



1 ELMCOURT ROAD, LONDON SE27 9BX  
DESIGN & ACCESS STATEMENT  
February 2026



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**145-VIT-XX-DAS-A-011-S2-P01**

Issued for Planning Submission

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# 1.0 Introduction

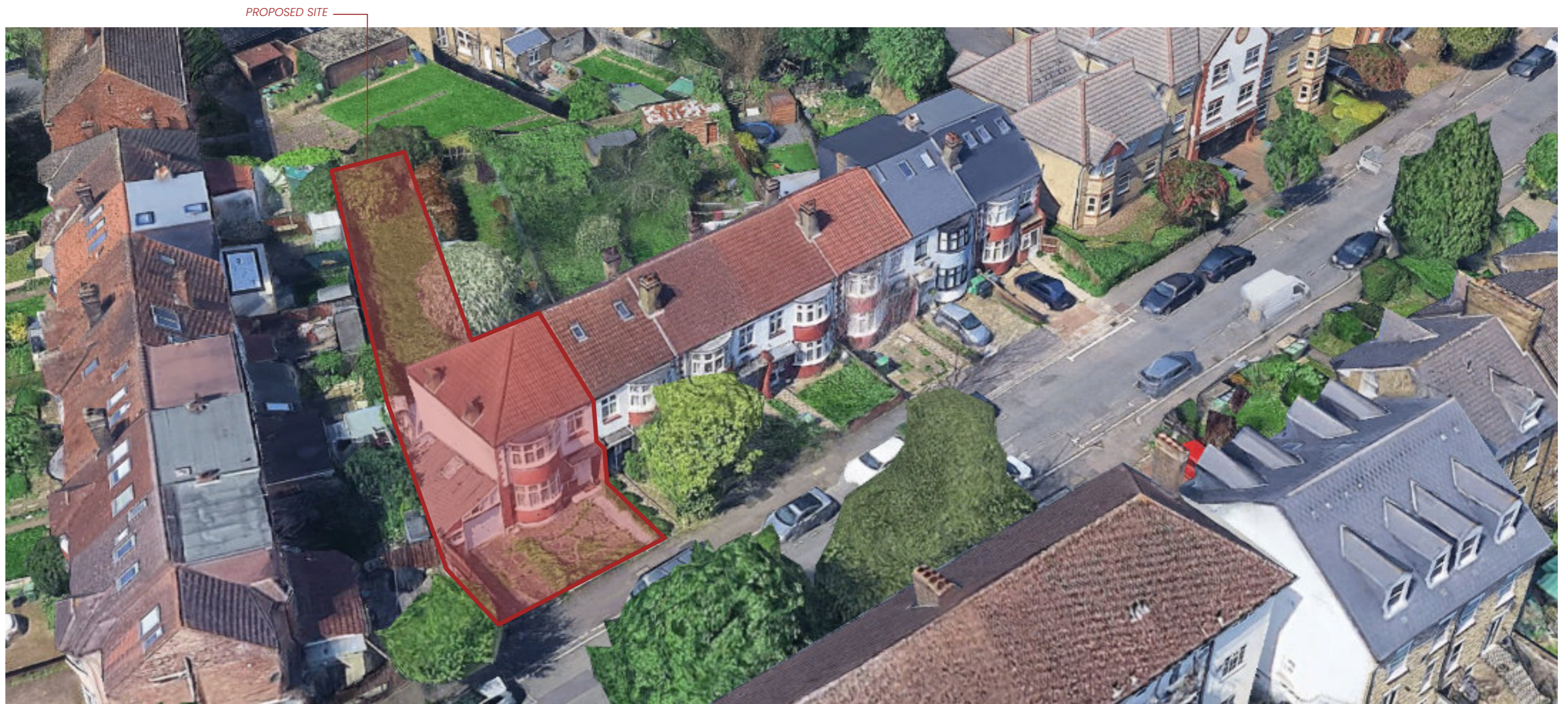
- 1.1 This Design and Access Statement has been prepared by vitua architects on behalf our clients, to support a planning application for the refurbishment and single storey ground floor extension of an end of terrace property located at 1 Elmcourt Road, London SE27 9BX.
- 1.2 The property is a two storey, end of terrace house located at the south-west end of Elmcourt Road, within the London Borough of Lambeth. Whilst contributing to the local streetscape, it is not listed, it does not lie within a Conservation Area and is not located in a site of archaeological importance. No trees within the property boundary or in the vicinity are under TPOs.
- 1.3 The proposals include;
  - internal refurbishment of the property, to upgrade fabric and services, making it fully compliant with Building Standards and Regulations;
  - erection of a new rear extension facing the garden;
  - rebuilding of the existing garage to address structural disrepair and compliance with building standards;
  - partial infill of the area behind the existing garage.
- 1.4 A previous planning application (ref. 25/03625/FUL) was refused in January 2026. The associated delegated report was reviewed in detail with a view to address the issues highlighted by the Council's case officer. Further email engagement with the Council, which helped clarify the concerns has been taken into consideration in the development of the current proposals.



Street view of the subject building

## 2.0 Location and Setting

- 2.1 The subject building is located on the west end of Elmcourt Road, near its junction with Norwood Road. It forms the end of a terrace of 7 houses of similar size and treatment.
- 2.2 The generous front gardens are bounded by a variety of materials including brickwork and metal fencing; however in several instances they have lost the front fence wall and been converted to driveways.
- 2.3 The rear gardens are very deep - no.1 being the deepest due to the specific plot configuration - and generally left to natural growth.
- 2.4 The existing properties along the terrace have been subject to a number of alterations. The houses at no.11 and no.13 specifically have been extended both at ground floor, towards the garden, and at roof level with dormer extensions. No. 7 has been extended at the rear and no.3 displays a conservatory facing the garden.
- 2.5 It is noticeable that the roof at no.13 has been altered with a hip-to-gable extension that has compromised the symmetry of the terrace elevation as a whole.



Aerial view of the terrace at the west end of Elmcourt Road

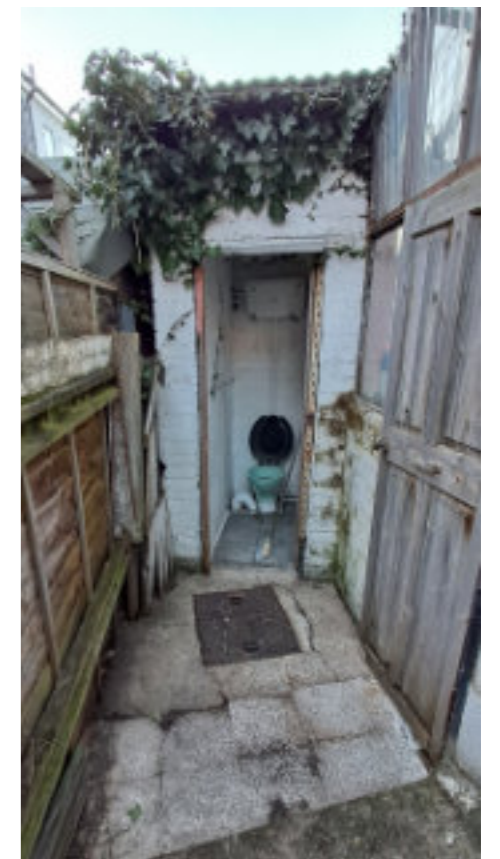
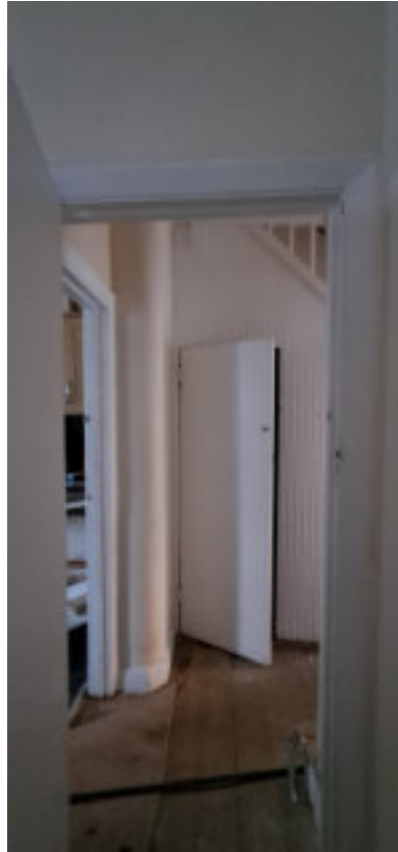
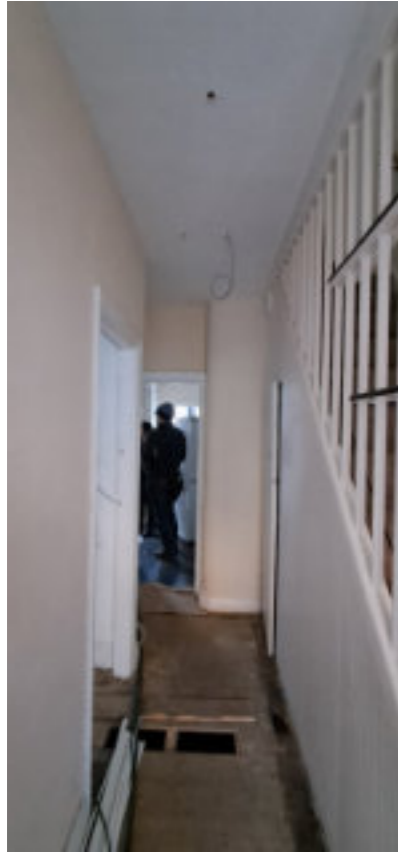
# 3.0 Existing Building

## External Photos

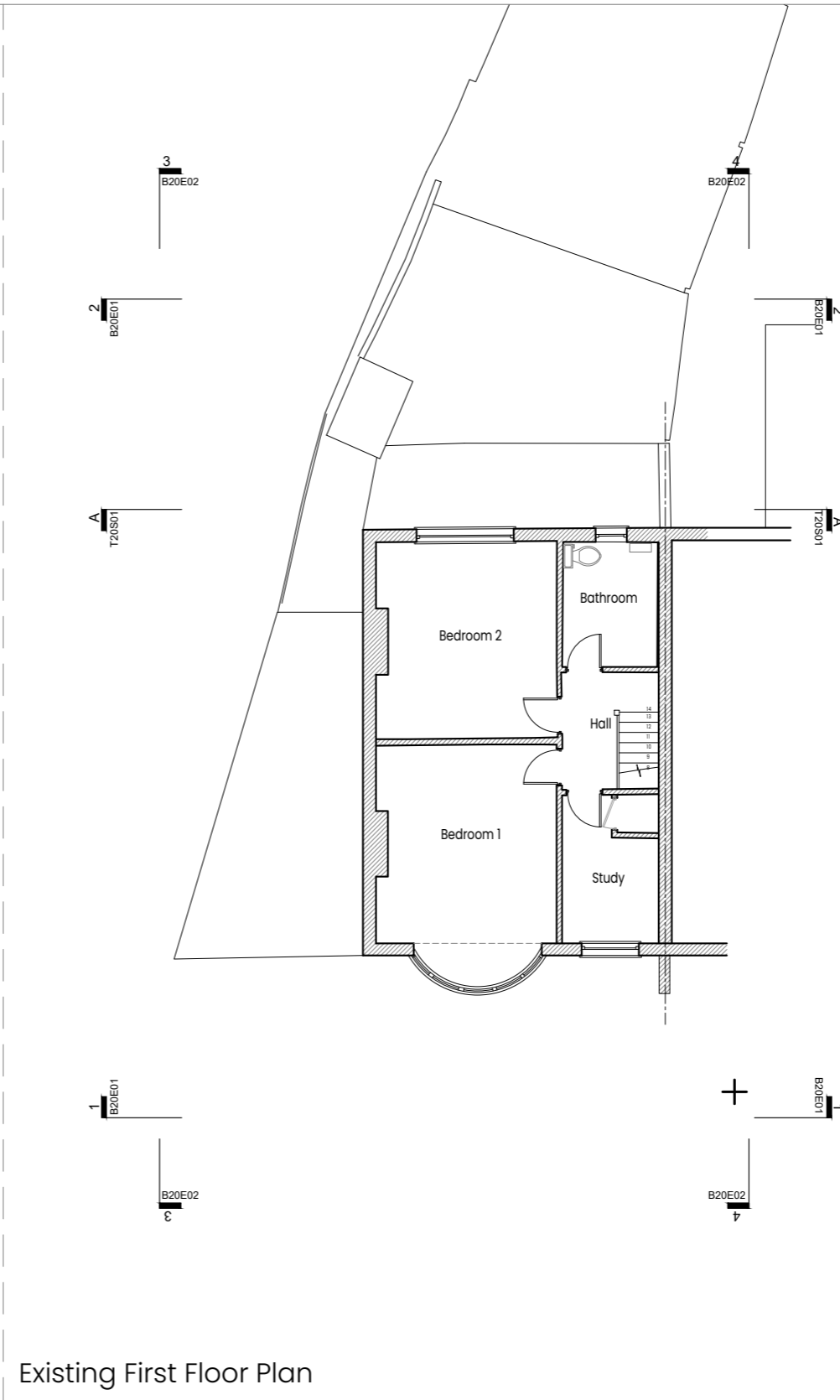
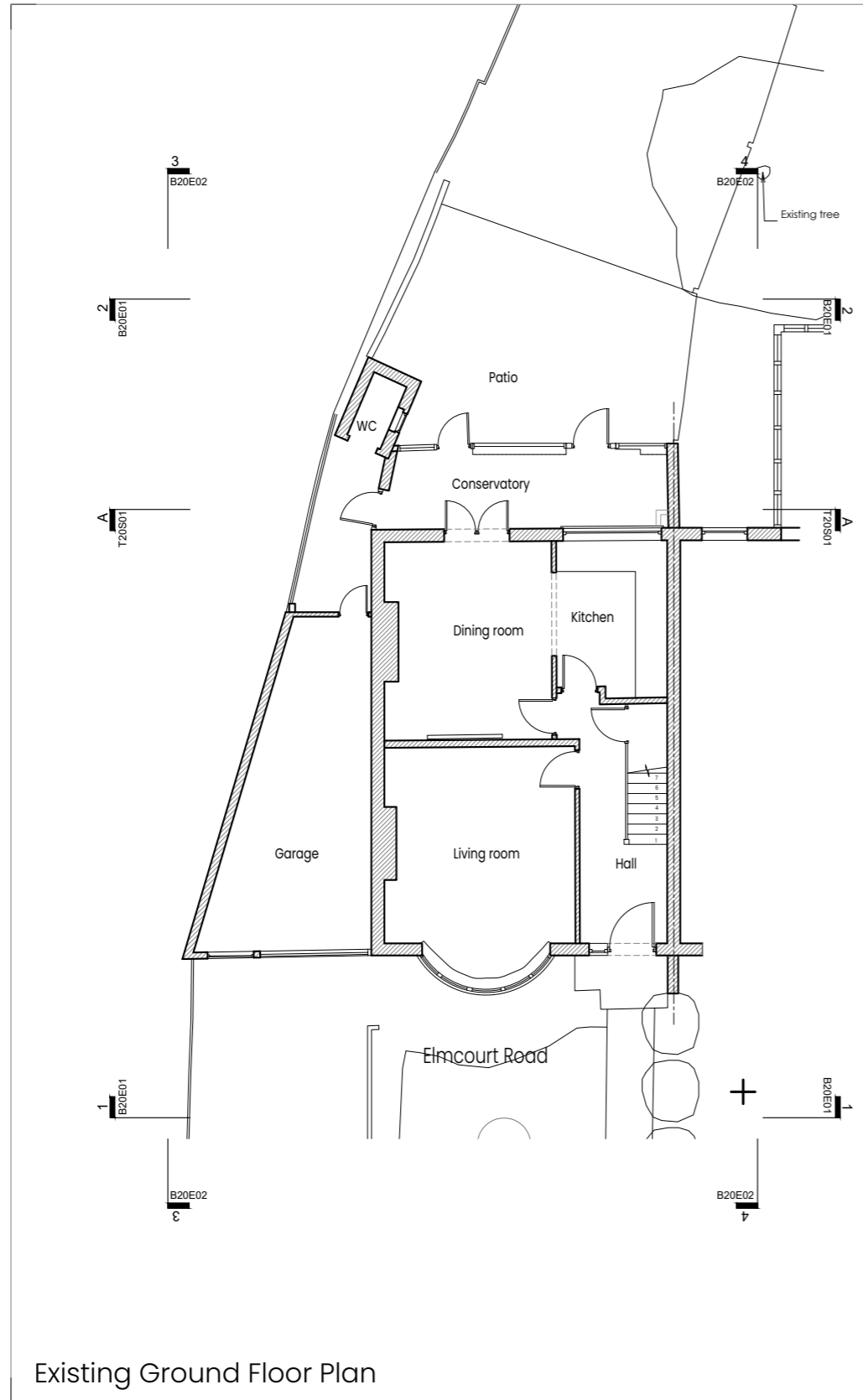




Internal Photos



# Existing Plans



- NOTES**
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T3 Planning Issue	09.02.2026
T2 Planning Issue	05.11.2025
T1 Planning Issue	13.05.2025



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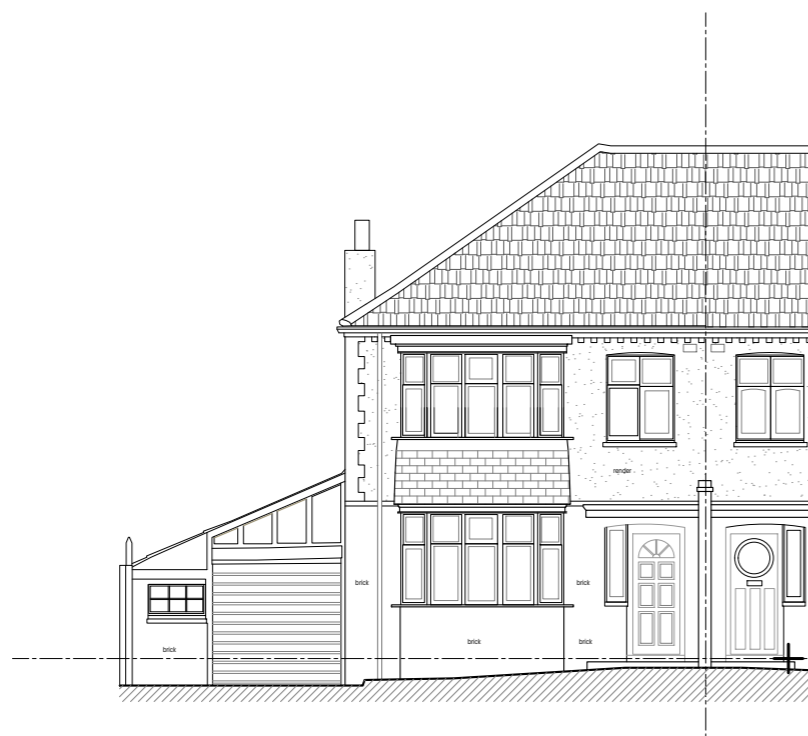
Client Name:  
Edward Clifton

Project  
1 Elmcourt Road  
London SE27 9BX

Drawing  
Existing  
Ground and First Floor Plans

Project No.	Drawing No.	Issue	Status
145	B20P00	T3	Planning

Scale	Date	Drawn	Checked
1:100	04.25	VU	IT



Existing Street Elevation - 1



Existing Rear Elevation - 2

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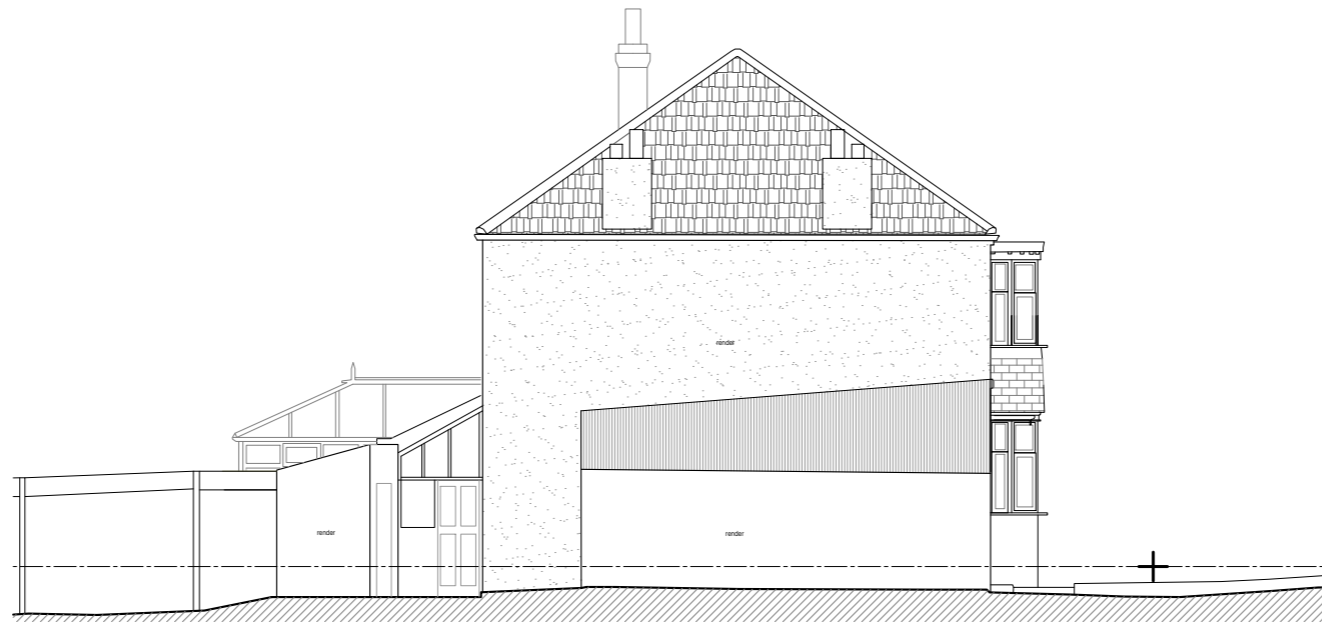
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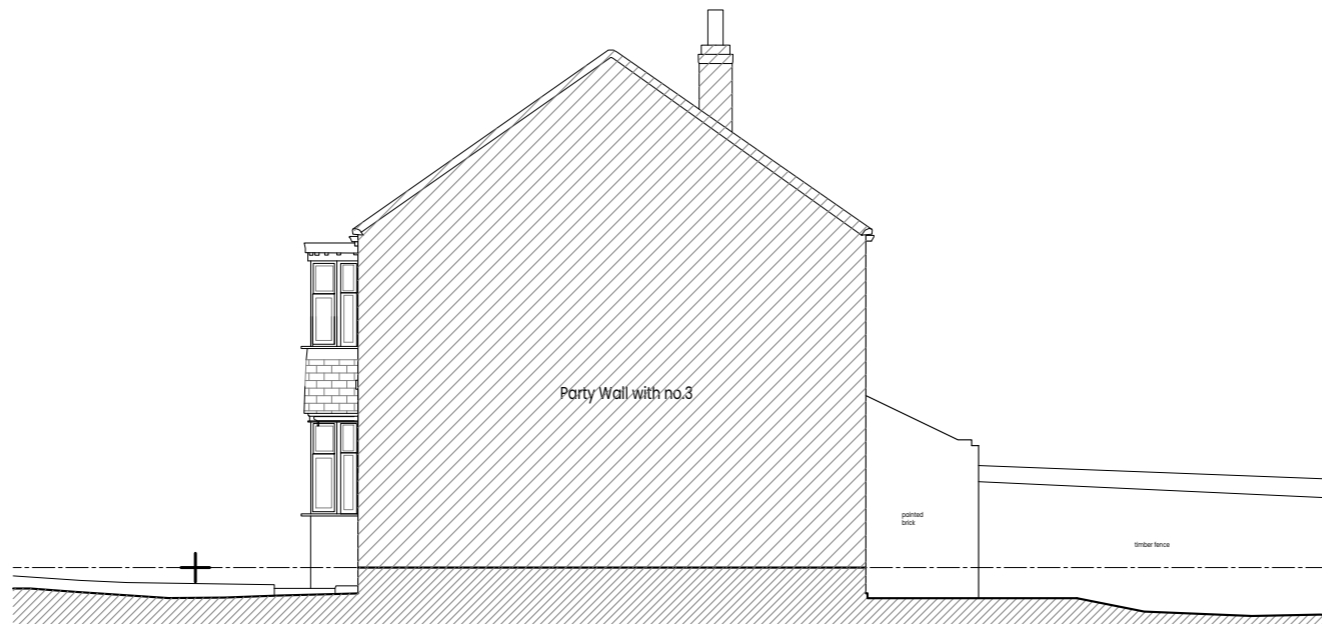
Drawing  
 Existing  
 Front and Rear Elevations

Project No.	Drawing No.	Issue	Status
145B	B20E01	T2	Planning

Scale	Date	Drawn	Checked
1:100	10.25	VU	IT



Existing Side Elevation - 3



Existing Side Elevation - 4

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T2 Planning Issue 05.11.2025  
 T1 Planning Issue 13.05.2025  
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Drawing  
 Existing  
 Side Elevations 3 & 4 Elevations

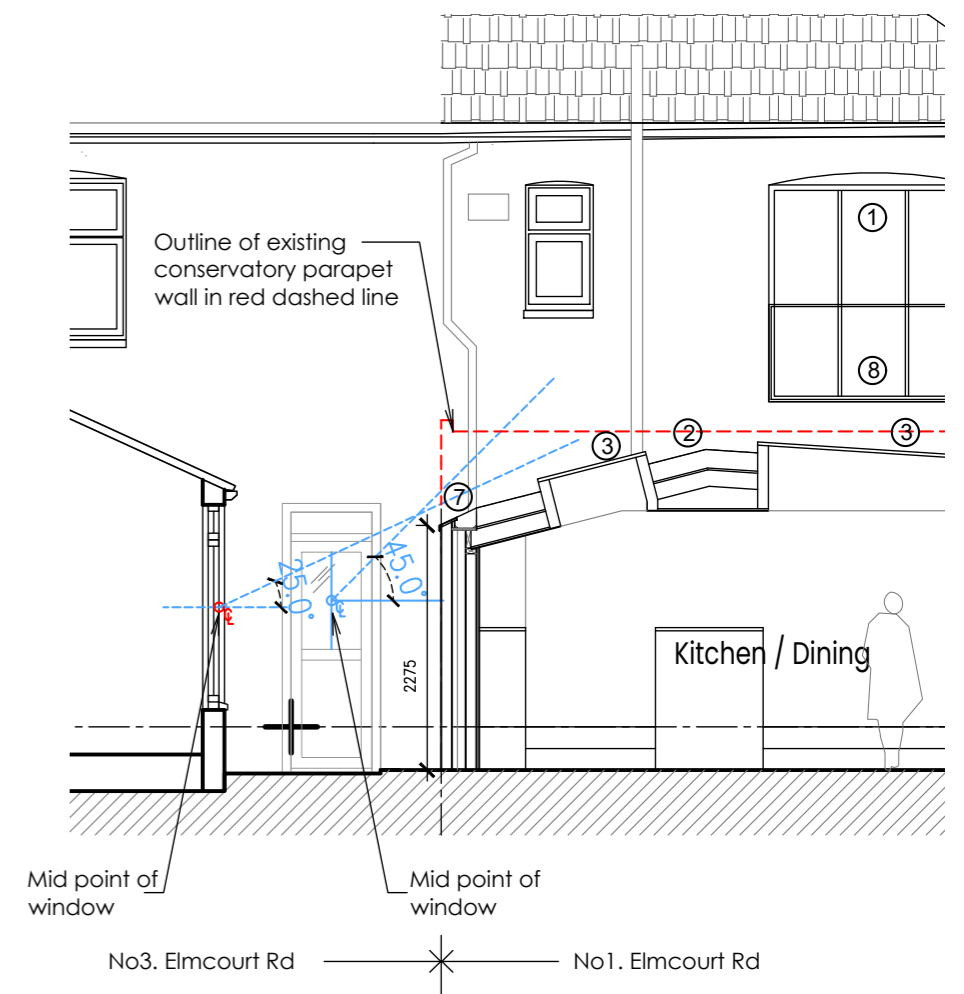
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Scale	Date	Drawn	Checked
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# 4.0 Design Proposals

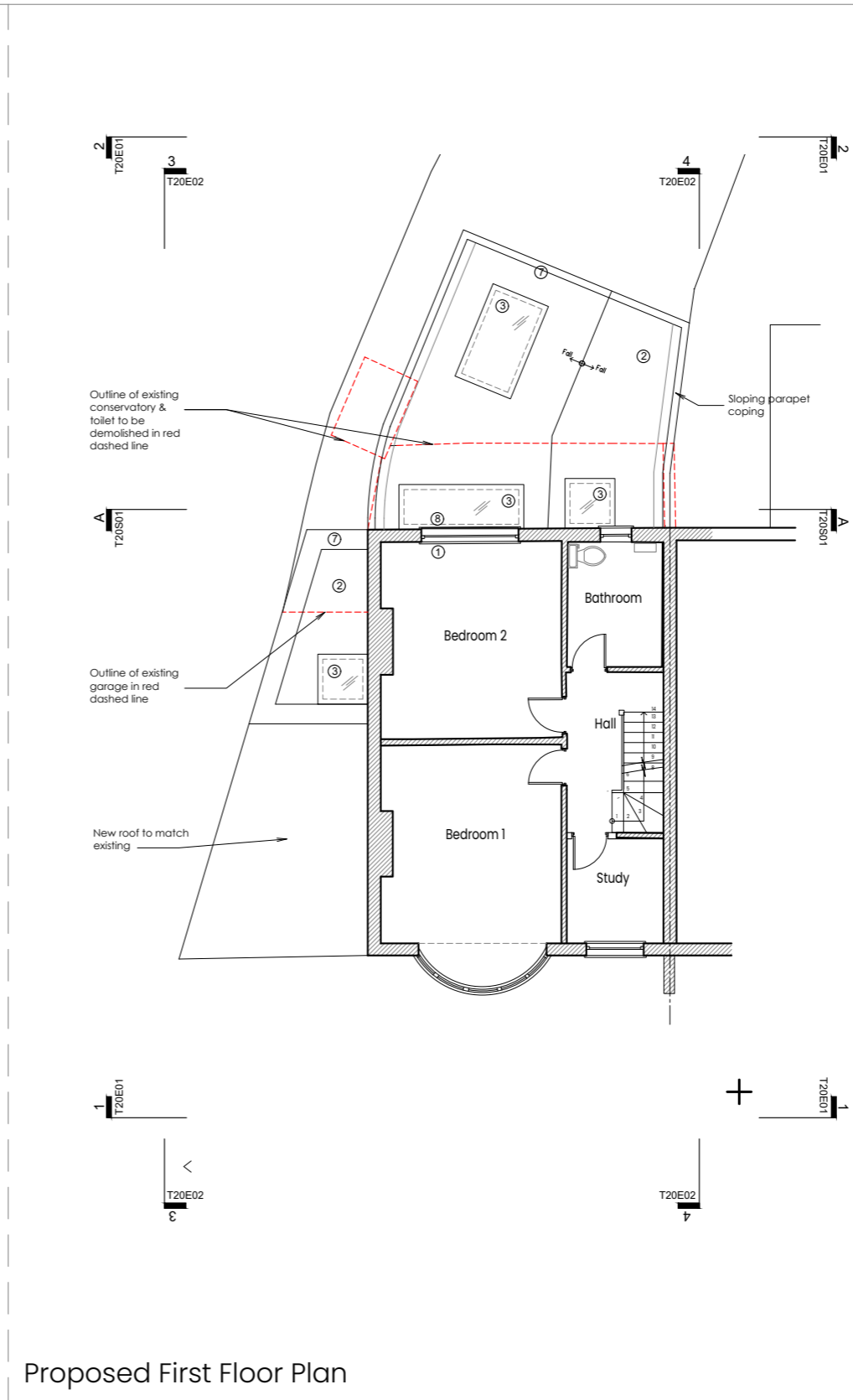
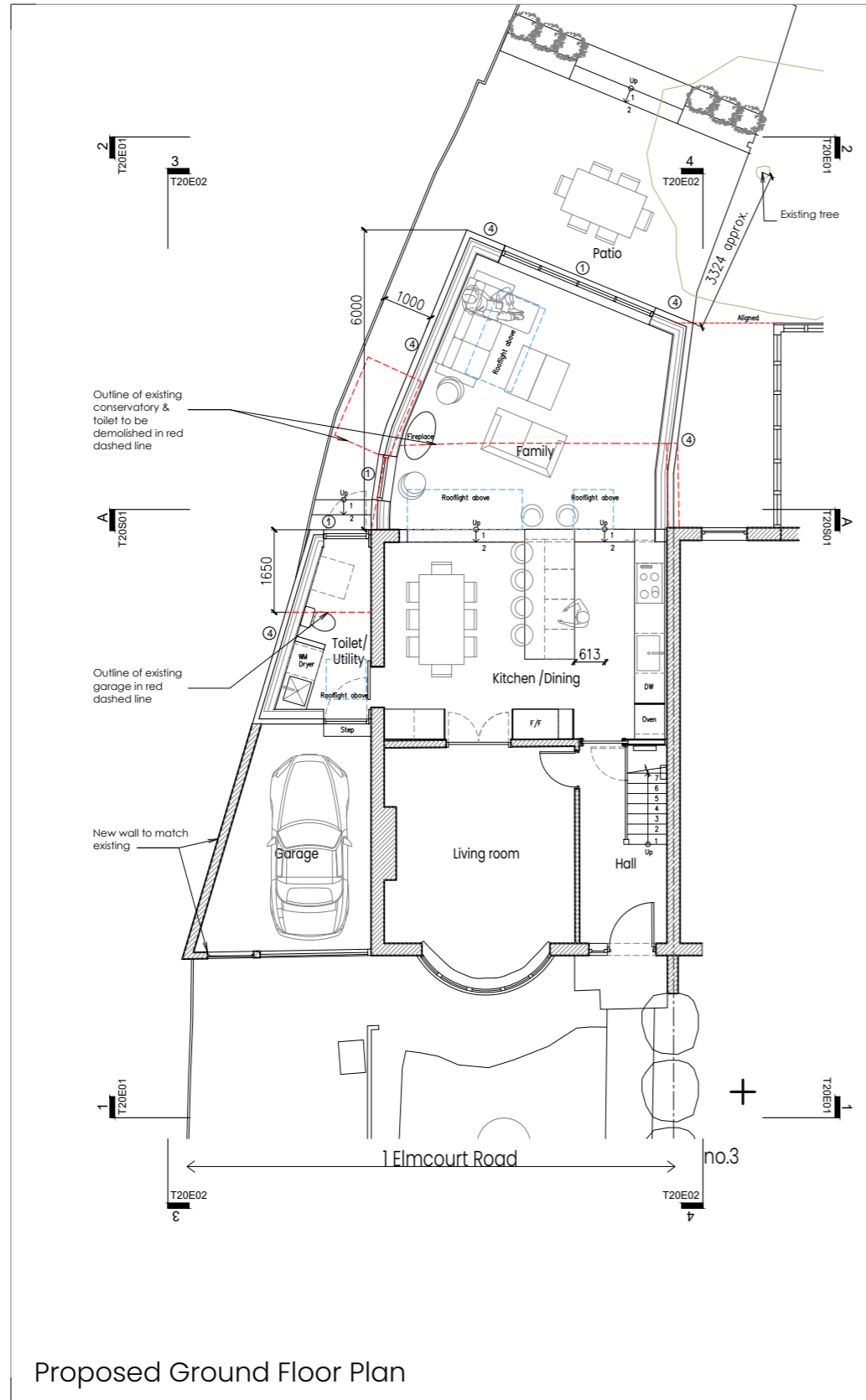
- 4.1 The current design proposals encompass the following scope of works;
- refurbishment and reconfiguration of the ground floor of the property;
  - upgrade of the existing fabric and services to achieve compliance with Building Standards and Regulations;
  - erection of a new single storey rear extension, finished in render, with flat roof and rooflights to enhance natural daylight;
  - demolition and like-for-like rebuilding of the existing garage to address structural issues and ensure regulatory compliance;
  - infill of the area behind the existing garage to provide ancillary accommodation to the new extension.
  - enlargement and replacement of the first-floor rear bedroom window with a new double-glazed metal-framed unit.
- 4.2. We have carefully reviewed the grounds for refusal of the previous application, copied here for ease of reference;
- By reason of its scale and siting, the proposed ground floor rear extension would result in an unacceptable sense of enclosure to the adjoining property at no. 3. Insufficient information has been provided to demonstrate that the impact in relation to sunlight and daylight would be acceptable, as the application fails to include a sunlight/daylight assessment. The proposal would lead to an unacceptable loss of amenity to No. 3, contrary to Policy Q2 of the Lambeth Local Plan (2021).*
- 4.3. In response, and following constructive email engagement with the Council, the massing and detailing of the rear extension have been revised to specifically address concerns relating to amenity, outlook and light levels to the adjoining property at no. 3;
- the east wall along the shared boundary has been reduced to an external height of 2275 mm for its full length, with the roof profile adjusted accordingly (refer to drawing extract alongside);
  - the rear parapet has been redesigned with a gentle slope towards the eastern edge;

- these amendments significantly reduce the perceived massing of the proposed extension near the boundary with the adjacent property, ensuring the design now satisfies both the 45 degree test against the neighbour's glazed rear door, and the 25 degree test against the conservatory's glazed elevation.
- 4.4. Accordingly, we consider that the current proposals fully address the reason for the previous refusal, in accordance with Policy Q2 of the Lambeth Local Plan (2021), where;
- the scale of the proposals has been notably reduced;
  - the adjoining property's conservatory is glazed on all sides, limiting potential amenity impacts, and the revised design meets the guidance in relation to sunlight and daylight as set out in Part 2 of the Lambeth Design Guide SPD (2023);
  - a sunlight/daylight assessment is considered not to be required, as as the application now includes clear evidence demonstrating that impacts on the adjoining property are acceptable.
- 4.4. A small tree within the garden of the adjoining property at no.3, approximately 3.4m from the nearest point of the proposed extension, has a stem diameter of around 26 cm at 1.5m height. This indicates that its Root Protection Area (RPA) is unlikely to be affected. Notwithstanding, it is intended to;
- design any excavation, foundations, or service runs in a way that avoids or minimises root damage;
  - install BS 5837-compliant tree protection fencing, if required, before the start of the works, including weldmesh panels on framework positioned as close as possible to the edge of the RPA.
- This will create an exclusion zone prohibiting storage, mixing, parking or excavation for the duration of the works.



Extract of proposed section drawing, illustrating that the proposed design satisfies both 45 degree and 25 degree tests

# Proposed Plans



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**LEGENDS**

- ① Metal framed double glazed window/door
- ② Single ply membrane roof - dark grey
- ③ Metal framed roof window with integrated blind
- ④ Rendered masonry wall
- ⑤ omit
- ⑥ omit
- ⑦ Aluminium parapet coping - dark grey
- ⑧ Glass balustrade
- ⑨ omit

T1 Planning Issue 09.02.2026

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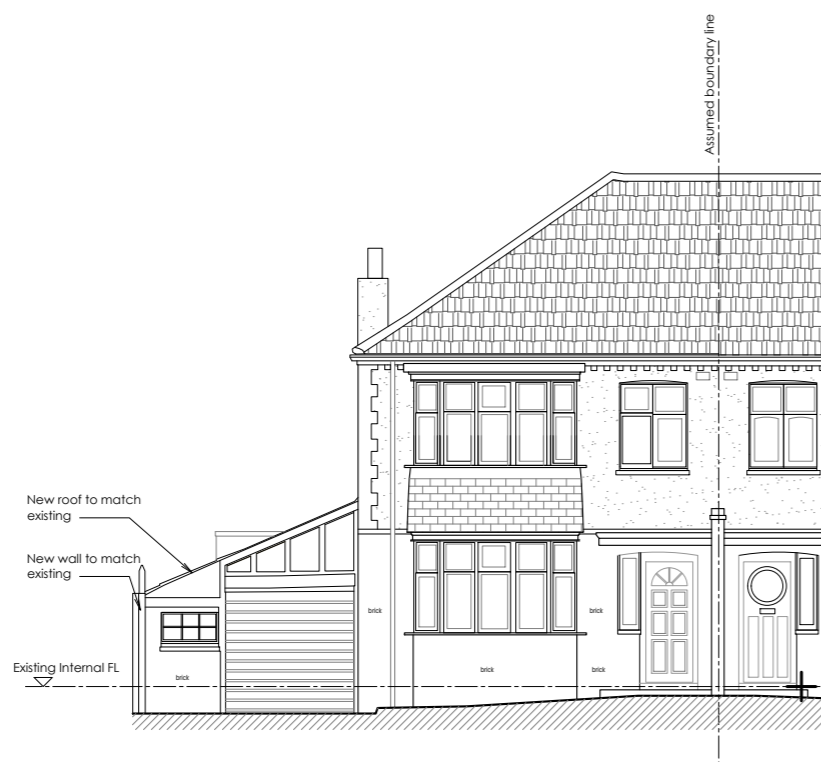
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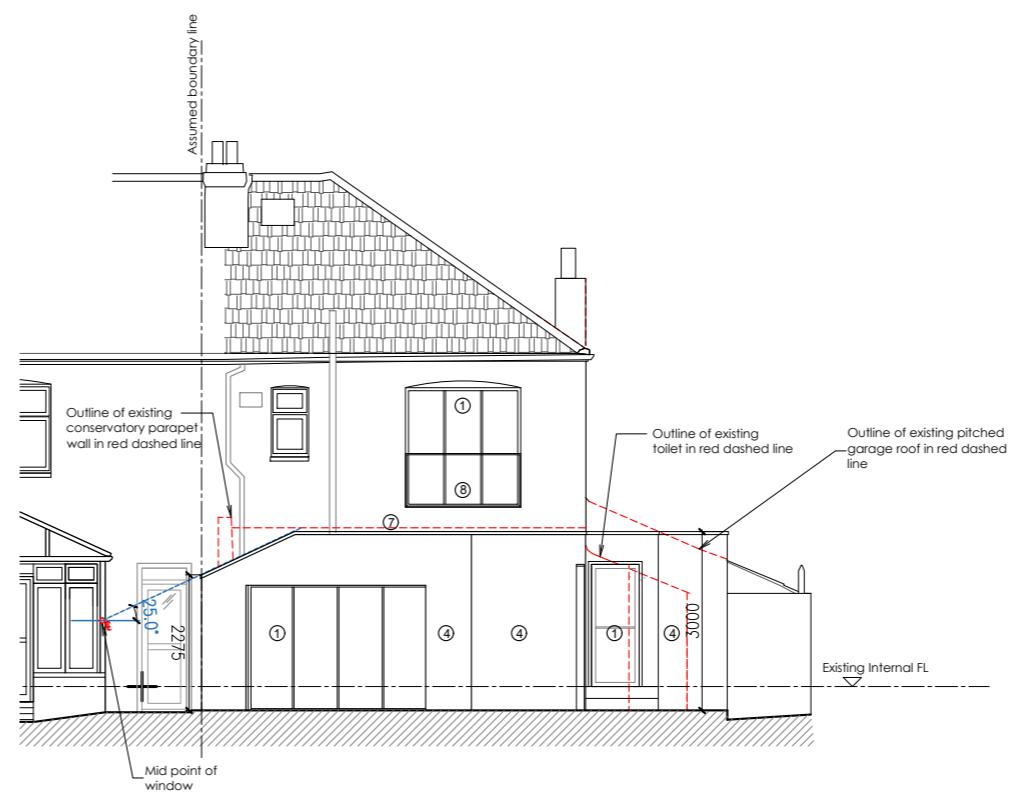
Drawing:  
Proposed  
Ground and First Floor Plans

Project No.	Drawing No.	Issue	Status
145D	T20P00	T1	Planning

Scale	Date	Drawn	Checked
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Proposed Rear Elevation - 2

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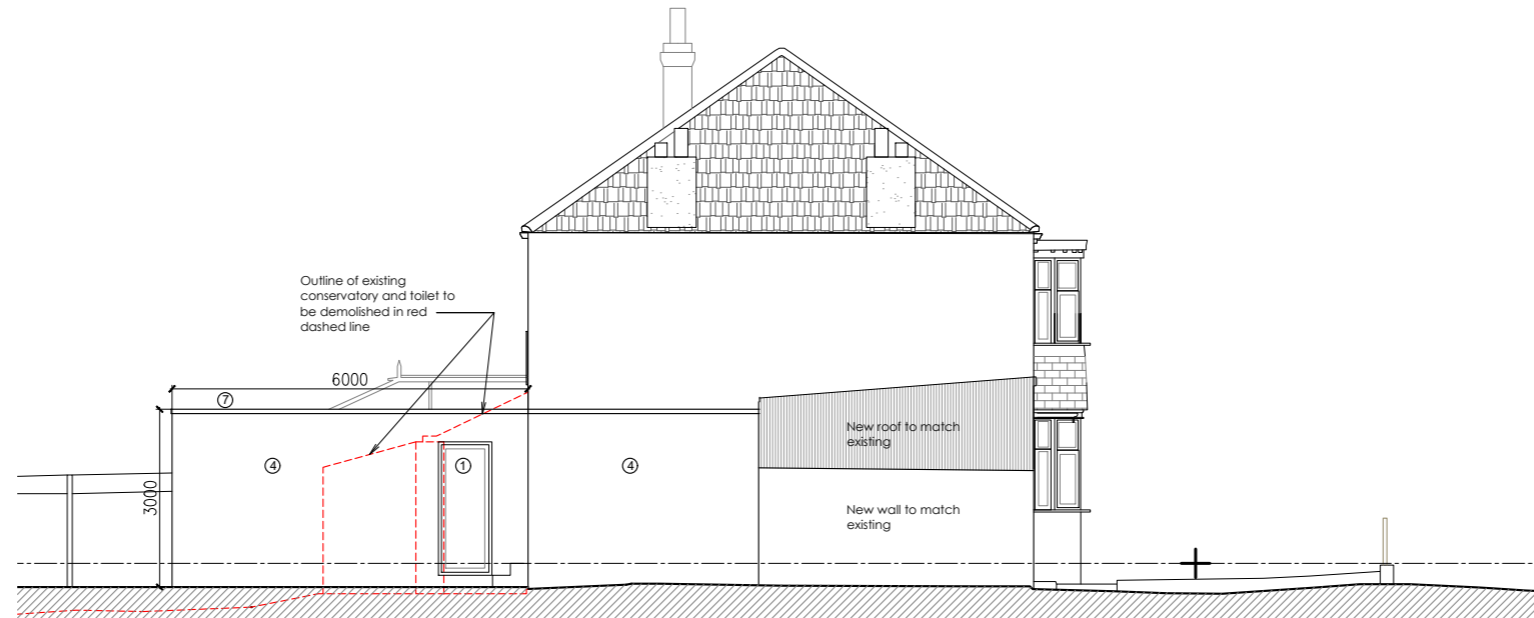
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Front and Rear Elevations

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Proposed Side Elevation - 3



Proposed Side Elevation - 4

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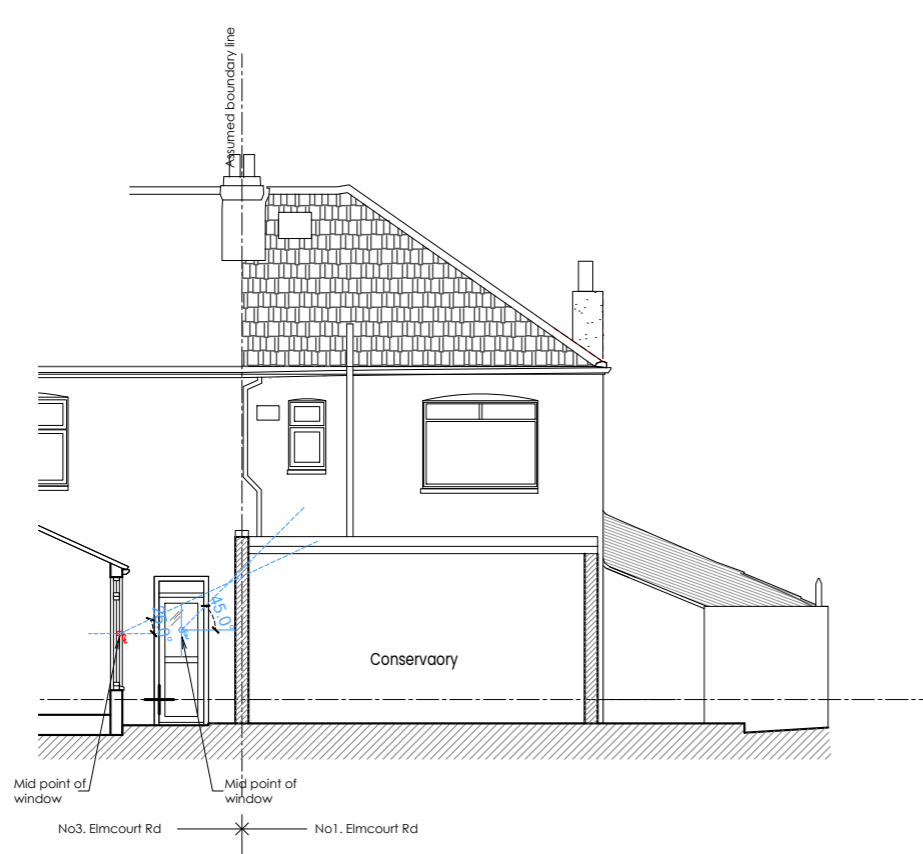
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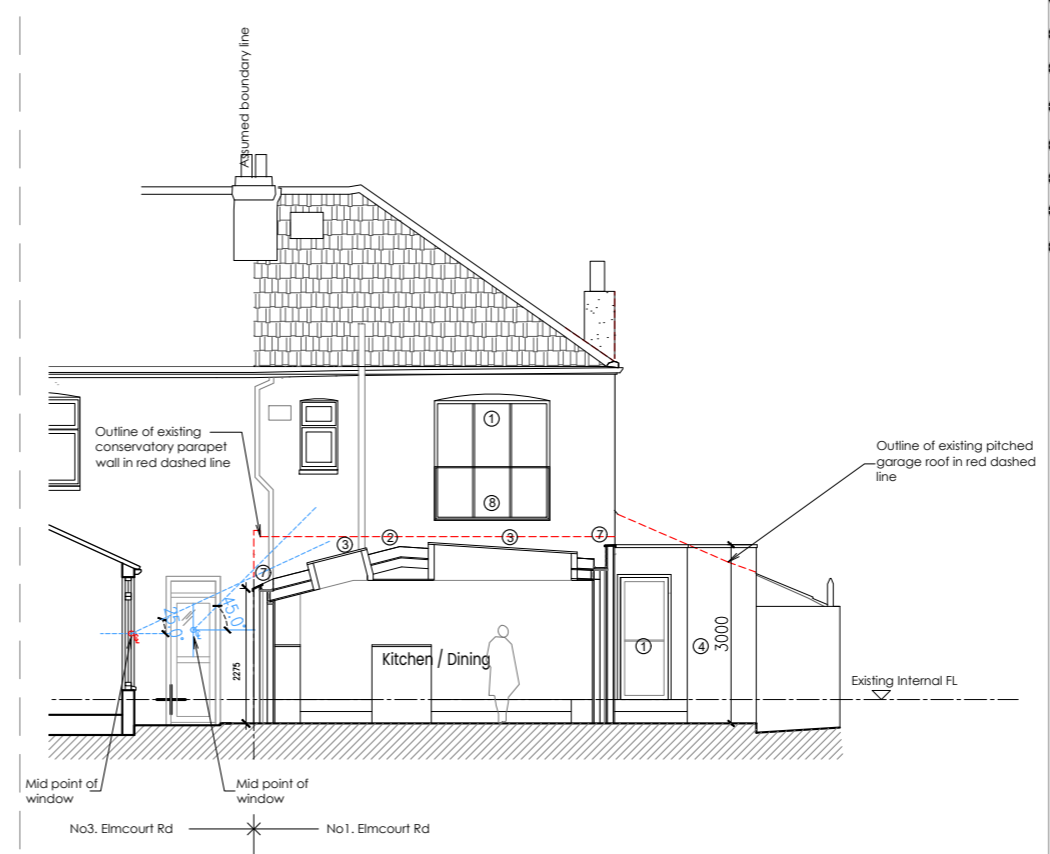
Drawing  
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Side Elevations 3 & 4

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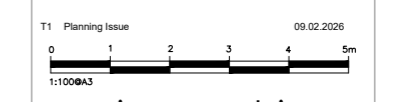
Existing Section A



Proposed Section A

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Drawing  
Existing and Proposed Section A

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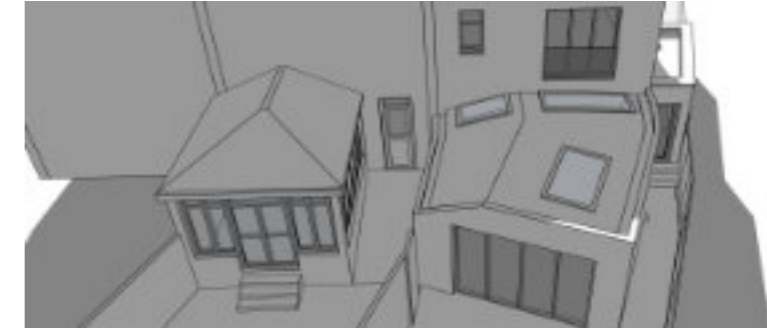
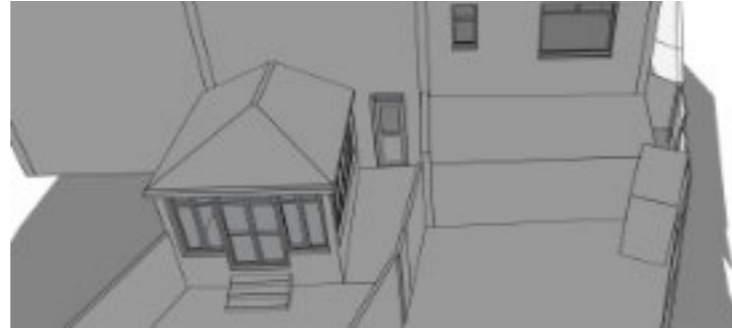
# 5.0 3D Visualisations

21st March

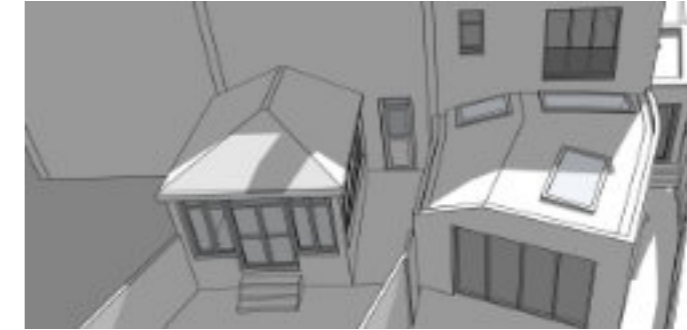
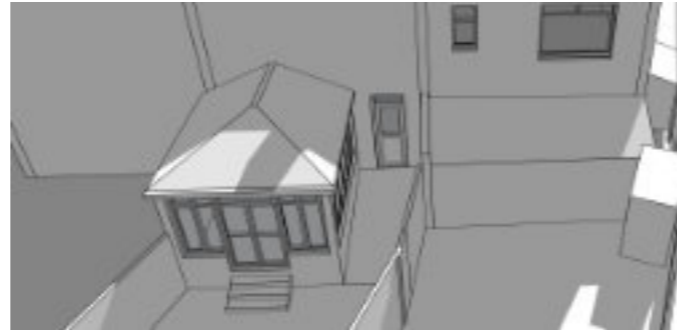
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Proposed

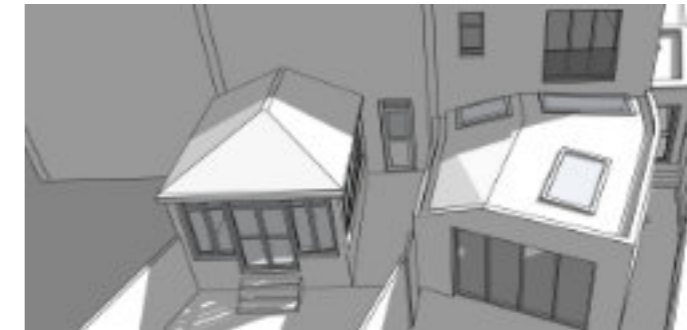
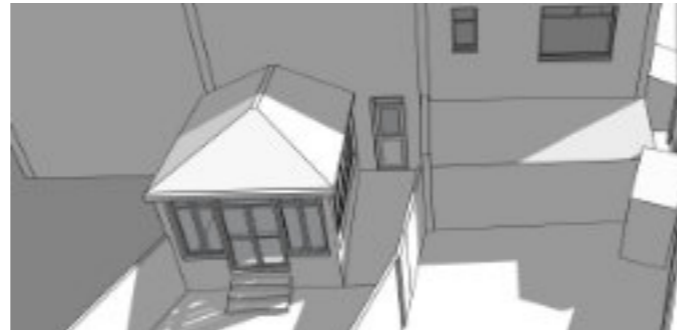
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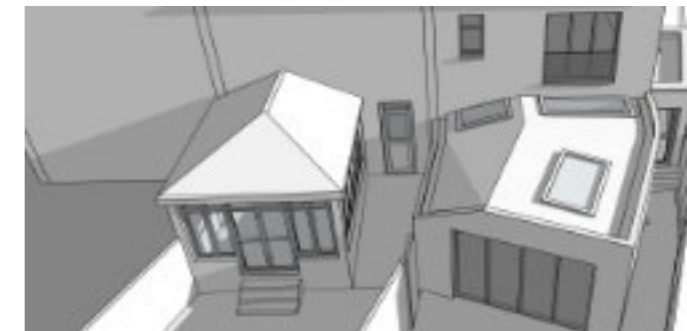
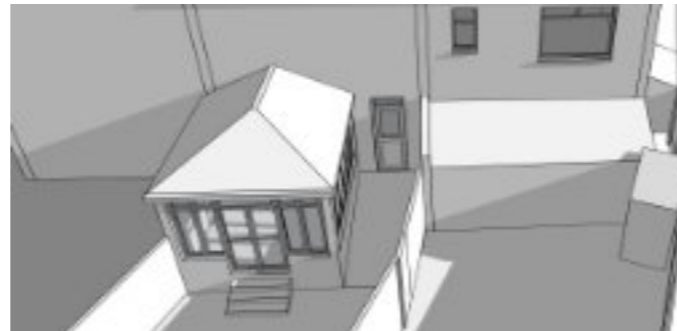
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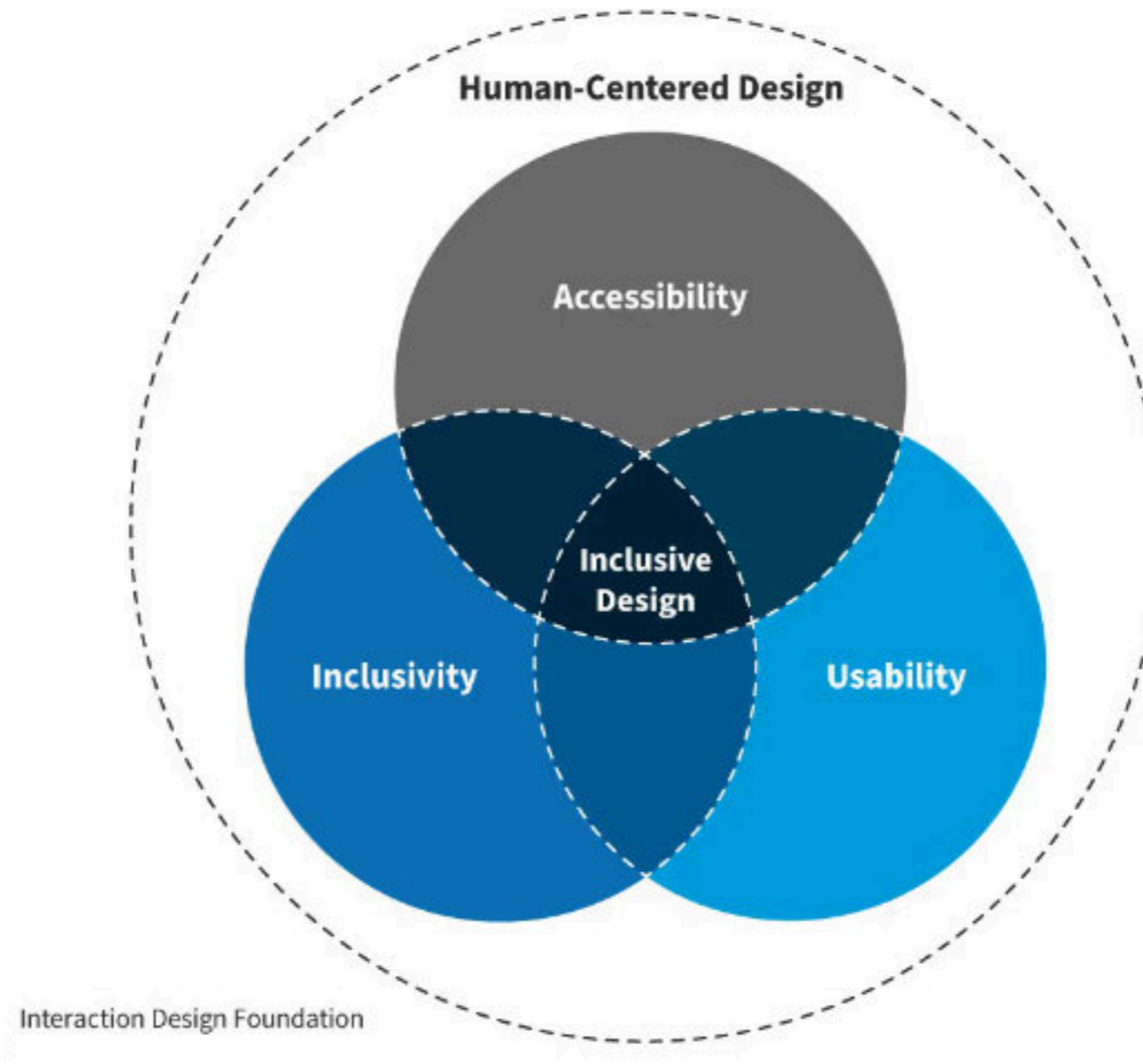


18:00



# 6.0 Inclusive Design

- 6.1 Whilst the access and use of the property is not being modified by the proposals, the design of the new spaces has been developed with a view to facilitate the use of the building by people with disabilities, older people, children, mobility impaired and neurodiverse people, including;
- the proposed amount of level floor area on the ground floor exceeds the existing provision;
  - spaces have been opened up, this facilitates spatial understanding;
  - new gazing has been introduced to provide better views of the garden and improved orientation;
  - a new cloakroom has been introduced on the ground floor, with easy access from the dining space;
  - all new stairs and balustrades are designed to account for the use by older people and children.



# 7.0 Fire Statement

## 7.1 Introduction

This Fire Statement accompanies a planning application for the refurbishment, reconfiguration and extension of the existing two-storey end-of-terrace dwelling at 1 Elmcourt Road, London SE27 9BX.

The proposed works, illustrated in the previous sections do not alter the building's height, primary access point, or overall use as a single-family dwelling. Fire safety considerations have been integrated proportionately to the scale and nature of the development.

## 7.2 Fire Safety Design Principles

The scheme has been developed to ensure safe and convenient means of escape for all occupants, together with adequate fire detection and warning systems. Appropriate fire separation between new and existing elements is proposed. Safe fire service access is available from Elmcourt Road, such that a clear and workable evacuation strategy can be achieved.

These principles align with Approved Document B (ADB) and relevant British Standards.

## 7.3 Means of Escape for All Building Users

### Ground Floor

The ground floor layout is being reconfigured and extended, but the principal escape route remains unchanged:

- The front door continues to serve as the primary means of escape.
- The new rear extension includes full-height glazed doors opening directly into the rear garden, providing a secondary escape route.
- Internal circulation is improved through the removal of compartmentalising elements, enhancing clarity of escape paths.

### First Floor

The first floor layout is unchanged except for the replacement/enlargement of the rear bedroom window, which:

- Improves natural light and ventilation.
- Maintains a compliant escape window provision where required.

### Travel Distances

The modest scale of the dwelling ensures that travel distances remain well within ADB guidance.

## 7.4 Evacuation Strategy

A simultaneous evacuation strategy is appropriate for this low-rise single-family dwelling.

It is intended that all occupants will evacuate immediately upon alarm activation, with no reliance placed on phased evacuation or stay-put strategies. Level thresholds and widened openings in the new extension improve accessibility for mobility-impaired users.

## 7.5 Fire Detection and Alarm Systems

The refurbished property will be fitted with a modern fire detection system, such as a Grade D1 LD2 system in accordance with BS 5839-6. Mains-powered smoke detectors with battery backup will be provided in hallway, landing and kitchen/dining area (heat detector in the latter). Interlinked alarms will be provided throughout the dwelling. This represents a significant improvement over the existing condition.

## 7.6 Firefighting Access and Facilities

### Access for Fire Appliances

Elmcourt Road provides direct and unobstructed access for fire appliances. The dwelling's entrance is within 45m hose distance, in compliance with ADB and the rear garden is accessible via the side passage and rebuilt garage, however firefighting operations are expected to be undertaken from the street.

### Firefighting Facilities

Given the building's scale and use, no dry riser, firefighting lift, or firefighting shaft is required. Existing hydrants on the public highway will provide adequate water supply in case of emergency.

## 7.7 Fire Spread & Construction Materials

### External Walls & Roof

The new rear extension and garage rebuild will use rendered masonry walls (non-combustible), single-ply membrane flat roof with appropriate fire classification, aluminium parapet coping and metal-framed

double-glazed doors and windows. These materials meet or exceed the fire performance requirements for a dwelling of this height and type.

### Compartmentation

The extension is single-storey and directly connected to the existing ground floor. Fire-resistant construction will be provided where required between new and existing elements. In addition, the rebuilt garage will meet ADB requirements for garages attached to dwellings.

## 7.8 Access for Fire Service Personnel

The front entrance provides a clear and direct route into the dwelling. Internal layouts have been simplified, improving visibility and movement for firefighters. The new extension includes rooflights, aiding smoke ventilation in the event of fire.

## 7.9 Water Supplies for Firefighting

Fire service water supply will be taken from existing hydrants on Elmcourt Road. No additional hydrants are required for a development of this scale.

## 7.10 Management & Maintenance

The homeowner will be responsible for routine testing and maintenance of smoke alarms, ensuring that escape routes remain unobstructed. Maintaining the fire-resistant doors, closers, and ironmongery as well as keeping access for fire appliances clear at all times will also be observed. No complex fire safety management plan is required for this type of single-family dwelling.

## 7.11 Conclusion

The proposed scheme has been designed with fire safety as an integral consideration. The scheme:

- Maintains safe and compliant escape routes.
- Enhances fire detection and warning systems.
- Utilises appropriate fire-resistant materials.
- Provides suitable access for firefighting
- Aligns fully with Policy D12(A) of the London Plan (2021).
- Is proportionate to the scale and nature of the works.

This Fire Statement demonstrates that the development will achieve a safe, functional, and compliant fire safety strategy.

# 8.0 Summary

- 8.1 This application presents a carefully refined and proportionate set of improvements to 1 Elmcourt Road, focused on upgrading the home's performance, reinstating safe and compliant structures, and delivering a proportionate single-storey rear extension that sits comfortably within its context.
- 8.2 The property is unlisted, outside any Conservation Area, and free from heritage or arboricultural constraints, allowing a straightforward and policy-aligned approach to enhancement.
- 8.3 The design has been directly informed by the Council's previous refusal and subsequent officer engagement. The rear extension has been substantially reduced and remodelled, with the boundary-side wall lowered to 2275 mm and the roof form re-profiled to minimise perceived massing.
- 8.4 These changes ensure full compliance with both the 45 degree and 25 degree tests, demonstrating that the proposal no longer gives rise to enclosure, loss of outlook, or unacceptable daylight impacts to the adjoining property at no.3.
- 8.5 The application therefore provides all necessary information to confirm amenity impacts are acceptable, in line with Policy Q2 and the Lambeth Design Guide SPD. Given the extent of information provided, a separate sunlight/daylight assessment is not considered necessary.
- 8.6 The proposals also deliver wider benefits: full refurbishment and upgrading of the ground-floor fabric and services; a like-for-like reconstruction of the structurally compromised garage; and a small, sensitive infill element that supports the internal layout without impacting the surrounding townscape. Tree impacts have been assessed and are minimal, with precautionary BS 5837-compliant protection measures proposed.
- 8.7 Overall, the proposals represent a balanced, neighbour-sensitive and policy-compliant enhancement to the property. The scheme responds directly to Lambeth's guidance and fully addresses the previous reason for refusal, providing a clear basis for planning approval.

