24 Stansfield Road, Design & Access Statement.

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REVISION
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IVO CAREW ARCHITECTS

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1
INTRODUCTION

1.1
BACKGROUND

This document has been prepared by Ivo Carew Architects to provide supporting information for a householder planning application at 24 Stansfield Road, London, SW9 9RZ.

We are seeking planning permission for external refurbishment works, including the replacement of windows, and the construction of a single-storey rear extension.

The property is a Victorian residential dwelling. The proposals have been carefully designed to respond sympathetically to the character of the host building and respect the amenity of neighbouring properties.



1
24 Stansfield Road, front facade.

2
PRACTICE PROFILE

2.1
IVO CAREW ARCHITECTS

Ivo Carew Architects (ICA) is a Kennington based studio established in 2017. We create carefully crafted and intelligent designs that are directly informed by and positively contribute to their setting.

The ICA team brings extensive collective experience in delivering schemes within settings of high historical and ecological sensitivity. We have successfully delivered and are currently undertaking complex projects involving Listed Buildings and unique sites of special heritage interest within South London Conservation Areas.



1



2



3

1
Refurbishment of Gothic Revival house on Oakley Square, Camden (2020-2022)

2
Three listed houses on Kennington Road refurbishments and extensions, Kennington (2024 - ongoing)

3
Vinegar Works Coach House, Vauxhall (2025 - ongoing)

3
SITE

3 . 1
SITE LOCATION



1



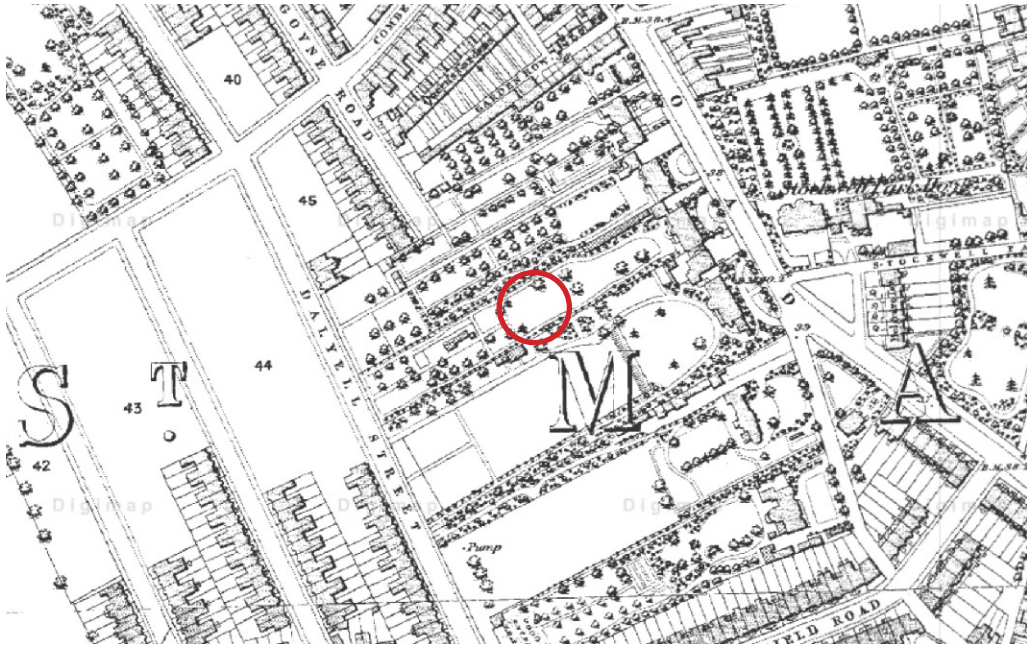
2

24 Stansfield Road is situated on the eastern side of Stansfield Road, positioned between Ferndale Road and Dalyell Road in Stockwell/Brixton. The surrounding area is predominantly residential, characterized by mid-to-late Victorian terraced properties of similar age, scale, and architectural style. The property has no statutory listing and is not locally listed.

1
Satellite photograph showing the site in context (Google Earth)

2
Composite satellite three-dimensional view showing the site in context (Google Earth)

3.2
SITE HISTORY



1



2

The Brixton Conservation Area encompasses a rich social and architectural history, largely defined by the rapid suburban expansion of South London during the 19th century. Following the opening of Vauxhall Bridge in 1816 and the subsequent arrival of the London, Chatham and Dover Railway in the 1860s, the area transformed from open farmland and market gardens into a thriving residential suburb for London's growing commuter workforce.

Stansfield Road was laid out during the late 19th century as part of this speculative housing boom between Ferndale Road and Dalyell Road. The street was developed with high-density, two-to-three storey Victorian terraced housing featuring characteristic stock brickwork, rendered detailing, and timber sash fenestration. During the 20th century, the broader area experienced periods of urban change and post-war redevelopment, though streets such as Stansfield Road retained their original Victorian residential fabric.

1
Ordinance Survey Map extract from the 1870s, showing open farmland and market gardens.

2
Ordinance Survey Map extract from the 1890s, showing a thriving residential suburb.

3
SITE

3.3
STREETSCAPE

Many of the houses on Stansfield Road are of a similar design, age, and scale to 24 Stansfield Road, featuring characteristic ground-floor and upper bay windows, London stock brickwork, decorative render detailing, and traditional sash fenestration.

A significant number of neighbouring properties along the terrace have also undergone window replacements, single-storey rear extensions and side infill developments to suit modern living standards.









3.4
EXISTING BUILDING

The existing property retains many of its original Victorian facade features to the front elevation; however, the rear elevation has been altered by previous, unsympathetic modern additions. Most notably, there is an existing modern single-storey rear extension that projects 1.8 metres beyond the main historical rear building line.

The demolition of this substandard structure and its replacement with a single-storey extension presents a significant opportunity to enhance the property. The proposed scheme will dramatically improve the interior spatial quality by introducing high-performance, tactile materials and optimizing daylight penetration into the living spaces.



1



2

1
Photograph of rear elevation flank wall.

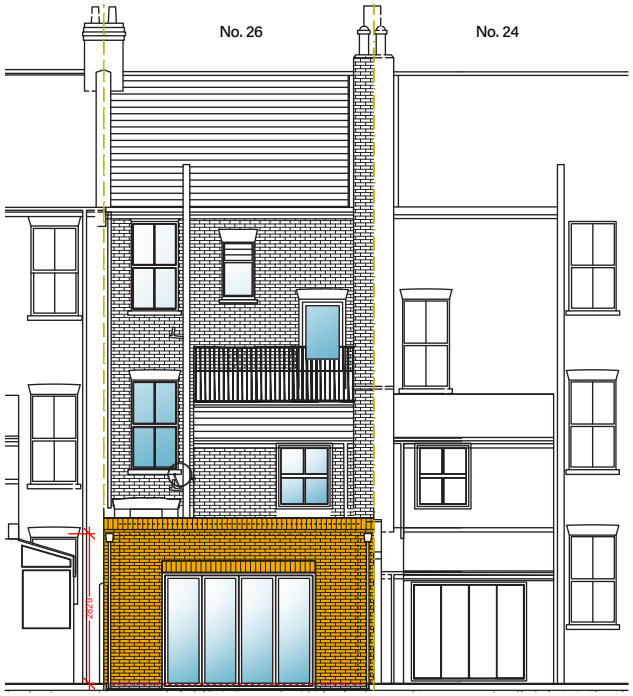
2
Photograph of the roof of the modern one-storey rear addition.

3.4
NEIGHBOURING APPLICATION (26 STANSFIELD ROAD)

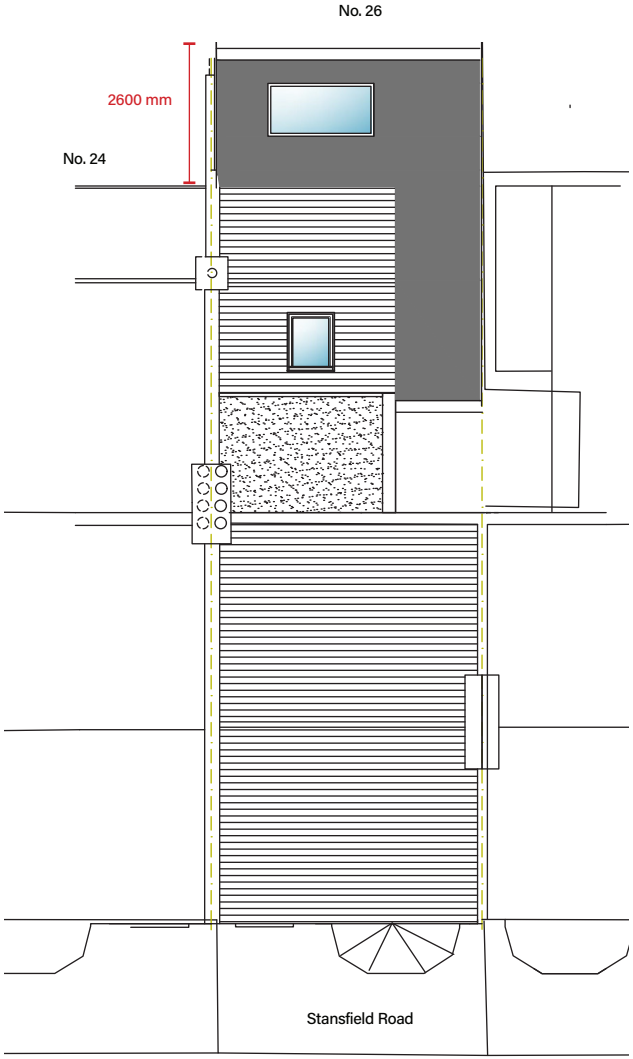
The massing and footprint of the proposed extension for 24 Stansfield Road have been explicitly designed to align with the approved scheme at the immediate neighbouring property, 26 Stansfield Road (Planning Ref: 24/04031/FUL, approved February 2025), which is currently under construction.

Under application 24/04031/FUL, permission was granted for a single-storey ground floor extension extending 2.6 metres beyond the existing rear elevation. The approved extension at No. 26 features an overall height of 3.1 metres at the parapet wall along the party boundary.

In their evaluation of No. 26, Lambeth Council officers concluded that a 2.6m projection with a 3.1m parapet wall sits comfortably within the garden context, achieves appropriate subordination to the main host building, and preserves neighbouring residential amenity (in accordance with Policies Q2, Q5, Q8, and Q11 of the Lambeth Local Plan 2021).



1



2

1
Proposed rear elevation for 26 Stansfield Road, sourced from 24/04031/FUL

2
Proposed roof plan for 26 Stansfield Road, sourced from 24/04031/FUL

4
DESIGN APPROACH

4.1
PROPOSALS

1) **Single storey extension**

- Timber-clad wrap-around extension, protruding 2600mm from the existing rear extension line, with a height of 3100mm to the top of the parapet.

- Extension to wrap around and infill part of the flank wall facing No. 22 Stansfield Road. The roof will step down approximately 330mm when wrapping around the rear, with a height of 2770mm to the top of the parapet.

- A lightwell / courtyard space measuring 2330 x 1800mm is proposed between the existing rear building line and new extension. This allows good daylight and ventilation to the rear room of the property, and is beneficial to the adjoining property (No. 22 Stansfield Road) as it removes built mass from the flank wall. This is in accordance with Section 4.57 of the Lambeth Design Guide SPD Part 4: Building Alterations, Extensions and Retrofit document.

- One rooflight is proposed.

- Install timber sliding doors and windows with dark natural finish.

2) **Alterations to the building, front elevation:**

- Replacement traditional timber double glazed sash windows painted to match existing windows, see drawing 2616 P2600.

3) **Alterations to the building, rear elevation:**

- Replacement traditional timber double glazed sash windows painted to match existing windows, see drawing 2616 P2610.
- Replacement double glazed timber framed french door, painted to match existing, see drawing 2616 P2620.

4.2
PROPOSED FOOTPRINT

An analysis of modern ground-floor extensions along Stansfield Road reveals an established pattern of development: single-storey wrap-around and side infill extensions that deliberately incorporate an internal lightwell or courtyard. Rather than forming a deep, solid box across the full width of the plot, this L-shaped typology breaks down the built mass and creates a breathing space between the original rear outrigger and the new building footprint. Retaining a lightwell ensures that the primary rear rooms within the original house maintain access to high levels of direct daylight and natural cross-ventilation, avoiding dark interior spaces deep within the floor plan. This also mitigates any visual impact, overshadowing, or sense of enclosure for adjoining residents.

The proposed footprint for 24 Stansfield Road directly adopts this established typology. The extension infills the side passage while integrating a central courtyard space which measures 1.8 x 2.3m. This projection and footprint strictly match the rear extent and morphology of neighbouring properties, most notably the recently approved scheme at 26 Stansfield Road, ensuring a consistent, harmonious rear building line along the terrace.



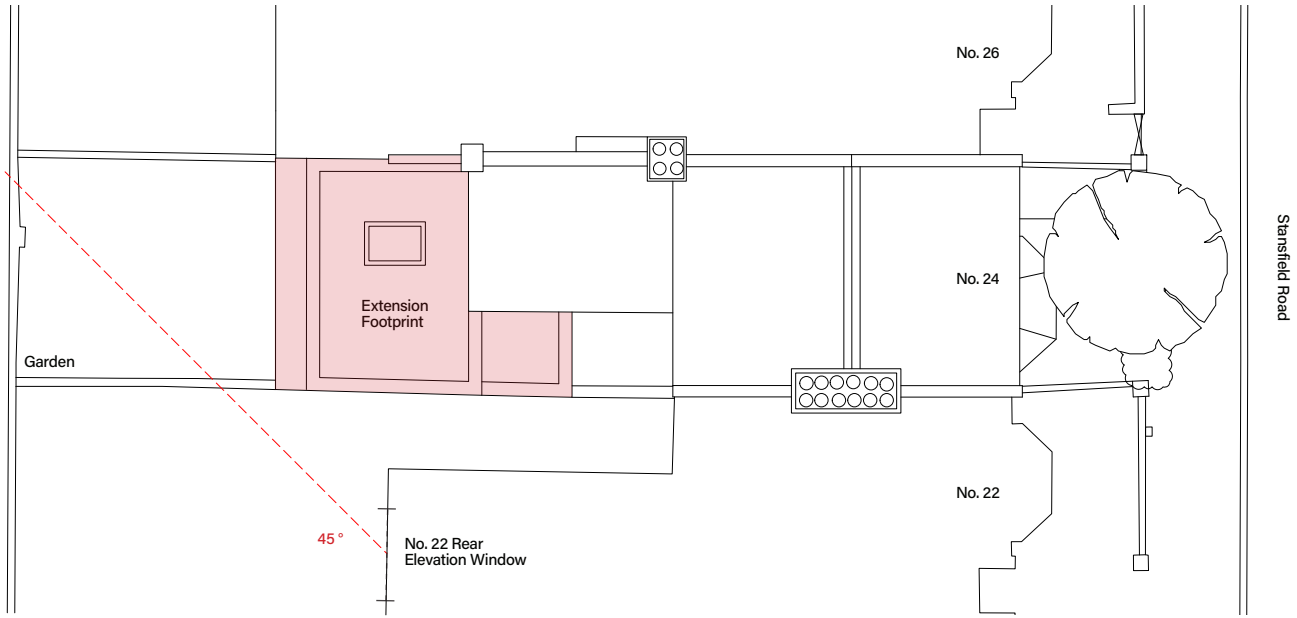
Site Plan Diagram (not to scale)

4 . 3
IMPACT ON NEIGHBOUR'S AMENITY

To evaluate the potential impact on light levels for the adjoining property at 22 Stansfield Road, a daylight assessment was carried out in accordance with BRE Digest 209 (Site Layout Planning for Daylight and Sunlight) and Lambeth Planning Policy Q2 (Amenity).

As illustrated in the accompanying diagram, a 45-degree sightline is projected on plan from the center point of the nearest habitable window located on the main rear elevation of No. 22. It is demonstrated that the extension will have no adverse impact on daylight, sunlight, or outlook for the primary living spaces of 22 Stansfield Road.

In accordance with standard BRE principles and Lambeth Council's validation guidelines, the 45-degree test applies exclusively to windows on the main rear or front elevations (which form the primary light source for habitable rooms). Side-facing flank windows directly overlook plot boundary lines act as secondary light sources. They are categorically excluded from 45-degree assessments so as not to unduly sterilize reasonable development rights up to the property boundary.



Roof Plan (not to scale)

4 . 3
IMPACT ON NEIGHBOUR'S AMENITY

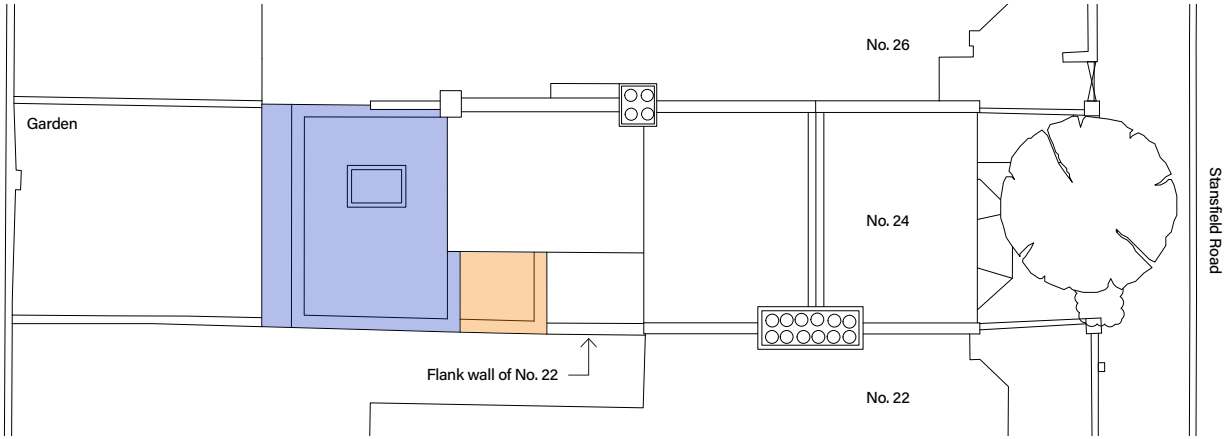
As illustrated in the accompanying diagrams, a deliberate design decision was made to drop the roof height of the extension by approximately 330mm where it infills the side passage and wraps around the existing building structure.

By lowering the parapet line along the infill section, the massing is pulled back vertically from the shared boundary line. This ensures low-angle sunlight continues to reach the adjacent garden area and flank wall of the neighbouring property without unneighbourly overshadowing.

Stepping down the structure breaks up the overall volume of the extension, avoiding a continuous high wall along the boundary and preventing an overbearing sense of enclosure. The height drop clearly delineates the original rear structure from the new addition, ensuring the extension remains visually subservient to the host dwelling in accordance with the Lambeth Design Guide (Part 4).



Site Section



Roof Plan

4.4
MATERIALITY

The material pallete for the proposed extension has been carefully curated to establish a refined, contemporary appearance that respects the historic host building whilst creating a clear distinction between old and new.

The rich, varied tones of timber tonally resonate with the weathered patina and warm yellow/brown hues of the original Victorian London stock brickwork. The use of timber gives the extension a lighter, highly tactile, and subservient quality. The structure reads visually as a contemporary garden pavilion nestled against the rear elevation.

In accordance with Paragraph 206 of the NPPF and Lambeth Council's Design Guide SPD (Part 4), contemporary interventions are encouraged where they complement the historic asset. Using a distinct, high-quality material such as charred timber clearly delineates the evolution of the building while leaving the original Victorian rear facade legible. Charred timber is also a naturally durable, low-maintenance, and sustainably sourced material that ages gracefully without degrading, satisfying the requirements of Policy Q8 (Construction Detailing) regarding long-term finish quality.



1
London stock brick, present on the existing building and garden walls.

2
Dark metal accents for flashings and copings, proposed for the extension.

3
Charred timber, proposed as the main cladding material for the extension.

4
Engineered timber (dark natural finish), proposed for door and window frames for the extension.