

## 15. GUIDELINES FOR NEW BUILD PROPERTIES

A variety of architectural styles have developed on the Estate since it was established 400 years ago. Residential examples include 18th century cottages, Georgian villas and town houses, streets of Victorian and Edwardian terraced and semi-detached houses and a large number of mid-century modern homes that have been built since the 1950s.

The Scheme of Management states: 6. (a) *“Without the prior consent in writing of the Managers no enfranchised property shall be used for any purpose whatsoever other than that for which it could lawfully be used immediately before the date of enfranchisement and without prejudice to the generality of the foregoing no property or part of a property which could only lawfully be used for one occupation at that time shall be used for two or more occupations”*

The subdivision of plots alters the streetscape and erodes the original character and landscape of the Estate. This would be considered to have a detrimental impact on amenity and therefore unlikely to be approved.

Proposals for new developments are assessed on their own merit. They must be in keeping with the character of the Estate and their immediate setting. Proposals must enhance the locality and have a positive impact by having excellent design standards. They must not detrimentally impact residential amenity. Proposals should incorporate high standards of energy efficiency and sustainability.

General requirements:

- If the site has existing buildings or structures their suitability for demolition must be assessed. Buildings of heritage interest, streetscape merit or group value are unlikely to be deemed suitable for demolition and replacement with a different design.
- Like for like' repairs can be carried out to a property without a licence. Some owners may find it preferable to completely rebuild a property in which case the rebuilt property must precisely match the design, dimensions and detail of the original property in every respect. In cases such as this, a detailed building survey is required documenting the design, dimensions and detail of the original property. Any change to the external appearance of a property requires a licence application and all demotions (partial and total) of a property require a licence
- The density and type of dwellings should be carefully considered and should be a response to local need. Please refer to the Local Plan at The London Borough of Southwark at [www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan](http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan).
- Proposals must consider the relationship with neighbouring properties and the streetscape. This will include the scale and massing of buildings. A detailed character analysis of the immediate area is required.
- Proposals should consider the space between buildings, massing and the front and rear building lines of adjacent dwellings. Backland development is unlikely to be approved. Existing building lines and spaces between neighbouring dwellings must be shown on drawings to ensure that the context of the proposal is fully considered.
- Walls built on a shared boundary cause disruption and may require access from the neighbouring property, so applications of this nature will only be considered with a letter of agreement from the neighbour concerned. Where the neighbour hasn't given written agreement, it is usual to request that the wall is offset from the boundary
- New housing development should not cause a loss of amenity to neighbouring residents. This means a loss of daylight or sunlight, a loss of privacy, an overbearing impact or loss of visual amenity. The distance between habitable rooms, the placement of windows, massing and orientation will be examined, and applicants may be required to submit additional supporting information. Balconies or Juliet balconies will not be permitted.
- Proposals should demonstrate an improvement to the streetscape such as increased planting, improved materials or creating a more 'open' character due to lowered fences and walls.

- All existing trees should be clearly described on a site layout plan. A proposed landscape plan is required, detailing any necessary work to existing trees in order to facilitate the development. A tree protection plan and arboricultural report will also be required. Which should also include trees in nearby gardens.
- Proposals should use a local palette of materials which are appropriate and in keeping with their setting. Samples are likely to be required as a condition of a licence.
- Windows in new build dwellings should normally match the proportions and materials of nearby properties. Alternative materials and styles may be considered but typical 1:5 scale drawings and product information are required in addition to the general elevation drawings, to demonstrate why the proposed windows and doors could be suitable.
- All developments must have a minimum of 50% soft planting to the front garden area. A scale drawing and calculation of this area is required. Sufficient car and cycle parking provision must be made. Parking should not dominate property frontages and layouts should minimize the visual impact of parked cars through the implementation of soft planting.
- Rear garden space must be proportionate to the size of the development and of suitable design quality. Provision must be made for screening to preserve or improve neighbours amenity.
- Boundary treatments ie. fences, gates and hedges should match the predominant original style in the street or the group.
- Space should be provided for refuse storage and cycle parking as part of the landscape design. Refuse storage should not negatively impact the streetscape or neighbouring properties and should therefore be well screened. 1:50 drawings are required for any proposed new structures (as described in Guidance note 12).
- All developments should include a sustainability statement, including a landscape strategy and biodiversity strategy. Solar panels and green roofs are encouraged for new developments (refer to guidance note 13).
- The design should make provision for mechanical plant to be housed within the property or within suitable acoustic enclosures which meet the Local Authority requirements. Heating, ventilating or mechanical plant housed in enclosures in front or rear gardens must be well screened.