

DESIGN AND ACCESS STATEMENT

RELATING TO

**LONDON BOROUGH OF SOUTHWARK- HIDDEN HOMES
PROGRAMME**

AT

BALIN HOUSE, LONG LANE, LONDON SE1 1YQ

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1.0 Introduction

Potter Raper has been instructed by the London Borough of Southwark to undertake a design scheme for the conversion of the top floor, redundant drying rooms for residential use.

This project is part of the authority's Hidden Homes Programme which is to bring un-used or redundant premises within the existing housing stock back into use for additional tenanted residential units.

This design and access statement supports the planning application for the development of these premises into 4 new residential units.

1.1 Existing Premises

These rooms and adjacent store are on the top floor of a 5-storey building known as Balin House, in Tabard Gardens Estate. Balin House is one of three blocks between Mermaid Road to the north, Tennis Street to the west and Long Lane to the south. The blocks enjoy car park exclusive to residents with permits.

There are two access doors with coded locks that open out directly onto the car park. The drying rooms are accessible by two staircases to the north and south ends of the rooms. There is a door leading to roof at the top of each staircase.

1.2 Planning Restrictions

Balin House is not in a conservation area, nor a listed building, or in a high flood risk area due to defences.

The change of use from drying rooms to a residential dwelling will be of benefit to the immediate area and the adjoining inhabitants in the block by the removal of a redundant space which is visually unsatisfactory and is an areas that can lead to squatters.

This type of conversion has been generally accepted by Planning authorities where areas of this nature have become redundant and fallen into disrepair.

1.3 Building Control Requirements

Building Control will want to see calculations for any internal lintels used to bridge load bearing sections of internal walls as shown by the proposed layout and for any changes to the fenestration.

They will also want to satisfy themselves that the thermal and acoustic qualities of floors walls and ceilings meet current standards.

2.0 Design Proposals

2.1 Internal Proposals

The proposals are to convert the existing top floor drying rooms space into 2 bedroomed 2-person residential units and build 2nr 2 bedroom/3 persons flats.

This premises meets the requirements of the Southwark Council Residential Design Standards of 61m² for both 2 bedroom/3 persons flats, as there is a gross internal floor area respectively of 65.14 m² and 66.03m².

For the conversion of the existing top floor drying rooms space, there is a gross internal floor area respectively of 50.19 m² and 50.01 m² as requested by Southwark Council Residential Design Standards to be over 50 m². The area of the rooms and storage cupboard also meet the minimum requirements for the development.

The scheme provides a living/dining area, one double bedroom, one single bedroom, kitchen, bathroom, W/C and storage cupboards for the new addition of the 2nr 2 bedroom/3 persons flats. Instead, the conversion of the existing part of the building will include living/dining area, one double bedroom, kitchen, bathroom, W/C and storage cupboards.

The floor is of concrete construction, with the proposed roof to be timber to reduce the additional weight on the building. The ceiling, walls and floor will be lined to increase the thermal and acoustic properties to comply with current standards. The existing ceiling height is 2.3m, and therefore cannot be improved upon. Insulation will be added externally to allow for this to remain as high as possible. New part of the dwellings will have a 2.5m high ceiling.

2.2 External Proposals

The windows are white double glazed uPVC which were installed to the drying rooms at the same time as the rest of the estate underwent window replacement.

All windows to the new dwellings will be renewed, matching the existing building fenestration where possible, as shown on the submitted drawings.

The Doors to the flats shall be compliant with the requirements of Secure by Design and fire resistance as per the Building Regulations.

The new part of the building will be having masonry walls that it will matching characteristics with the existing building.

2.3 Services

It is proposed to utilise the existing feed and waste services to be used or adjusted to facilitate the requirements for the proposed accommodation.

2.4 Car Parking/Transport

There is adequate parking for Southwark residents in the adjacent estate car parking areas.



1 - Car Parking

Balin House has been granted planning permissions to install bikeway lockers under the applications 11/AP/3791 and 11/AP/3596. Additional cycle storage can be added as per the application drawings, however the location of these are not ideal and would rather be omitted. An assessment of how much the existing cycle stores can be made to determine whether this would be acceptable if required. As can be seen from the above Car parking photo with the Shard in the background, the location is near enough to London bridge for transportation to not be an issue, there are also various other transport links including a bus stop directly outside.

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2 - Cycle Storage towards Boughton House

The block enjoys a location with many transport methods such as buses, taxis and London Underground (Borough Station is 300m away)



3 - Bus stop located outside

2.5 Refuse Disposal

There are bins located externally in a number of locations around Balin House, which indicates that the Bin chutes are out of commission or blocked (pictured below). The exact issue needs to be assessed in detail; however, the proposals allow for new larger bins to be provided in the disused bin storage areas on the ground floor. These should both be non-recyclable waste, as there is only 1 bin chute per communal area. The waste management strategy is a common issue in the area due to the parking arrangements, and the issue is shared with the neighbouring Boughton House. Between Balin House and Boughton House there is an area used for recycling (pictured below), with sufficient space for an additional bin. This is the proposed resolution. Alternatively, the area planned for the proposed cycle stores could be used for recycling, offering easier access for Balin House. These currently planned to be located in place of where the bins are currently kept.



5 - Bin Chute



4 - Bin Locations



6 - Recycling between Balin House and Boughton House

3.0 Summary

The proposed development provides for an acceptable change of use for the current redundant facilities to residential accommodation.

The external elevation changes are extensive as four new flats are added to the block; however, it is suggested that the proposals could be considered a significant improvement on the existing space which is not utilised..

The proposals fully comply with Southwark Council Residential Design Standards and meet the needs for additional family accommodation. We therefore recommend that the council approve this application.