



43 AMBLESIDE AVENUE, LONDON,  
SW16 1QE

MAY 2017

NEIGHBOUR CONSULTATION  
DOCUMENT STATEMENT

The demolition of the bungalow at 43 Ambleside Avenue and redevelopment by a lower ground plus 4 storey building to provide 10 flats (5 No 2 bedroom( 4 person) flats & 5 No. 1 bedroom, (2 person) flats.

Peter Pendleton & Associates Ltd

Upper Floors, 97 Lower Marsh

London SE1 7AB

020 7202 9001

[jh@pendleton-assoc.com](mailto:jh@pendleton-assoc.com)

## 1. INTRODUCTION

- 1.1. This pre-application Neighbour consultation statement explains the scheme in detail. The proposal is to demolish the existing bungalow at 43 Ambleside Avenue, and redevelop the site to provide 10 dwellings (5No 2 bed and No 1 bed homes).
- 1.2. This statement describes the site and its surroundings, provides a site history and explains the development. It summarizes the planning considerations, assesses the proposal against relevant planning policies and concludes that the development complies with the Lambeth Local Plan 2015, London Plan, The Streatham Park and Gerrards Road Conservation Area Statement Draft 2016 and the National Planning Policy Framework (NPPF).
- 1.3. This scheme is currently being discussed with the Council at Pre-application. As part of the pre-application process the applicant also wishes to engage with neighbours about the scheme and obtain feedback.

## 2. SUMMARY OF PLANNING CONSIDERATIONS

- 2.1. The proposal involves the development of “brownfield” previously developed land that will make a contribution to housing provision. This is supported by the NPPF and local planning policy.
- 2.2. The existing bungalow was constructed between 1968-70 and its appearance detracts

from the from the character of the Streatham Park Garrards Road Conservation Area. It is an underutilised site and its design and scale is out of keeping with adjoining neighbours. The redevelopment proposed will both preserve and enhance the character and appearance of the designated area.

- 2.3. The amount of proposed development accords with London Plan density guidance. The existing site falls well below the minimum density range and is efficient use of land. The proposal is 128 u/ha (units per hectare). In a PTAL 4-6 area (this area is PTAL 6a) of predominately 2-3 bedroom flats, the London Plan expects a density at between 55-225 u/ha. The scheme has been positioned and designed carefully to integrate with neighbouring buildings in terms of context, siting, scale, massing and height, and produces no symptoms of overdevelopment.
- 2.4. The site has been carefully designed to take cues from the adjoining period properties and retains the overall height and eaves level of the adjoining property at No. 41 Ambleside. The property utilizes the lower ground floor and the roof space (plus basement at rear) to provide 5 storeys to the east facing Ambleside elevation and 6 to the rear (west facing basement with lightwell). This is achieved whilst retaining the height, form and proportions of neighbouring properties.

### 3. SITE AND SURROUNDINGS

- 3.1. The application site comprises a bungalow constructed between 1968-1970. The site is 773sqm and is a large plot for a small bungalow. It is situated on the west side of Ambleside Avenue.
- 3.2. The property is located within the Streatham Park Gerrads Road Conservation Area and

an Archaeological Priority Area. The area is comprised predominantly of residential properties of 3-5 stories, many of which are flat conversions.

3.3. There are no trees on the application site itself, although there are mature trees to the rear of neighbouring properties and on the street itself, which are not under the control of the applicant, nor will they be effected by the works.

3.4. The site is situated on a red route with a PTAL score of 6a - the second highest accessibility level, with Streatham train station and many bus stops nearby.



Existing Bungalow

## 4. PLANNING HISTORY

4.1. There is no planning history records for 43 Ambleside Avenue. However, other nearby planning permissions include:

- The adjoining site, No. 41 Ambleside for the 'Conversion of a single dwelling house into 6 self contained flats, along with the erection of a single storey rear extension with

terrace above, alterations to the existing rear extension, installation of 2 rooflights to the rear roofslope, extension and demolition of existing garage with replacement single storey extensions and associated alterations', approved March 2015.

- Planning permission was granted in July 2015, at 51 and 53 Tooting Bec Gardens 15/02576/FUL for the 'Demolition of the existing buildings and the erection of a five storey building (including basement) to provide 8 self contained flats (1 no.1 bedroom, 5 no.2 bedroom, and 2 no.3 bedroom) with terraces on the basement, ground, first and second floors, the provision of 5 external bin stores and a covered outdoor bicycle store together with boundary and landscaping treatments (Re-submission). This site is very close by and is a very similar application to these proposed scheme. It is a slightly smaller site, but we have adopted a similar approach to the design and development to that approved and now under construction. This approval was considered a sustainable and well balanced approach to the intensification of the existing use.

## 5. PLANNING POLICY FRAMEWORK AND COMPLIANCE

5.1. This pre-application scheme has been designed in accordance with Lambeth's Local Plan 2015, the London Plan, and the National Planning Policy Framework.

5.2. The scheme was design after identifying applicable national, and local planning policy together with supplementary guidance and assessing the development against the following policy issues:

- The principle of residential redevelopment
- Design and heritage
- Amount of development and housing quality
- Transport and access

- Energy and sustainability

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## THE PRINCIPLE OF RESIDENTIAL REDEVELOPMENT

- 5.3. The site lies within a wholly residential area and is suitable for residential redevelopment at an increased density. Policy H1 of Lambeth’s Local Plan 2015 seeks “to maximise the supply of additional homes in the borough to meet and exceed the annual housing target for Lambeth as set out in the London Plan for the period 2015 to 2030”. The redevelopment of this bungalow by creating 10 flats (+9 increase) will better utilize and optimize the site’s potential as required by the NPPF, the London Plan and the Council’s Local Plan 2015.

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## DESIGN AND HERITAGE

- 5.4. There is an overall objective that development proposals achieve high quality, inclusive design that functions well and adds to the overall quality of an area.
- 5.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides a general duty that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The proposal has been designed in accordance with Policy Q22 of Lambeth’s Local Plan.
- 5.6. The proposed development is illustrated in the accompanying drawings. The design and layout will optimize the use of the site by an architectural approach that will be appropriate within the Streatham Park Garrards Road Conservation Area and preserve

and enhance the character and appearance of the designated area. The existing property does not make a positive contribution to the character and appearance of the Streatham Park Garrards Road Conservation Area - rather it detracts. The demolition of the existing bungalow is in accordance with Policy Q22 (b) (i). The development will respond to the character of the Conservation Area, reflect the identity of the local surroundings, be constructed of appropriate materials, and be visually attractive, in accordance with Policy Q22 (a) (i).

- 5.7. By replacing a bungalow which does not accord with the local context of predominantly 3-5 storeys, with a new Queen Anne style building that is sympathetic to the form, scale, materials and architectural detail of the surroundings, the scheme will reinforce and make a positive contribution to local character and the significance of the historic environment.
- 5.8. The proposal has been designed to retain the building line and height of the adjoining property at No. 41 Ambleside Avenue. The proposed building has been designed to follow an 'L' shape to reduce the bulk and mass to the rear projection. It is important to note the slope of the site downwards from the streetscene towards the property. This drop in level enables a lower ground floor to be created. The drop in level between 43 and 41 Ambleside is an existing feature. 41 has front parking area at a congruent level with Ambleside Avenue, with steps and slope to north and south of the building leading to the lower ground levels at the rear. At the rear 41's lower ground rear floor is at a congruent level with 43's existing ground floor.
- 5.9. The detailed design has taken its cues from features on No.s 37, 39 and 41 Ambleside Avenue. Both No.s 37-39 and 41 are described in the Conservation Area Statement (draft 2016) as being Queen Anne properties. The proposed design will reflect and tie

together features of all the named properties, helping to contribute positively to the CA, and reinforcing the individual nature of the building in this stretch of road, but also repeating and emphasizing the vernacular features.

- 5.10. No. 41 Ambleside Avenue is described in the Conservation Area Statement as a “Detached Queen Anne house, two storeys plus attic, stock brick with red brick trim, pitched tile roof with front tile hung gable, attractive details”.
- 5.11. Nos. 37-39 are “Semi detached houses, two storeys plus attic, Queen Anne details, red brick with white trim, heavy gables with half-timbering.”
- 5.12. The proposal incorporates the Queen Anne detail and will maintain matching brick work and attractive details of No 41. It takes its main proportions, including that of its roof pitch from No 41 and its overall height matches its immediate neighbour. The attractive bay window detailing to No 37-39 is incorporated into the design to the front of the property to enhance the appearance of the property and mirror those of the larger semidetached appearance properties and 37-39. To the rear the design is more contemporary, to allow for balconies to provide amenity space to the individual dwellings, this is a guidance requirement of modern sustainable homes under the current local guidance.
- 5.13. A proposed landscaping scheme would include new trees to be planted along the frontage of the site. The proposed communal garden (120 sqm) space is to be located to the front of the building to enhance the leafy character of the Conservation Area and accord with Policy Q22 (a) (ii).

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## AMOUNT OF DEVELOPMENT AND HOUSING QUALITY

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### DENSITY

- 5.14. The development amounts to 35 habitable rooms (counting the lounge / dining / kitchens as two habitable rooms) - a density of 453 hr/ha. This is in line with the 200 - 700 hr/ha range provided by London Plan Table 3.2. - SRQ density matrix for 'Urban' sites with PTAL 4-6 and will optimize housing output.
- 5.15. The Mayor's Housing SPG advises that context and design are more important than density, particularly for small schemes. The development will be the same height as adjoining premises and relate satisfactorily to its surroundings.

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### RESIDENTIAL MIX

- 5.16. The development will provide a mix of dwelling sizes including small family homes: 5 No.2 bedroom, 4 person and 5 No 1 bedroom, 2 person homes, to fulfill a range of housing needs.

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### WHEELCHAIR ACCESSIBLE DWELLINGS

- 5.17. Two lower ground flats will have level access and are designed to be fully wheelchair accessible. All flats are all accessible by lift from the level access and fully adaptable.

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#### DWELLING SPACE STANDARDS

- 5.18. The accompanying drawings provide schedules of overall sizes of the proposed flats and individual room sizes. The GIA of all flats will exceed the minimum recommended at London Plan and national space standard requirements. All the flats will have adequate floor space to function effectively. Individual room sizes all meet or exceed National Design Standards.

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#### RESIDENTIAL AMENITY

- 5.19. Only one flat will be single aspect and this has large west facing windows. Satisfactory amenity for residents of flats will be provided with VELFAC Energy 200, high performance windows and acoustic ventilation specified to mitigate traffic noise on Ambleside Avenue.

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#### PRIVATE AMENITY SPACE

- 5.20. All flats will have private amenity provision in the form of either private patio or balconies, ranging between 8sqm-46sqm. There is also a front communal amenity space of 120 sqm 'green space'. This ensures the proposals will meet the Council's Policy H5 regarding amenity space provision. There is a large expanse of open space

available to residents at Tooting Bec Common located on the doorstep of the site, further providing additional local amenity space. The communal garden is located to the front of the site, to protect and conserve the appearance of the Conservation Area, which is described as a leafy suburban area. The appearance of the site from the street frontage will be that of a large landscaped garden area (the building is set back) providing an attracting appearance to the streetscape.

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## REFUSE STORAGE

- 5.21. The Council's Waste and recycling storage and collection requirements 2013 provide the following standards for developments of up to 10 households:
- 5.22. Up to 2 bedrooms: 90 litres storage for waste and 55 litres storage for recycling per unit
- 5.23. Sufficient refuse storage of recycling refuse storage is provided in the form of an internal ventilated refuse store.

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## TRANSPORT AND ACCESS

- 5.24. The access driveway to the site will remain as per the existing bungalow with no crossover changes proposed.
- 5.25. A large secure space has been allocated to provide cycle storage of 2:1 cycle spaces for the development.
- 5.26. The site will provide 7 car parking spaces to the rear of the site (incl disabled parking as required). These parking spaces have been incorporated into the design of the scheme in the most efficient layout, with sufficient space for turning and manoeuvring vehicles. This level of car parking provision is less than the maximum allowed and would ensure a very good level of parking provision for this PTAL 6a location.

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## ENERGY

- 5.27. The Energy Strategy is to minimize energy use and CO2 emissions. The key objective is to achieve a reduction in CO2 emissions as outlined in the 2016 Building Regulations.

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## SURFACE WATER RUNOFF

- 5.28. The scheme will not increase surface water runoff. A sustainable urban drainage system (SUDS) will comprise permeable resin bonded hard surfacing throughout the site, lawns, water collection butts to down pipes and green roofs to flat roof areas.

## 6. CONCLUSION

- 6.1. The proposal provides 10 new residential homes for the borough in a sustainable and well balanced approach to increase the residential use of the site and provide much needed new homes without causing harm to the amenities of neighbours.