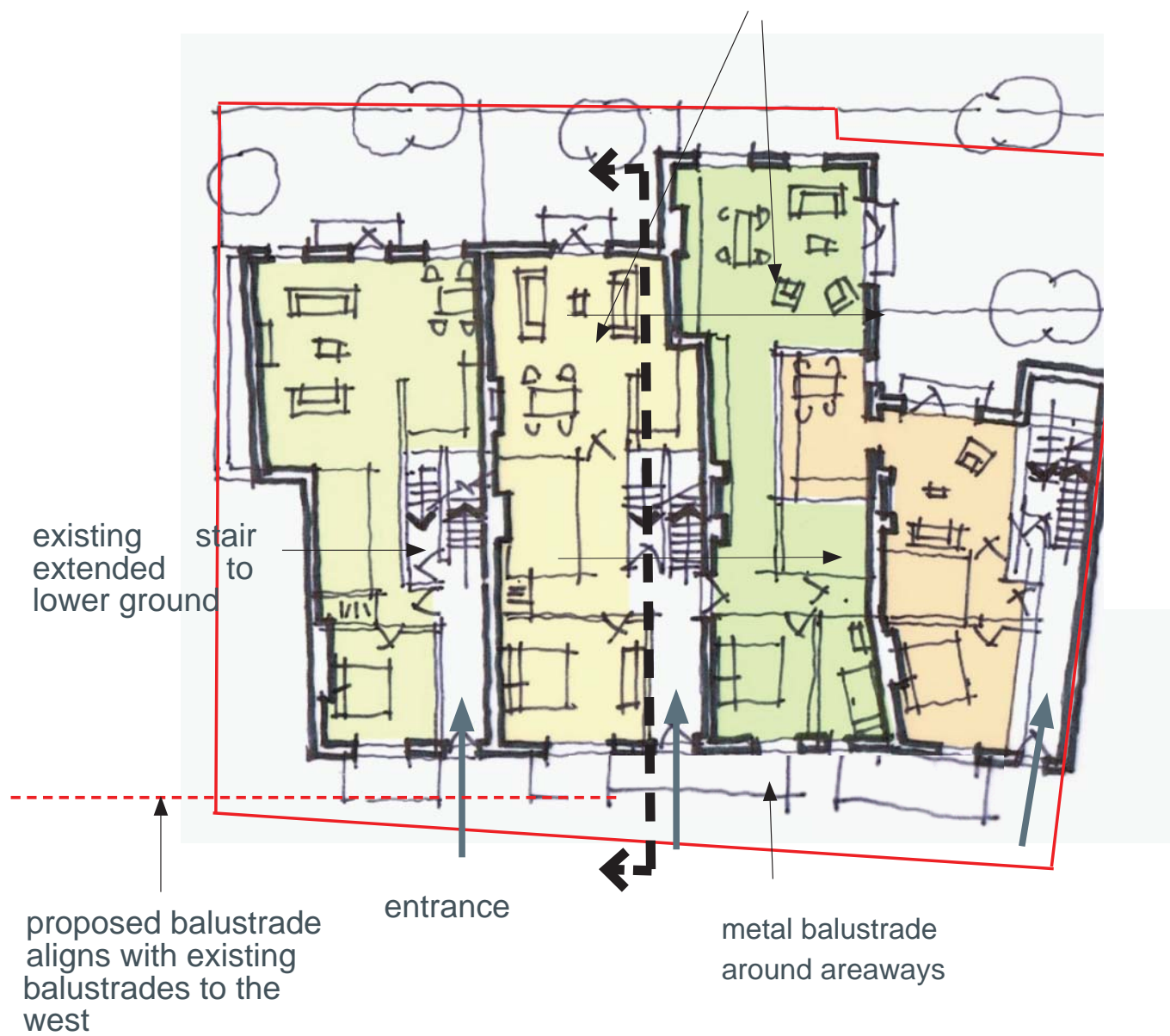
The ground floor facade has deteriorated badly. As recommended by the planner, they will be replaced with a high quality painted hardwood timber and glass 'shopfront style' facade (see fig.1. Page 13)

To bring daylight to the front facade of the lower ground level, the original openings will be reinstated. Discrete areaways with metal railings will surround the areaways and have the dual benefit of providing a privacy strip to the ground floor units as well as preventing carparking on the pavement.

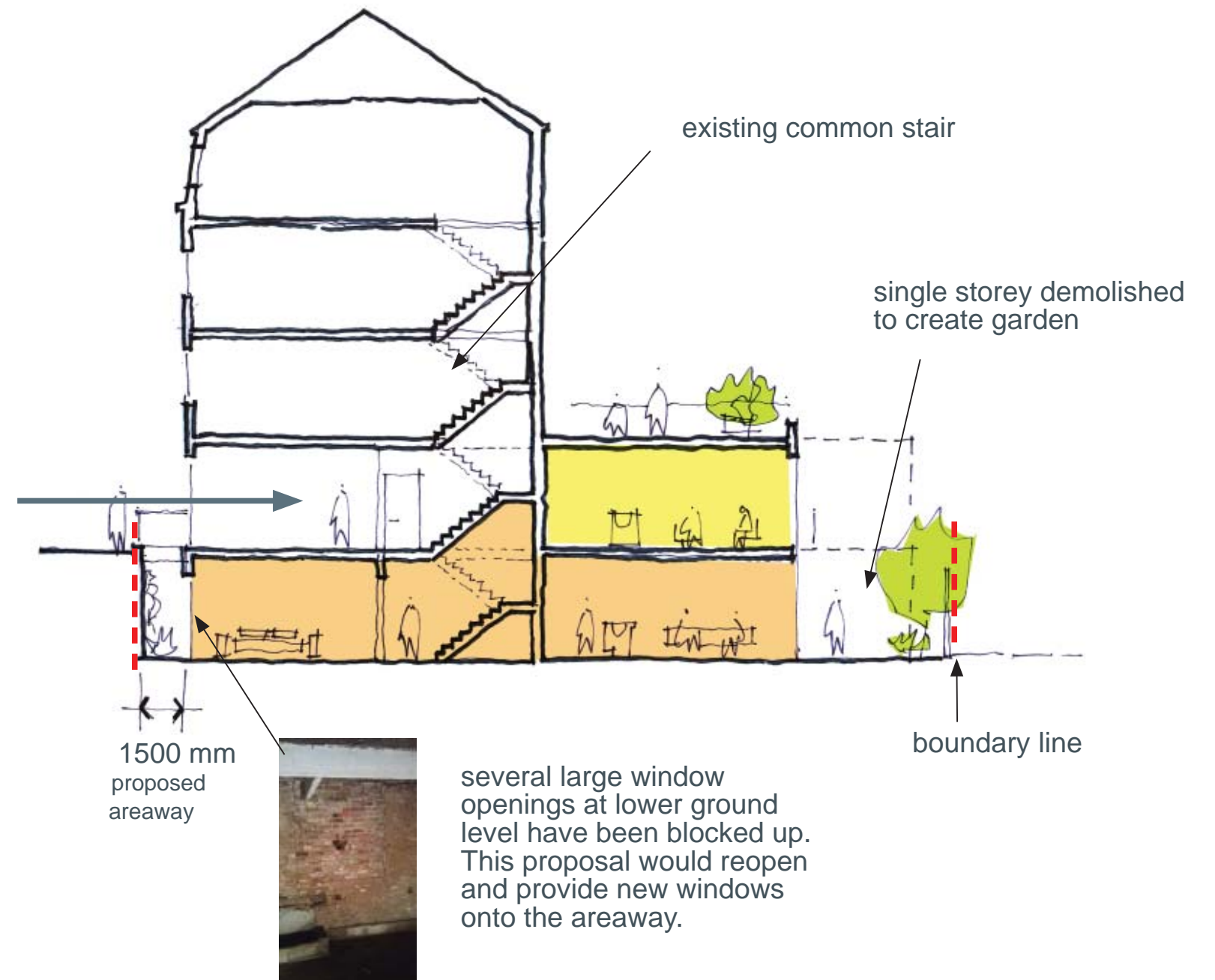
To provide amenity space at the rear, the unattractive single storey extensions will be demolished and the original openings will have new windows fitted.

A new door/screen will be added to the space between 445 and 447 to provide both a visual and security screen.

In the final proposal (fig1, Page 14), the ground floor living rooms are located to the front to benefit from the large south facing shopfront windows and the bedrooms were located to the rear for added privacy



Initial Concept Sketch Ground Floor Plan



Section Through Entrance

Precedents

5



fascia sign zone

Glazed 'shopfront' style with internal blinds

metal railings creates a privacy strip

New Cross Road



Lewisham Way



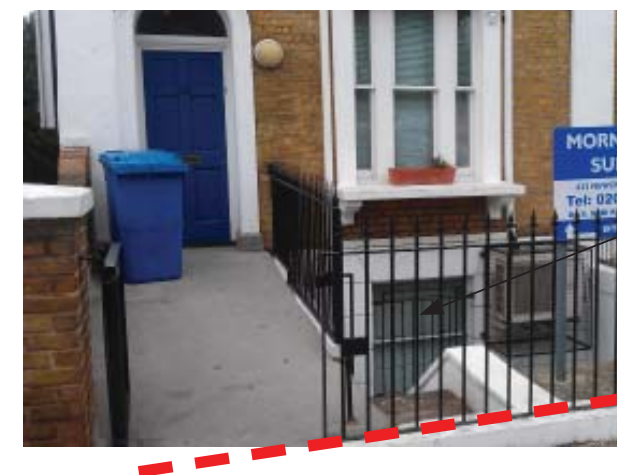
metal grille restricts daylight and creates a claustrophobic feel to spaces below.



fascia sign zone

'shopfront'

metal railings around areaway



existing areaways

New Cross Road - West of Site

The proposed railings will align with the existing railings to the west of the site



fig.1

Use / Amount

The proposal will create a total of 8 high quality residential units in a varied mix of two no. 1 bed units, two no. 2 bed units, two no. 3 bed units and two no. 4 bed units.

Layout

The ground floor units have their living rooms to street side to benefit from the south facing 'shopfront' style windows. The bedrooms are located to the rear for privacy. The arrangement on the lower ground units is to have the living rooms facing onto the amenity spaces to the rear with the bedrooms to the street side. The bathroom and ensuite areas are located in the middle of the plan.

Scale

The proposal is contained within the existing building only. The overall existing volume will be reduced as the single storey extensions will be demolished to create the amenity spaces to the rear.

Appearance

The New Cross Road facade will be refurbished with a new high quality hardwood painted 'shopfront style' insertion maintaining the commercial look at street level. A minimalist painted steel balustrade will frame the areaway and create a privacy strip for the ground floor units. The rear facade will be refurbished with new windows fitted in the original openings.

Landscaping

New amenity spaces will be provided to all of the lower ground floor units.

Access

Access to the units will generally be via the existing common entrance doors. Access to the ground floor unit in 451 will be via a new front door.

Proposed Ground Floor



Images of high quality refurbishment on upper floors



bedroom



kitchen / dining



bathroom

Proposed Lower Ground Floor



Proposed Front Facade



proposed railings align with existing railings to the west

render of proposed new cross road facade

areaways along the front will create a privacy strip to ground floor and prevent car parking on the pavement



dilapidated shopfronts will be removed and replaced with high quality painted hardwood glazed 'shopfront' style facades

Proposed Rear Facade



render of proposed rear facade with new amenity spaces

all existing render to be made good and redecorated

new windows to replace existing windows which are rotten.



existing rear facade

new roofing with parapet wall and handrail

existing window openings will be re-opened and new windows fitted All rendering to be made good and redecorated

existing single storey extension to be demolished to create amenity spaces

Conclusion



render of proposed streetscape looking west

We believe the proposed scheme should be approved as it will offer the following benefits to the local area.

8 new high quality residential units in a varied mix of 1, 2, 3 and 4 bedrooms will be provided.

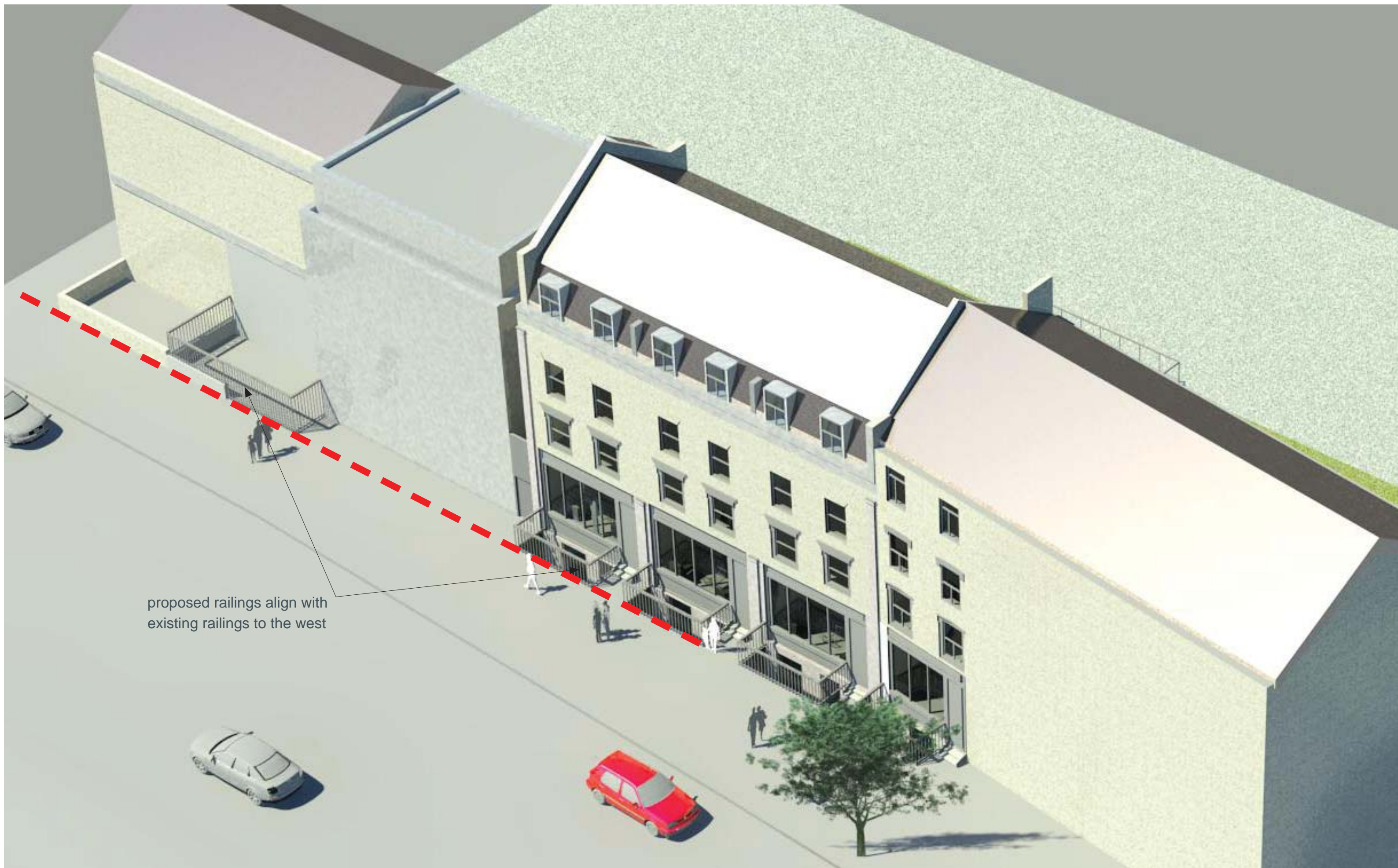
As recommended by the planners, a new high quality 'shopfront' style facade will replace the existing boarded up shopfronts that have a significantly negative impact on the public realm.

Discrete areaways with painted balustrades will create a privacy strip along the front and prevent carparking on the pavement. The balustrading will align with the existing balustrades to the West.

The proposal will significantly improve the rear facade and environment by removal of the unattractive extensions and the creation of amenity spaces. The existing facades will be refurbished and poorly blocked window openings fitted with new windows.

The proposal will recreate the original terrace into the 4 buildings form by reinstating party walls where they have been opened up.

The external envelope of the building will be refurbished externally and internally.



render of aerial of new cross road facade



render of aerial of gardenside facade



view from garden level



render of proposed facades



render of internal view of flat in 451

