



**Kristofer Adelaide Architecture**

# **Belvoir Road**

2 Belvoir Road and Rear of 2 Belvoir Road,  
London SE22 0QY

# 100 Contents

<b>101</b>	<b>INTRODUCTION</b>	<b>3</b>
<b>102</b>	PROJECT SUMMARY	<b>3</b>
<b>103</b>	OPPORTUNITIES AND ASPIRATIONS	<b>3</b>
<b>200</b>	<b>LOCATION</b>	<b>4</b>
201	INFRASTRUCTURE & TRANSPORT	4
202	AMENITY & OPEN SPACE	4
203	COUNCIL PLAN AND DESIGNATIONS	4
204	LOCAL ARCHITECTURAL CHARACTER	5
205	EXISTING SITE	6
206	EXISTING HOUSE CONDITIONS	7
207	EXISTING CONDITIONS - BACK LAND SITE	8
<b>300</b>	<b>PRE- PLANNING RESPONSE</b>	<b>9</b>
<b>400</b>	<b>PROPOSAL</b>	<b>11</b>
401	4 BELVOIR ROAD EXTENSIONS	11
402	EXISTING BUILDING - EXTENSION	12
403	VIEWS OF PROPOSED EXTENSION	13
404	GARDEN SPLIT	14
405	NEW HOUSE PROPOSAL	15
406	NEW HOUSE PROPOSAL	16
407	NEW HOUSE PROPOSAL	17
408	REFUSE AND BIKE STORAGE	18
409	SUSTAINABILITY	19
<b>500</b>	<b>DESIGN PROPOSAL- VIEWS</b>	<b>20</b>
..		
<b>600</b>	<b>MATERIALITY</b>	<b>24</b>
<b>700</b>	<b>DRAWINGS</b>	<b>25</b>

## Project Team

Design Team:

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Capital 36

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## 101 Introduction

## 102 Project Summary

The project located at 2 Belvoir Road seeks to restore, and add a new extension to the ground floor of the existing property. The application also seeks to maximise the large garden with a develop the back land (existing garden space) adding a Three-bed two story high quality new build house with one parking space, cycle parking and bin storage at the end of the existing garden.

## 103 Opportunities and Aspirations

The current site features a large deep linear rear garden, That is underused and not well maintained. The proposal seeks to split the garden into two parts; The existing house and the new build family house 'back land development'.

The aspiration is to renovate the dilapidated lower ground floor of the existing house, with the addition of a rear elevation housing a larger kitchen, dining room, home study and playroom. The current kitchen and dining room is small and the conservatory is very cold and does not conform to current standards.

The objective for the new build 'back land development', is to create a new high quality three bedroom family house with a parking space. Both schemes considered as one, maximising on the site affordance.



Figure 01 - Site extents and urban grain

## 200 Location

The site is located to the east of Lordship Lane (A2216), south of Dawson's Hill and east of Dulwich Park. The site has an existing house and shared vehicular access from Belvoir Road, which runs alongside the adjacent property. The access road is shared with Belvoir Lodge, although it is noted the lodge does not maintain upkeep of the access road, and as a result the access road suffers from fly tipping and is currently overgrown with brambles and weeds.

The wider surrounding area is namely residential, although the site is adjacent to an existing builders' yard east of the site.

## 201 Infrastructure & Transport

The site is within 15-minute walk to Forest Hill Overground station, which provide direct links to London Bridge and Liverpool St, via Shoreditch Overground. The site is equally well served by numerous buses 176, 185, 197 heading into Central London and other South London destinations. The site is located within a 6 minutes' walk from Dulwich Park.

## 202 Amenity & Open Space

The site is adjacent to Dulwich Park and a short walk away from the open spaces of Dawson's Hill and Horniman Gardens. Locations popular with local residents and families and the site's location is perfectly placed to take advantage of these amicable surrounds.

## 203 Council Plan and designations

Located within the Dulwich SPD area, the site has the potential to positively engage with the aims of this plan to improve the quality of the built environment and provide much needed family dwellings. This scheme actively demonstrates the ability to respond to needs for greater capacity and set above average delivery in residential design standards.

The site is not in a conservation area.  
 The site is not in an Archaeological Priority Zone  
 The site is in flood zone 1 and has a very low probability of flooding.



Figure 02 - Birds eye view of the site and extents

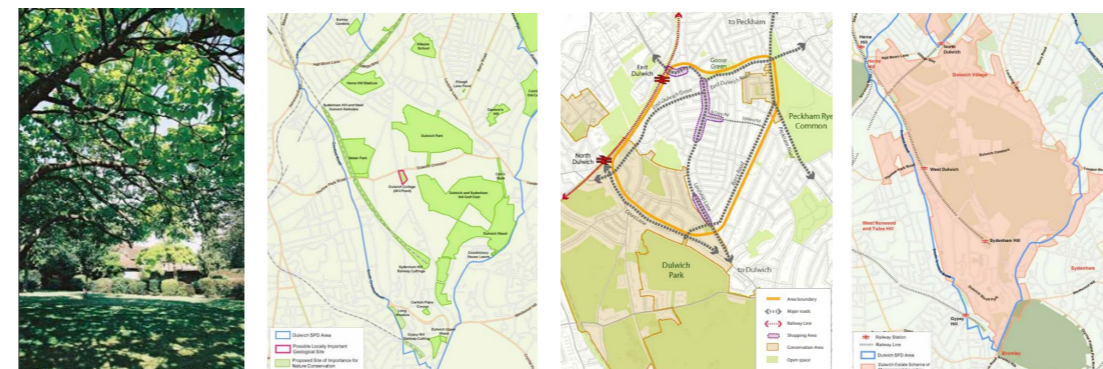


Figure 03 - Site context

## 204 Local Architectural Character

The immediate area surrounding the site demonstrates a mixed tenure of residential architecture. Consisting of Victorian terraced townhouses dating from the mid-19th century with some examples from as early as 1810, apartments to 1950's semidetached houses.



Figure 04 - Ladyship Terrace - Modern Venacular



Figure 05 - Belvoir Road - Traditional Victorian Bay Windows

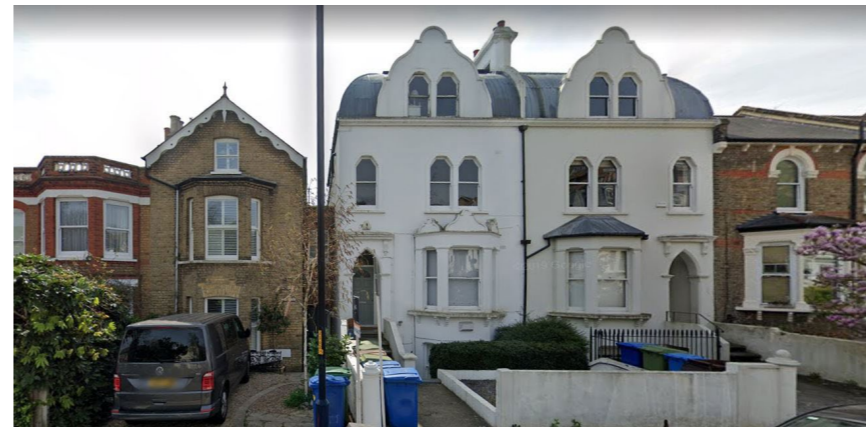


Figure 06 - Belvoir Road - Mix of Traditional Elevations with varying heights



Figure 07 - 4 Belvoir Road - Brick Finish



Figure 08 - Dawson heights - top of Belvoir Road

## 205 Existing Site

The existing building features notable architectural charm and quality that have been retained over time. Although the rear of the building has been the subject of alteration by way of a large rear conservatory. The building is of solid masonry construction with a render finish and roof tiles. Window timber single pane. The existing property is a 3-bed house with an extensive side and rear garden and has been used as a student house for the past years..

The rendered elevation differs to the neighbours which is buff brick, but the window types match. To the rear of the property the garden is currently over grown and there is an unused garage at the end of the site. the boundary is flanked with the the 4 storey Belvoir lodges that over arch the garden in the location we are proposing the site to for the back land development that will help to mak the harsh elevation of the Belvoir Lodges.



Figure 09 - View of overgrown garde towards Belvoir to the north of the site



Figure 10 - Rear of site showing existing conservatory



Figure 11 - View towards front of property



Figure 12 - View towards the shared access road which is overgrown and used for fly tipping

# 206 Existing House Conditions



Figure 13 - dark interior (current kitchen)



Figure 18 - Existing dining area in bay window



Figure 16 - Existing front of property Bay window which matches the terrace



Figure 17 - Existing traditional looking porch



Figure 14 - Existing site photos of the rear showing the harsh elevation of the Belvoir Lodges and the overgrown and un-manned Garden



Figure 15 -Rear elevation showing traditional pitches and conservatory



## 207 Existing Conditions - Back land site



Figure 19 - Belvoir Lodge is to the rear of 2 Belvoir. This building over arches the garden and is 4 stories. 2 Belvoir Road's garden ascends towards the side flank wall of this building. The access road has 1 gate shown which is rarely or ever used by Belvoir Lodge.



Figure 20 - Google View towards Belvoir Lodge that over arches the site from the south and shares an access road that is rarely used by the Belvoir lodge residents as it is overgrown and neglected



# 300 Pre- Planning Response/ Our Response

Pre-application meeting was held on 24/02/2022 with Southwark Planning and outlined a few concerns on the design, amenity, and information on the housing quality. Below are some of the points raised and how we have responded to the advice.

It was agreed that the site for the purpose of residential is acceptable.

## Access and site layout

### ADVICE

The proposed additional house to the side of the property would restrict access to the access road.

### RESPONSE

#### Dwelling extension to Belvoir Road

Due to the restricted access to the shared access road, the additional dwelling to the side of the existing house has been removed in the revised design proposal. The design now only seeks for a large householder extension to the rear of 2 Belvoir Road.

#### Backland development

The access will be remain and be cleared out to be able to be used for the new house being proposed at the rear of the property. For construction the current trees will be pruned back to allow for construction access. Smaller vehicles will be used to transport construction material during build.

## Scale, height and massing

### ADVICE

#### Dwelling extension to Belvoir Road

In terms of scale, massing and height of the new dwelling extension to the host property, the existing design displays the height of the upper floor roof as being above the height of the existing building's eaves. This was also highlighted in the pre-application meeting. This roof height is not acceptable as it does not appear as a subservient addition to the host property. The set back of the upper floor is necessary but this height would need to be revised for any future application.

Furthermore, it was also outlined by the Case Officer at the pre-application meeting that to the rear elevation the new dwelling extends beyond the building line of the host property. The scale and mass of the extended property appears greater than that of the host property and therefore does not read as a subservient addition. This is further discussed in the design section of the report; however it is advised that any future application revises the scale, massing and height to ensure the new dwelling reads as a subservient addition to the host property. This will require the size of the new dwelling to be reduced.

#### Backland development

In regard to the two new properties at the rear, these would be categorised as backland development and should be subservient to the existing dwellings thus having a secondary urban hierarchy and should be lower in scale and massing. The Design and Conservation team have emphasised in consultation comments that in the proposals current state, it is not secondary to the existing dwelling. Due to the dominant scale and form of the two new backland homes, the proposal fails to comply with Council's Design & Conservation policies as the proposals will disrupt the urban hierarchy of the area, introducing buildings of excessive height to the rear of these properties. At present, the proposals will be contrary to policies in the Southwark Plan notably policies P13 - Design of Places, P14 - Design Quality. It is considered that the proposal to the rear should be restricted to one new dwellinghouse. Further discussion on this is given in the housing quality and design section of the report. The Dulwich SPD provides further guidance on developing backland sites.

### RESPONSE

#### Dwelling extension to Belvoir Road

The extension has been severely reduced to a single storey rear extension. The proposal removes the existing conservatory and bay window to allow for an open plan space to accommodate a larger kitchen and dining space which is currently a dark space in the current property at 2 Belvoir road

#### Backland development

As advised two properties on this land would be over development but one additional property would be acceptable in principle. We have reduced the scale of the building and also positioned it to work better with the site and typography. Working hard to ensure no overlooking and using tree cover to work with views toward the neighbouring properties.

# 300 Pre- Planning Response/ Our Response ..cont

## Detailed design

### ADVICE

#### Dwelling extension to Belvoir Road

To the dwelling extension there would be 5 side facing windows and the main entrance door at east elevation. It is not considered that these would cause any adverse privacy or overlooking concerns to the adjoining neighbour at the east as there is a row of linear trees along this side passage obscuring the property. Furthermore, side windows existing at the host property and so the views created would not differ from the existing. It is not considered that in principle this dwelling would cause any neighbour amenity impacts.

#### Backland development

It was outlined at the pre-application meeting by the Case Officer that there are concerns in regard to the proximity of the windows at the new rear dwelling 1 and the outdoor amenity space of the side extension dwelling. At present these windows lie approximately 3 metres away from the end of the rear garden. This gives rise to significant privacy and overlooking issues to the occupiers of the new side dwelling. The removal of any windows should consider any potential impact of outlook to the future occupiers and ensure to provide enough daylight and sunlight to the habitable room.

Both of the rear dwellings are built up to the boundary with No.4 Belvoir Road. Although the neighbouring property benefits from a long garden, this is still likely to greatly impact on their outlook and sense of enclosure as the development extends across a large part of this boundary wall. It is considered that two properties to the rear is an over development and one new dwelling would be more suitable at this location.

Similar to the outlined above, it is not considered that the development would give rise to significant privacy or overlooking issues in terms of the neighbour to the east due to the linear trees along the side passage. Towards the west there would be no side facing windows and thus would not overlook No.4.

### RESPONSE

#### Dwelling extension to Belvoir Road

The proposed side house to 2 Belvoir Road has been removed and the only extension being sought on the existing house is for a rear extension. The remodelling of the existing house takes into consideration the lack of existing kitchen and dining space for which this new extension will house. There will be a slight remodelling to allow for a lower ground guest room and study space for work at home purposes.

#### Backland development

The revised dwelling is reduced from 2 to 1 dwelling on the back land development. The revised dwelling is positioned such that distance of window-to-window view to 23,5 meters which is considered acceptable for window-to-window view. The window towards 2 Belvoir Road will be slightly frosted up to 1,3 meters in height. The position of the dwelling is slightly raised to ensure less land removal and dig to protect root areas.

The building has tri aspect, and the ground floor is open plan allowing for fully day light to reach all aspects of the rooms dependent on time of day. The design of the garden will respect the existing trees to be retained and allow for a parking space and areas to store bins and bikes.