

Design and Access Statement

Application for the Extension and Refurbishment of an existing Penthouse Apartment

Address: 18 Sovereign House, Draxmont, London, SW19

Introduction

This Design and Access Statement presents a proposal for the extension and refurbishment of the penthouse apartment at 18 Sovereign House, Draxmont, London. The project aims to enhance the existing property by creating additional living space and amenities while maintaining a cohesive architectural style. The design respects the local context, adheres to relevant planning policies set forth by the London Borough of Merton, and incorporates sustainable features such as photovoltaic panels to minimize energy consumption.

Site Context and Planning Policies

The site, located within the London Borough of Merton, falls under the jurisdiction of the borough's planning policies. The proposed extension and refurbishment will be carried out with due regard to the following relevant policies:

2.1. Policy CS1: Strategic Objectives

The proposal aligns with Policy CS1 by contributing to the sustainable growth and development of the borough, enhancing the quality of housing, and promoting energy efficiency.

2.2. Policy DM1: Design Quality and Amenity

The design aims to maintain and enhance the character and appearance of the property while respecting the local context. It provides high-quality living spaces and amenities, ensuring a comfortable and enjoyable environment for residents.

2.3. Policy DM2: Residential Extensions and Alterations

The proposed extension complies with Policy DM2, as it seeks to extend the penthouse apartment to the front and rear. The architectural style and materials used will be in harmony with the existing property's frontage while introducing a more contemporary aesthetic to the rear.

2.4. Policy DM3: Historic Environment

The proposal acknowledges the historical importance of the area and ensures that any alterations to the property are sympathetic to its architectural heritage. The existing architectural style will be respected, while contemporary elements will be sensitively integrated into the design.

2.5. Policy DM4: Sustainable Design and Construction

The project embraces sustainability principles outlined in Policy DM4 by incorporating photovoltaic panels to generate renewable energy and reduce the environmental impact of the property. The use of energy-efficient materials and technologies will also be prioritized throughout the construction process.

Design Proposal

The design proposal aims to enhance the penthouse apartment while preserving its character and ensuring a seamless integration with the existing architecture. The key elements of the proposal are as follows:

3.1. Front Extension

To maintain the continuity of the architectural style at the front, the extension will be carefully designed to be sympathetic to the existing building. The new space will provide an enlarged kitchen area, allowing for a more spacious and functional layout that meets modern living standards.

3.2. Rear Extension and Inset Terrace

The rear extension will incorporate an orangery and an extended master bedroom suite. The orangery will be designed with a contemporary aesthetic, utilizing large opening glazed doors and windows to maximize natural light and create a seamless connection with the outdoor space. An inset terrace will provide an outdoor retreat while maintaining privacy for the residents.

3.3. Materiality

The materials used in the front extension will match the existing architectural style of the property, ensuring a coherent and harmonious appearance. Towards the rear, the design will embrace a more contemporary aesthetic, utilizing materials that complement the existing structure while distinguishing the new additions.

3.4. Glass Balustrade

The existing balustrade will be replaced with glass, enhancing safety without compromising the views from the property. This modern and transparent element will contribute to the overall contemporary character of the rear extension.

3.5. Photovoltaic Panels

To promote sustainable energy consumption, photovoltaic panels will be installed on the roof of the penthouse apartment. These panels will generate renewable electricity, reducing the environmental impact of the property and contributing to a low-carbon future.

3.6. Layout & Access

It is important to note that the proposed extension and refurbishment will not alter the existing access to the flat. The main access point and circulation routes within the building will remain unchanged, ensuring convenience and ease of movement for residents and visitors. The focus of the design is primarily on extending and enhancing the living spaces, amenities, and architectural features of the penthouse apartment, while respecting the functional aspects of access and circulation that are already in place.

Rights to Light and Daylight/Sunlight Assessment

4.1. Rights to Light Consideration

In accordance with the importance of preserving rights to light, a thorough assessment has been conducted to evaluate the impact of the proposed extension and refurbishment on neighbouring properties and immediate neighbour No. 17 Sovereign House. This assessment aims to ensure that the development does not unduly restrict the access to natural light for surrounding properties.

4.2. Daylight and Sunlight Assessment (Document Ref: ROL01122)

A comprehensive Daylight and Sunlight Assessment has been carried out by a qualified and independent consultant. This assessment evaluated the potential impact of the proposed extension on neighbouring properties, taking into account factors such as building orientation, existing windows, and surrounding structures.

4.3. Conclusion of Daylight and Sunlight Assessment

Based on the findings of the Daylight and Sunlight Assessment (Document Ref: ROL01122), it has been concluded that the proposed extension and refurbishment of the penthouse apartment at 18 Sovereign House will have no detrimental impact on neighbouring properties, including immediate

neighbour No. 17 Sovereign House. The assessment indicates that the development will not unreasonably reduce the amount of daylight or sunlight reaching surrounding properties, ensuring a satisfactory level of natural light for all affected parties.

4.4. Commitment to Rights to Light

In line with our commitment to respecting the rights to light of neighbouring properties, appropriate design measures have been implemented to minimize any potential overshadowing or loss of light. The proposed extension and refurbishment have been carefully designed to ensure that the neighbouring properties' access to natural light is preserved to a satisfactory level.

4.5. Compliance with Planning Policies

The rights to light assessment and its conclusion align with the planning policies of the London Borough of Merton, particularly in relation to Policy DM1 (Design Quality and Amenity) and Policy DM2 (Residential Extensions and Alterations). The proposed development maintains an appropriate balance between maximizing internal daylight for the penthouse apartment while safeguarding the rights to light of neighbouring properties.

Pre-Application Advice and Feedback

5.1. Pre-Application Consultation

Prior to the submission of this planning application, pre-application advice was sought from the duty planning officer, Brenda Louisy-Johnson, on 2nd June 2023. The purpose of this consultation was to gather initial feedback and guidance on the proposed extension and refurbishment of the penthouse apartment at 18 Sovereign House.

5.2. Initial Feedback

During the pre-application meeting, Ms. Brenda Louisy-Johnson expressed her concerns about the development being carried out in a piecemeal fashion due to the existing extension at No. 17 Sovereign House. However, she indicated that further extension of the roof, in line with specific considerations such as mass, bulk, height, and materials, would be acceptable in principle. She also acknowledged that other blocks of flats in the local area had undergone roof extensions.

5.3. Enhancement of Building Symmetry

Based on the elevations, plans, and photographs presented during the meeting, it was noted that the proposed extensions, although not identical to those of No. 17 Sovereign House, would enhance the

symmetry of the building in terms of mass, bulk, height, and materials. This would contribute to a more balanced and visually pleasing appearance.

5.4. CGI Visualizations

Following the meeting, the duty planning officer requested the submission of Computer-Generated Imagery (CGI) visualizations to aid in the assessment of the proposed extensions' appearance, form, and materials in relation to the rest of the building. As per the request, detailed 3D CGI images were provided to the case officer on 9th June 2023. Please see document ref. External CGI Images appended to this application.

5.5. Positive Response

Upon reviewing the CGI visualizations, the case officer, Ms. Brenda Louisy-Johnson, expressed her satisfaction with the proposal. The images provided a clear representation of the extensions' design, enabling a more accurate assessment of their integration and impact on the overall aesthetics of the building.

Conclusion

6.1. The proposed extension and refurbishment of the penthouse apartment at 18 Sovereign House, Draxmont, London, adheres to relevant planning policies set forth by the London Borough of Merton. The design respects the existing architectural style at the front while introducing contemporary elements to the rear. The inclusion of sustainable features, such as photovoltaic panels, reflects a commitment to reducing energy consumption. The proposed development will enhance the living environment for residents while respecting the local context and heritage.

6.2. The Daylight and Sunlight Assessment (Document Ref: ROL01122) demonstrates that the proposed extension and refurbishment of the penthouse apartment at 18 Sovereign House will not have a detrimental impact on neighbouring properties, including immediate neighbour No. 17 Sovereign House. The assessment findings ensure compliance with relevant planning policies, reflecting our commitment to preserving rights to light and creating a harmonious living environment for all parties involved.

6.3. The pre-application advice and feedback received from the duty planning officer, Ms. Brenda Louisy-Johnson, have significantly contributed to the development of the proposed extension and refurbishment plans. The initial concerns regarding the piecemeal nature of the development were addressed, and the subsequent submission of CGI visualizations proved instrumental in visualizing and assessing the proposed design. The positive response from the case officer further validates the suitability and aesthetic enhancement of the proposed extension and refurbishment for the penthouse apartment at 18 Sovereign House.

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