

## Design & Access Statement

PROJECT : 33 Sternhall Lane  
Peckham  
SE15 4NT

PROJECT REF : L221SL

Issued on: **May 2024**





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# Introduction

Apex Architecture Consultancy Limited was commissioned to explore the potential for a new house on the site of 33 Sternhall Lane. The access this house will be through the undercroft of 1A McDermott Road through which 33 Sternhall Lane has right of way.

This statement has been prepared by Apex Architecture Consultancy Limited and is intended to support the current Planning Application for the proposed development at 33 Sternhall Lane, Peckham, SE15 4NT.

This statement should be read in conjunction with the following:

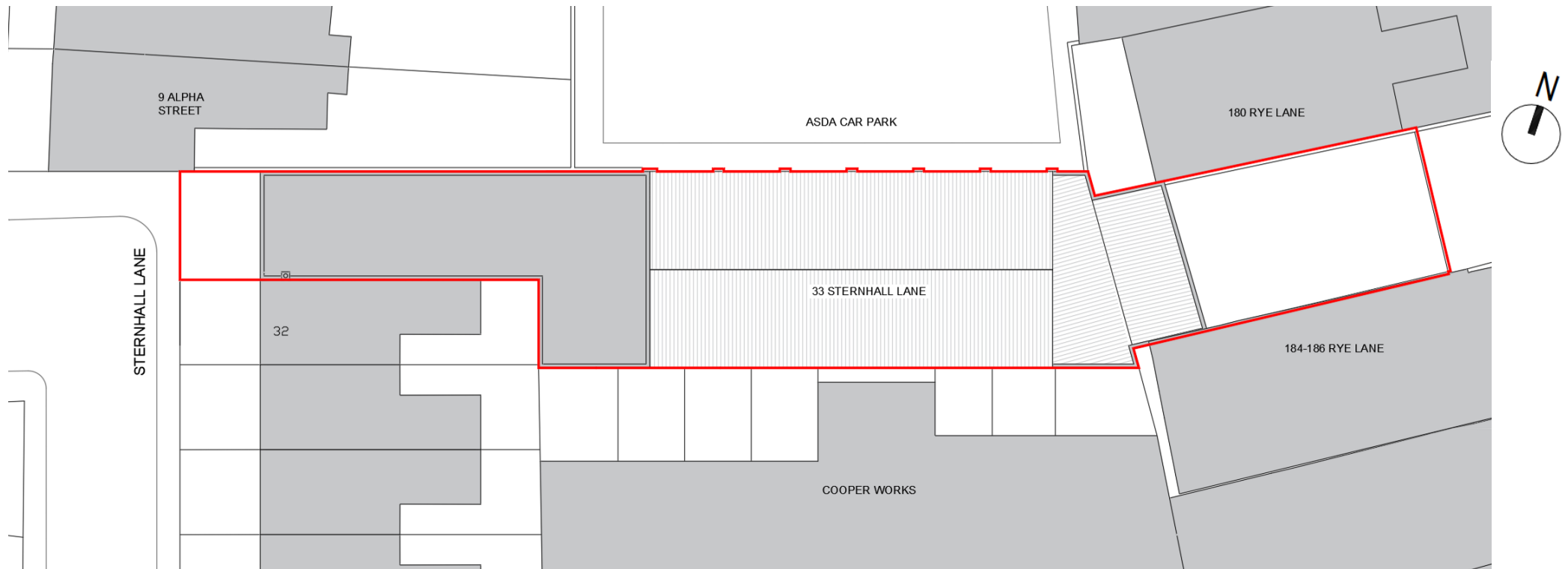
- Existing & Proposed Drawings, prepared by *Apex Architecture Consultancy Limited*
- Draft Construction Management Plan prepared, by *Apex Architecture Consultancy Limited*
- Planning Fire Safety Strategy, prepared by *ATC Fire Safety*
- Supporting Planning Statement, prepared by *Simply Planning Limited*
- Heritage Statement, prepared by *Simply Planning Limited*
- Energy Statement, prepared by *Innervision Design Limited*  
(produced for a previous 2 house scheme. However the findings and principles still apply)
- Flood Risk Assessment and Drainage Strategy prepared by *Ramtech Consulting*  
(produced for a previous 2 house scheme. However the findings and principles still apply)
- Surface water drainage plan (drawing # 510), prepared by *Apex Architecture Consultancy Limited*

## Existing Site

The site is a former warehouse, its last use was a place of worship, it is currently vacant.

The site consists of one large building with a yard to the rear. The rear portion of the building is single storey with a high pitched roof. The front portion of this building is two stories.

There is a shared right of way through the undercroft of 1A McDermott Road and Cooper Works to the south of the site.





# EXISTING CONTEXT





# New Proposal in Context





## Proposed Visuals





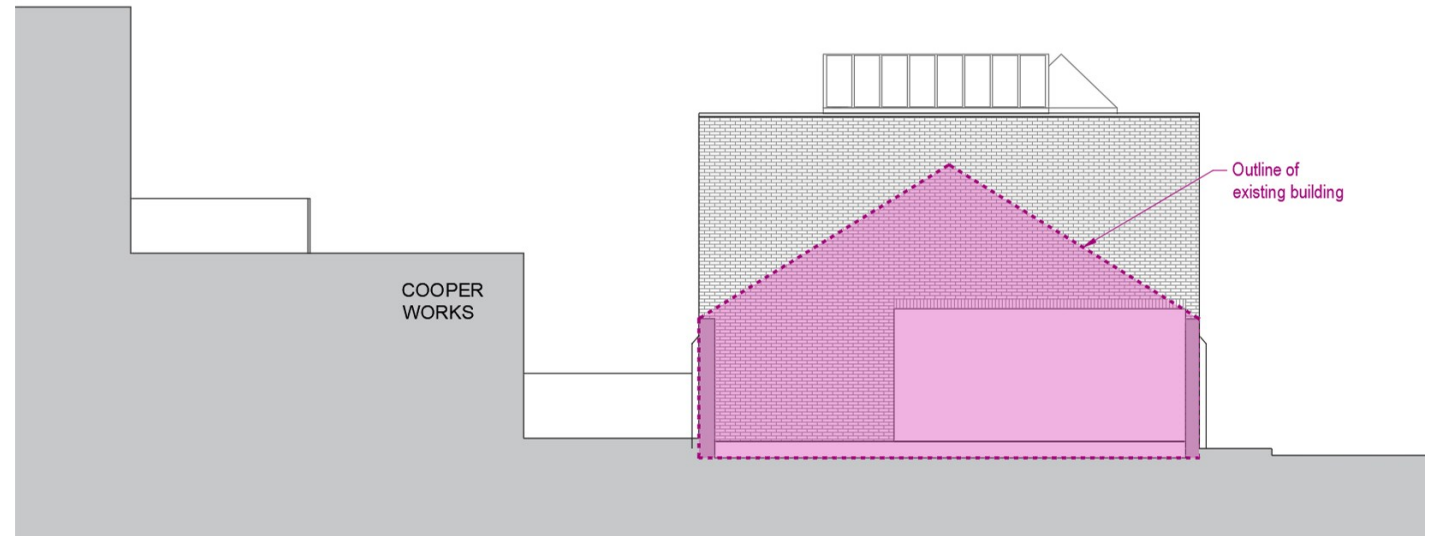




## Design & Massing

The proposed new house, located towards the rear of the site, replaces the existing building positioned adjacent to Cooper Works. This relocation is a thoughtful decision aimed at enhancing the surrounding environment. By removing the existing structure, the proposal opens up the outlook for the north facing windows of Cooper Works, creating a pleasant garden area that improves the outlook for neighbouring properties. The new massing of the proposed house, nestled between 180 Rye Lane and the building currently under construction at 184-186 Rye Lane, has been carefully chosen to enhance the outlook for all neighbours without obstructing views. This considerate approach will benefit the entire community by enhancing the overall visual appeal of the area.

Drawing inspiration from the existing urban fabric and local context, the design of the new house reflects cues from neighbouring structures such as 180 Rye Lane and the building currently under construction at 184-186 Rye Lane. Acting as an infill, the new house integrates seamlessly with its surroundings by matching the height and number of storeys of adjacent properties. Like its neighbours, the proposed house steps back as it rises in floors, ensuring a cohesive streetscape and maintaining architectural harmony.





# Design & Materiality

The material choices have been carefully selected to compliment the neighbouring properties. While the neighbouring buildings also feature red brick, they lean more towards a more multi stock appearance. In contrast, our choice of red brick reflects a traditional aesthetic often seen on the fronts of distinguished structures. This distinction allows our building to blend with its surroundings while also presenting a traditional elegance befitting a grand house. This classic material honours the rich heritage of grand houses and maintains a sense of harmony within the neighbourhood.

The design incorporates timber shades that residents can adjust to control sunlight & privacy levels. These versatile features offer an interactive element to the facade, allowing residents to tailor their living environment to their preferences. By enabling adjustments to sunlight and heat gain, the shades enhance comfort and energy efficiency, promoting eco-friendly living. Additionally, they add visual interest to the facade, contributing to a dynamic and engaging architectural expression.



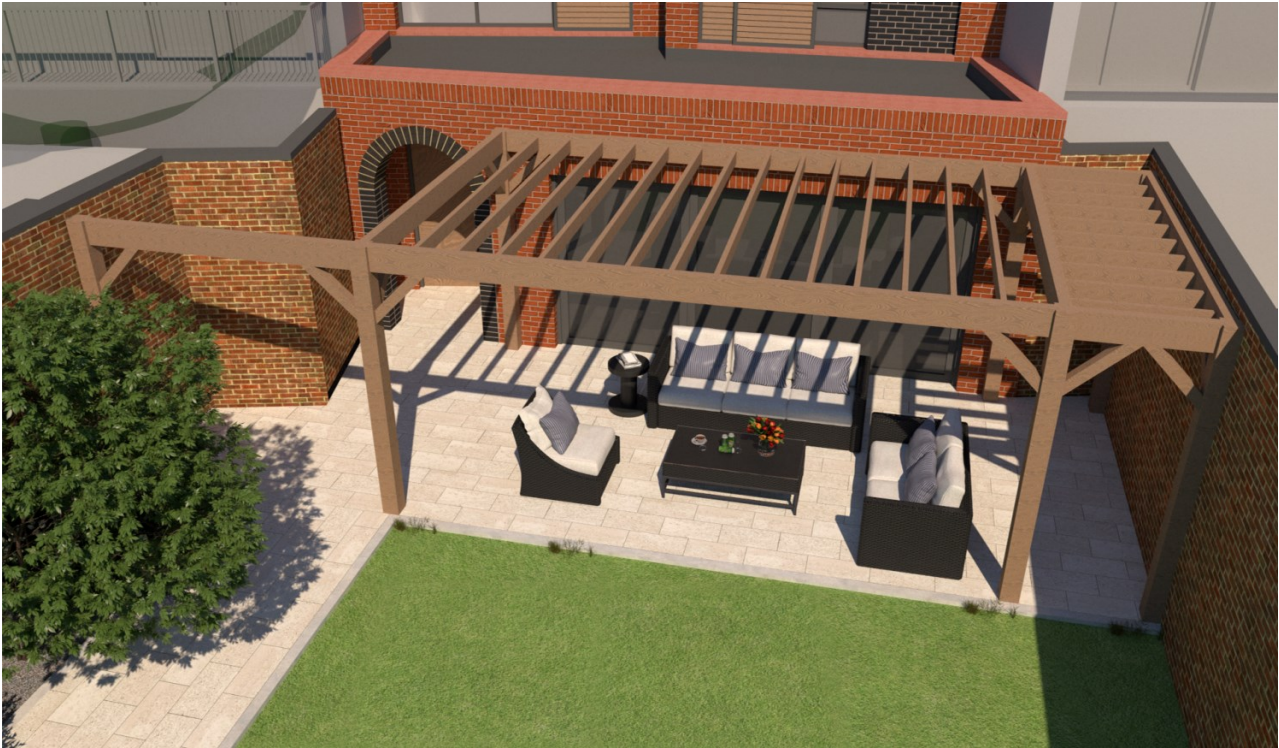
Ibstock - Bradgate Red  
A0020A

Ibstock - Black Smooth  
A5144A

Timber

RAL 7016

Element	Material
New masonry walls	Ibstock - Bradgate Red - A0020A
Masonry setbacks & entrance arch	Ibstock - Black Smooth - A5144A
New metal clad walls	Powder Coated Aluminium RAL 7016
Front door	Timber finish with glass panel
windows	Powder Coated Aluminium RAL 7016
External window shades	Timber slats with metal frame
Metal planter & balustrades	Powder Coated Aluminium RAL 7016
Pergola	Hardwood timber, natural finish

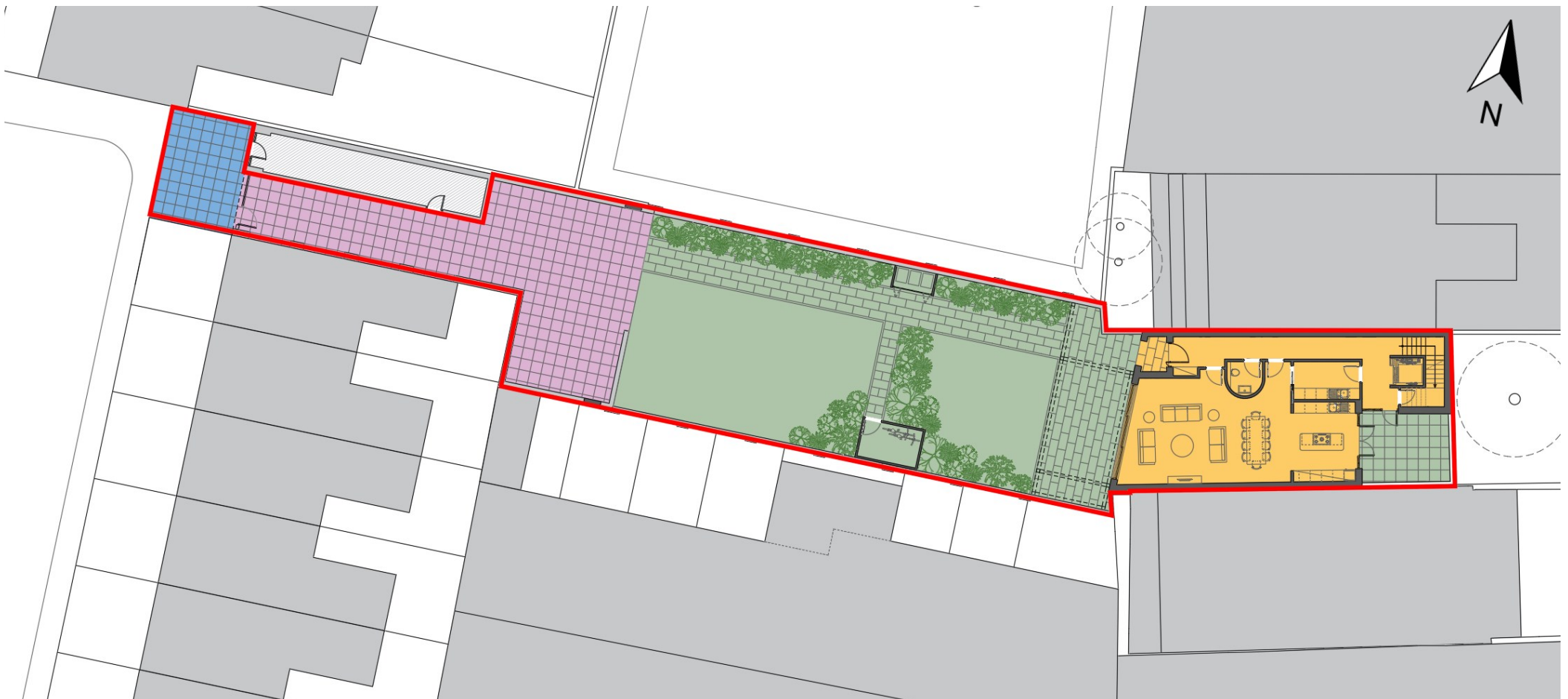
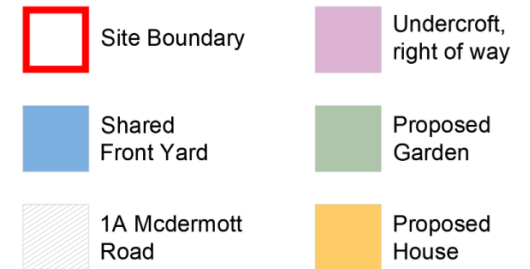




# Design & Layout

The layout considers the site's constraints and opportunities, ensuring a harmonious integration with the surroundings. It prioritises the provision of high-quality private amenity space, enhancing residents' comfort and well-being. Security and surveillance measures have been incorporated to enhance safety, while maximising natural light to habitable rooms creates inviting living spaces.

A key design feature is the introduction of angled walls at ground level and in bedrooms 1 & 3, strategically oriented to direct views towards the garden. This thoughtful approach aims to maintain privacy, respect the neighbouring properties, and optimise outlook. All bedrooms have been carefully positioned to overlook the garden, fostering a connection with nature and enhancing the overall living experience.





## Design & Orientation

The proposed is designed to receive sunlight throughout the day. The rear receives morning sun and the front receives sunlight during the midday and afternoon. The spacious garden is strategically oriented to capture sunlight throughout the day.

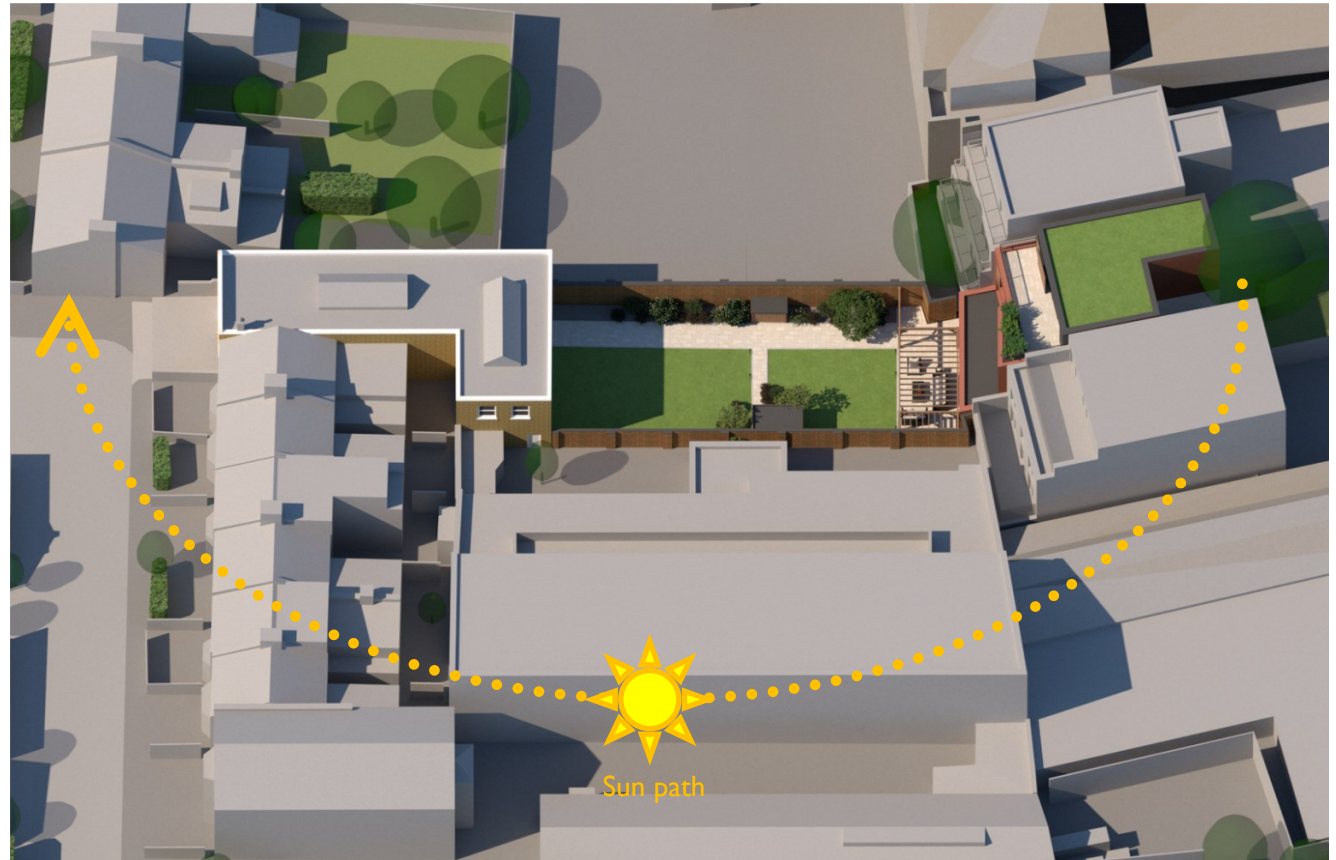
All habitable rooms benefit from west-facing windows, ensuring ample natural light particularly in the afternoon and evening. The open-plan living/dining/kitchen area and the master bedroom benefit from dual aspects.

Importantly, the design of the new house has been considered to minimise any impact on the light levels of adjacent properties. Nestled between two similarly sized buildings, it stays within the existing building lines and heights of its neighbours. Additionally, its positioning north of Cooper Works ensures these properties are not negatively affected by reduced sunlight exposure.

## Landscaping

The generously proportioned private garden, will enhance biodiversity and sustainability. The areas of permeable hard and soft landscaping will have a positive impact on sustainable urban drainage.

Additionally, the inclusion of a green sedum roof on the main structure will further contribute to the project's sustainability goals.



## Parking

The development does not propose any car parking spaces as the development is proposed to be a car-free development due to the nature of the area and proximity of the site to public transport links and local amenities.

## Cycle Storage

Cycle storage will be provided for 4 cycles within a secure store conveniently located in the front garden.

## Refuse and Recycling

A separate bin store will be provided. On collection day the residents will move their bins to Sternhall Lane for collection.

## Security

The security features of the house include a video entry system at the front gate, providing controlled access for residents and visitors. Additionally, the undercroft will be refurbished to ensure it is well-lit and bright, enhancing visibility and safety. The design benefits from natural surveillance, with neighbouring properties and living spaces having clear view over the front garden. CCTV surveillance will be installed to monitor the property, further enhancing security measures. The property will comply with Building Regulations Part Q, ensuring that the property meets the required standards for crime prevention and security.

## Access Statement

The proposed house is designed to comply with Part M4(2) of the building regulations, ensuring accessibility for all occupants. Features such as level thresholds, wide doorways, and accessible circulation spaces are incorporated to facilitate ease of movement throughout the property. Additionally, consideration is given to the placement of fixtures and fittings to ensure they are reachable and usable by individuals with mobility impairments. The design prioritizes inclusivity and ensures that the house is welcoming and accessible to all residents and visitors, regardless of their physical abilities.