

# Welcome to Southwark Planning Sub-Committee B

26 March 2019

## MAIN ITEMS OF BUSINESS

- Item 6.1 – 18/AP/4015 – 36 Rouse Gardens,  
London, SE21 8AF



Councillor Cleo Soanes (Chair)



Councillor Damian O'Brien (Vice-chair)



Councillor Sirajul Islam



Councillor Nick Johnson



Councillor Victoria Olisa



Councillor Darren Merrill



Councillor Martin Seaton

# Item 1 – 36 Rouse Gardens, London, SE21 8AF

Full Planning Application

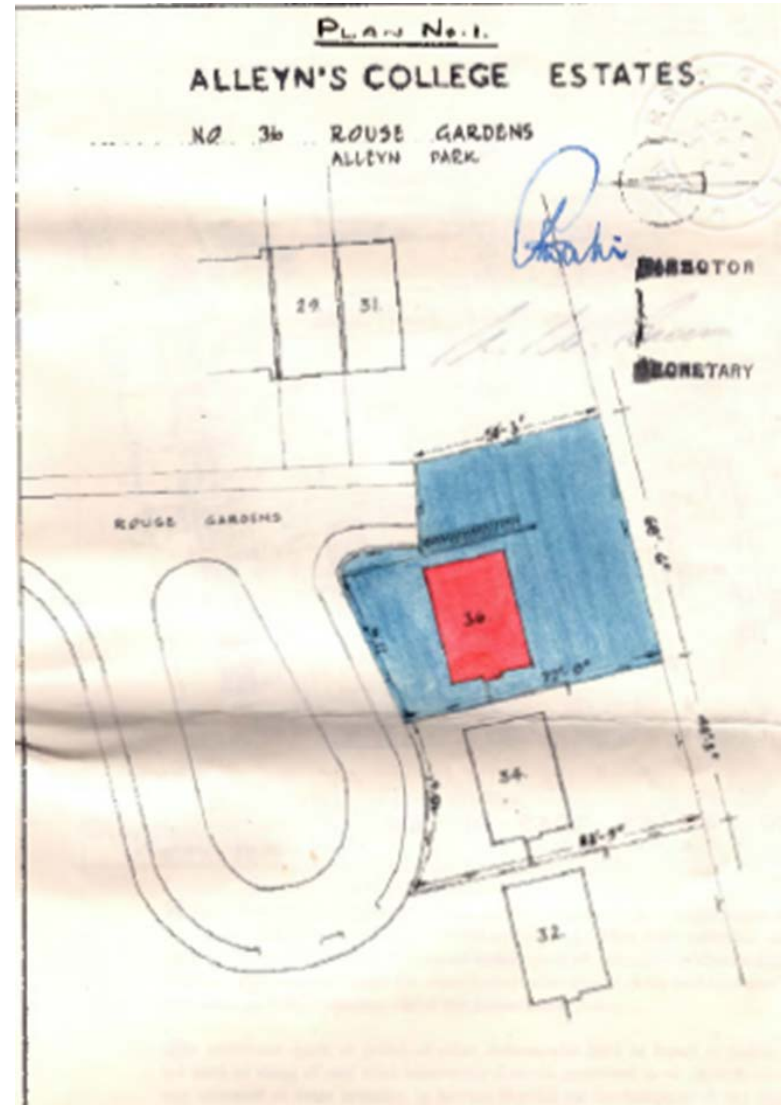
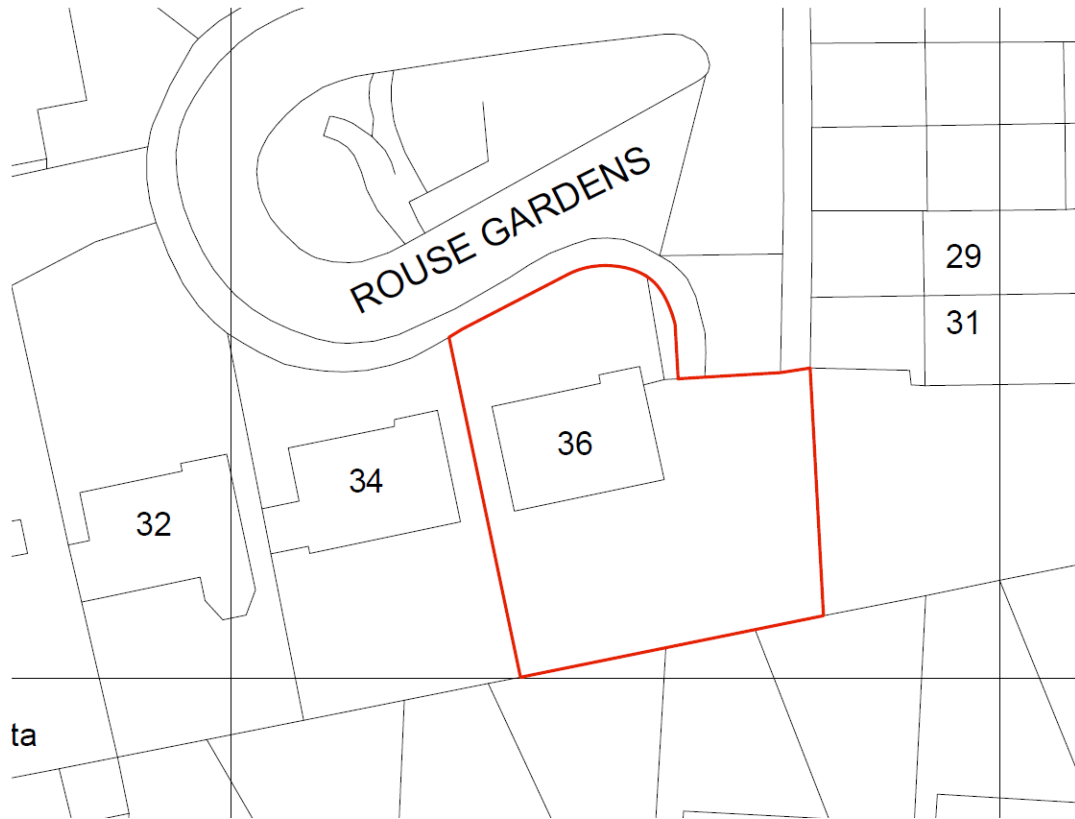
Application 18/AP/4015

- Construction of a ground floor side and rear extension and refurbishment to existing detached house, with the inclusion of a circular 1-storey side extension







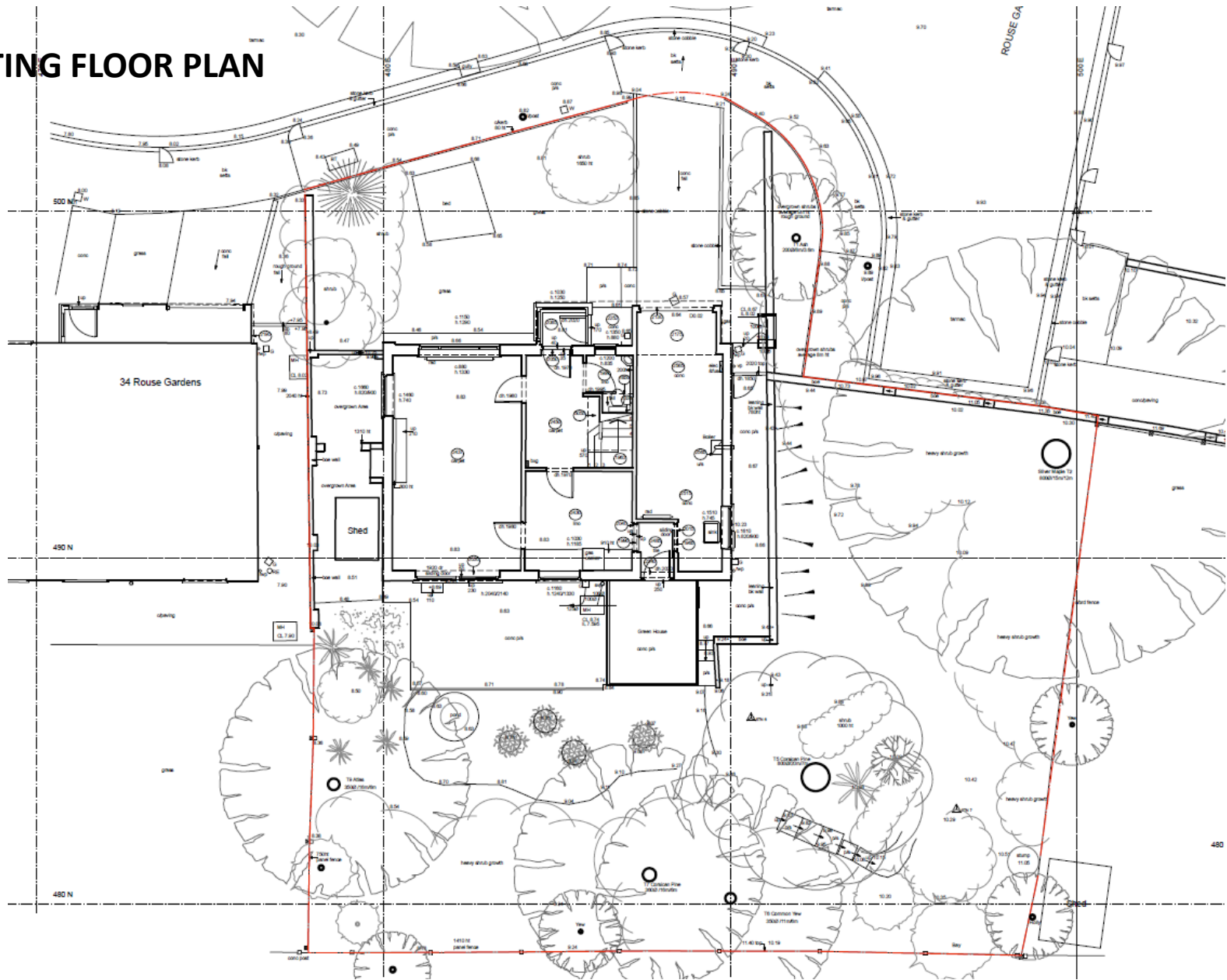


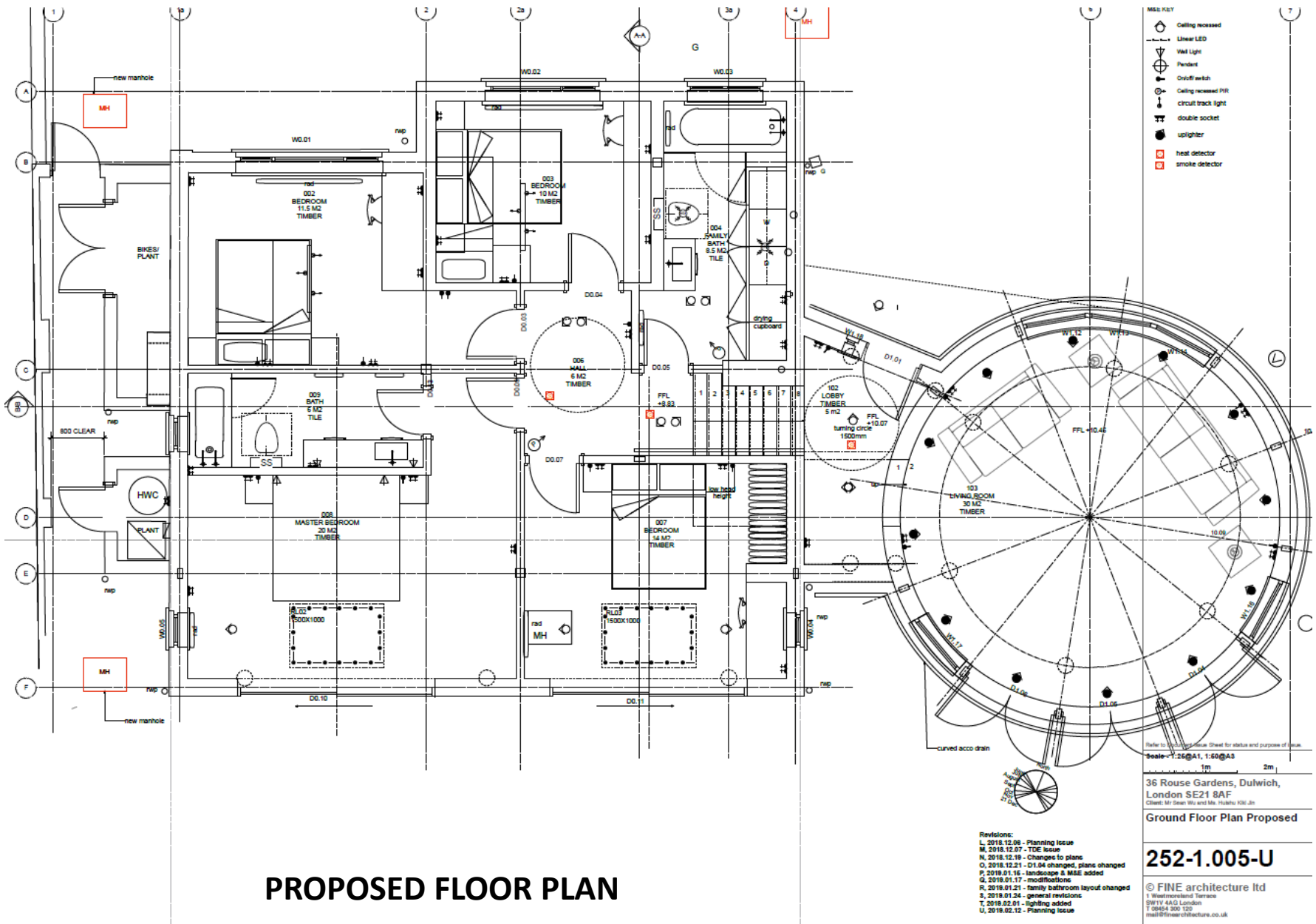


### 3D VIEW - PROPOSED



# EXISTING FLOOR PLAN





# PROPOSED FLOOR PLAN

- Revisions:
- L, 2018.12.06 - Planning Issue
  - N, 2018.12.07 - TDE Issue
  - N, 2018.12.19 - Changes to plans
  - O, 2018.12.21 - D1.04 changed, plans changed
  - P, 2018.01.16 - landscape & MSE added
  - Q, 2018.01.17 - modifications
  - R, 2018.01.21 - family bathroom layout changed
  - S, 2018.01.24 - general revisions
  - T, 2018.02.01 - lighting added
  - U, 2018.02.12 - Planning Issue

- Ceiling recessed
- Linear LED
- Wall Light
- Pendant
- On/off switch
- Ceiling recessed PR circuit track light
- double socket
- uplighter
- heat detector
- smoke detector

Refer to the proposed Section Sheet for details and purposes of view.  
Scale: 1:25 @ A1, 1:50 @ A3

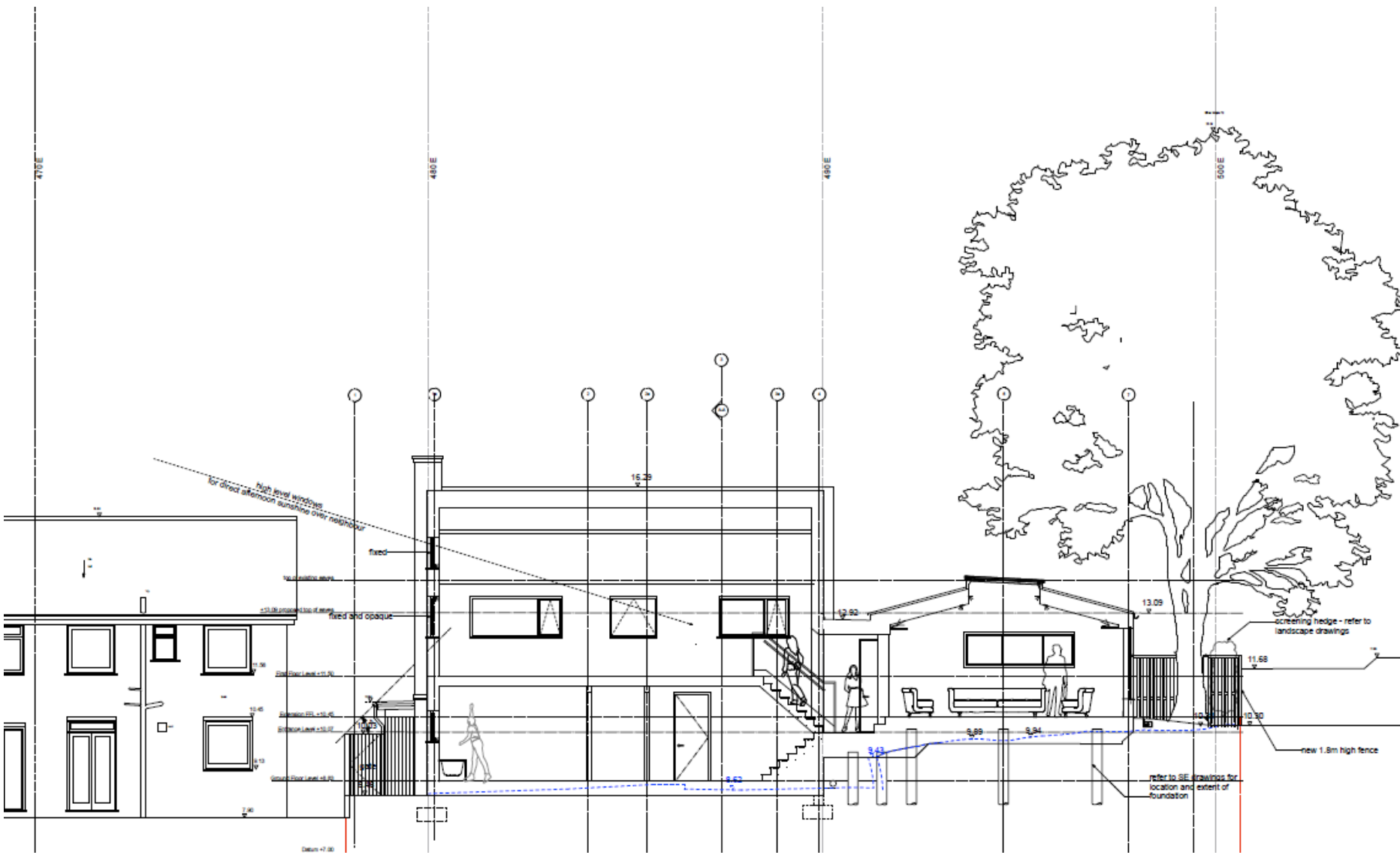
36 Rouse Gardens, Dulwich,  
London SE21 8AF  
Client: Mr Steve Wu and Mrs. Shirley Koo, Jn

Ground Floor Plan Proposed

**252-1.005-U**

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1 Westmead Terrace  
SW1V 4AG London  
T 0204 300 100  
mail@finearchitecture.co.uk

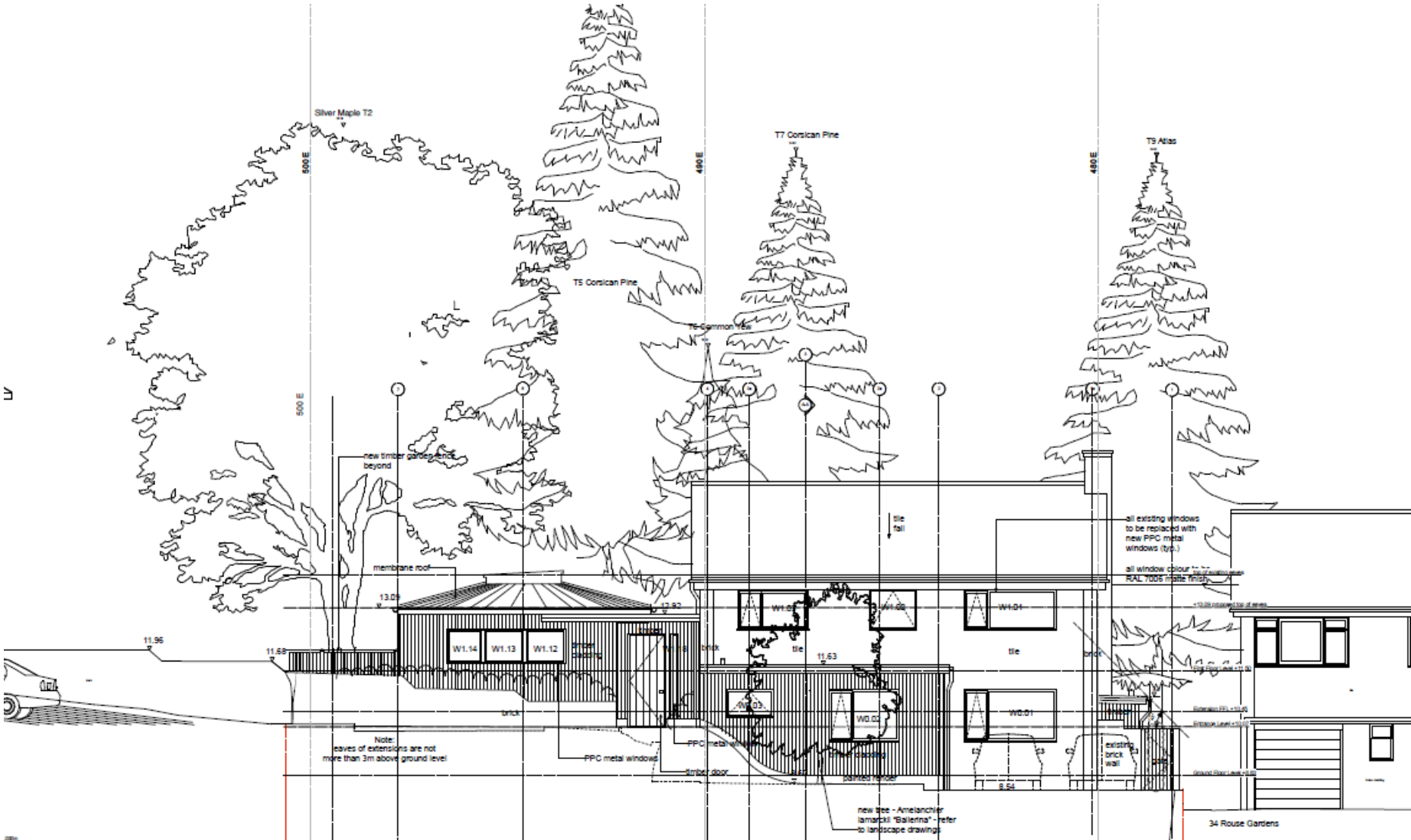




## PROPOSED SECTION PLAN



## EXISTING FRONT ELEVATION

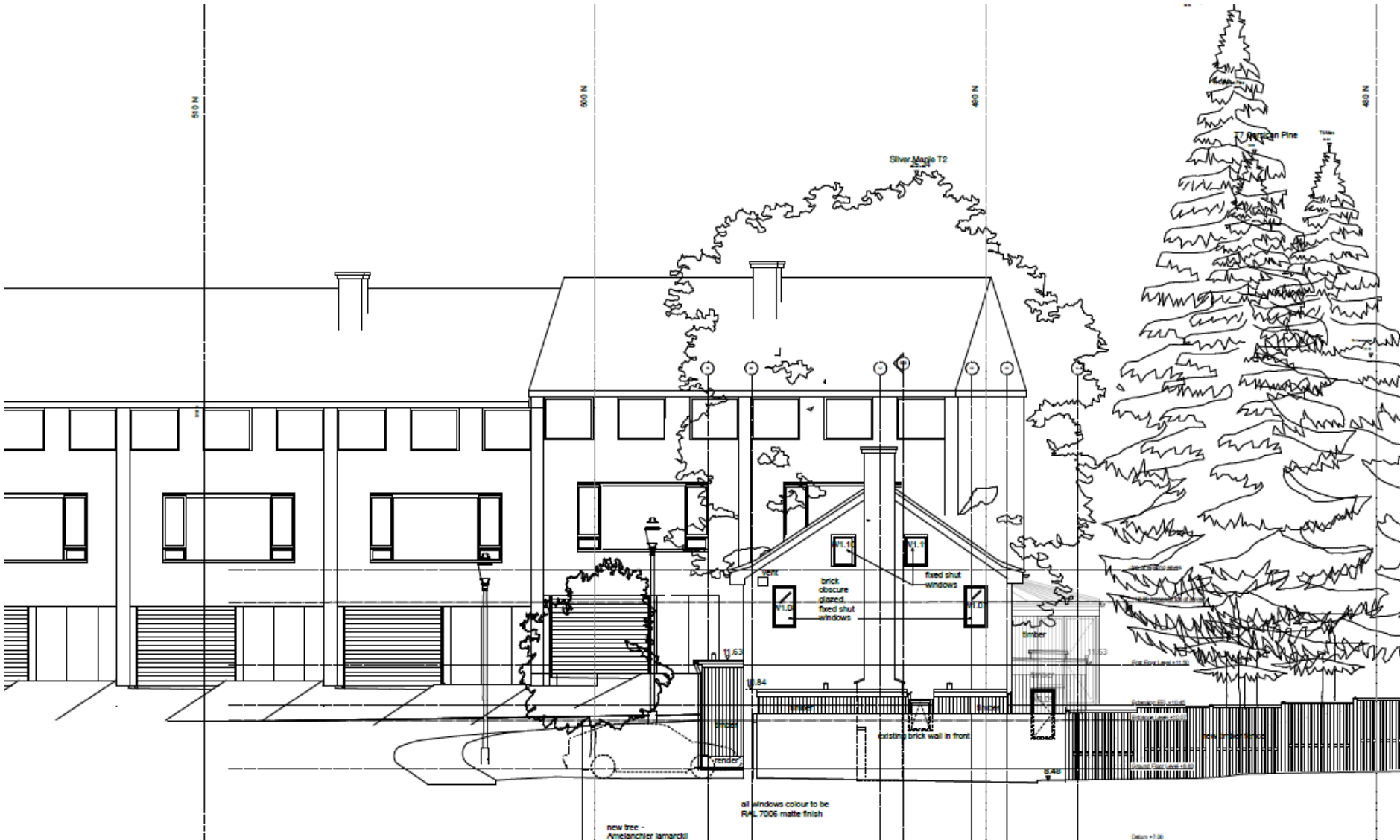


## PROPOSED STREET ELEVATION





## EXISTING WEST ELEVATION

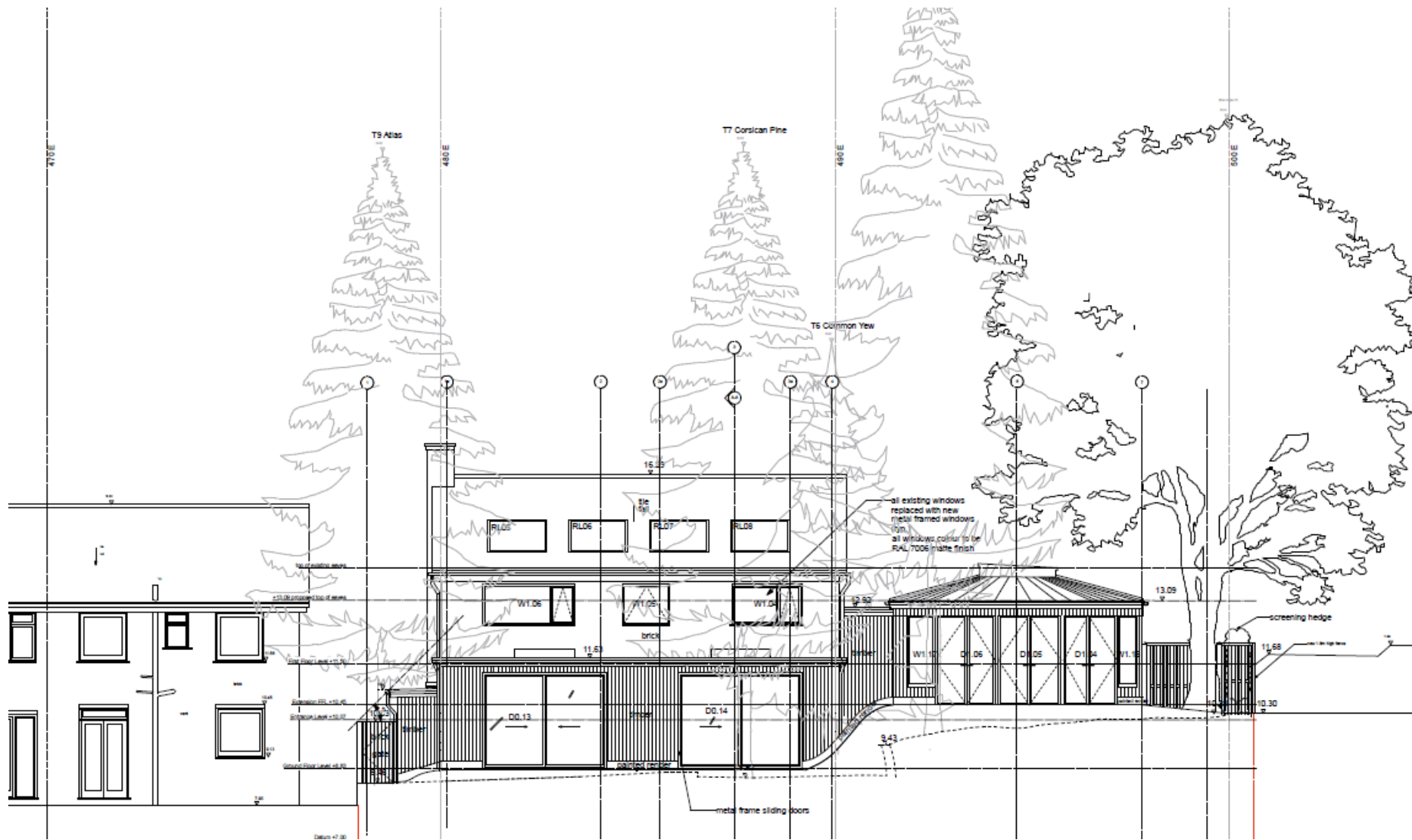


**PROPOSED WEST ELEVATION**

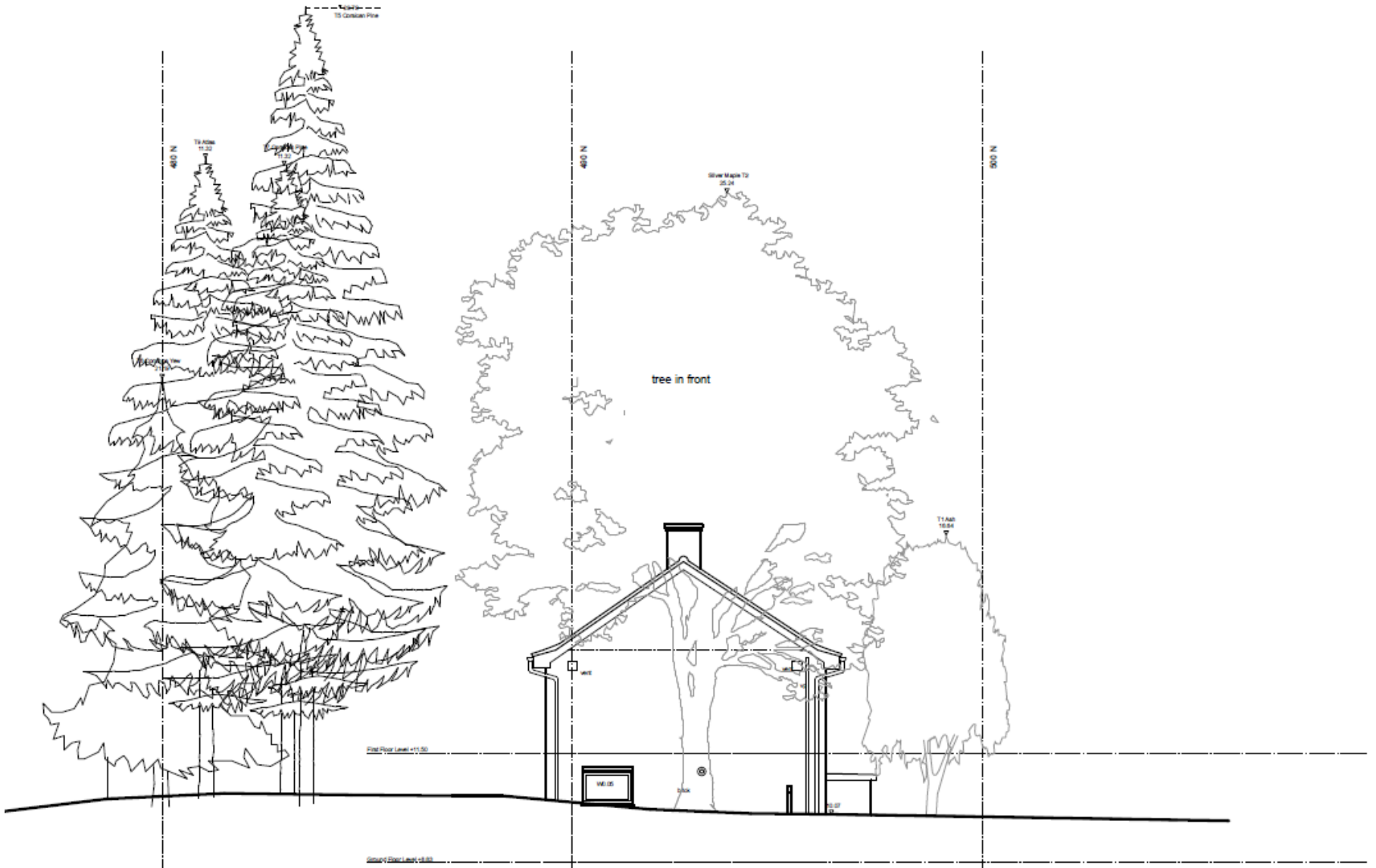


## EXISTING REAR ELEVATION

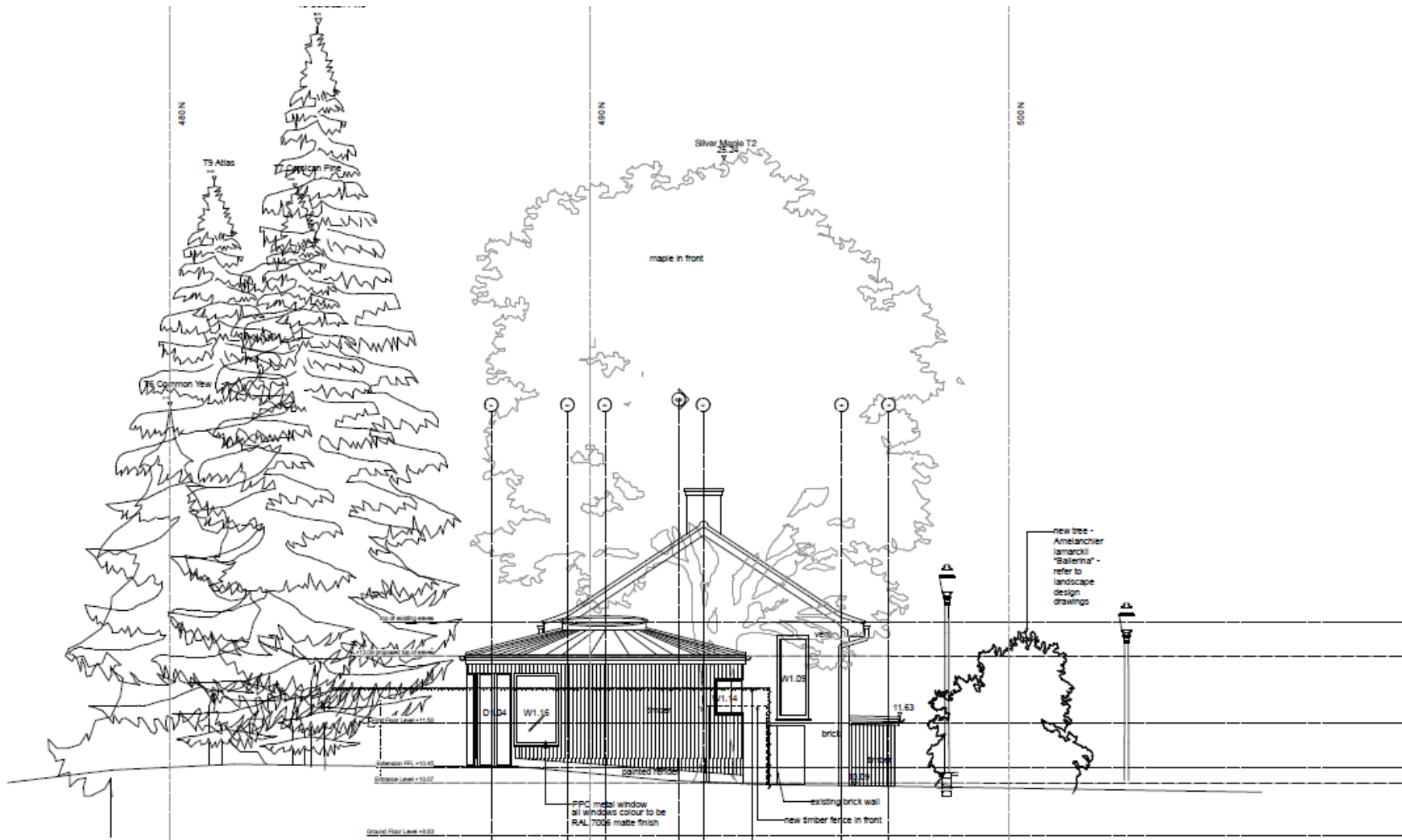




## PROPOSED REAR ELEVATION

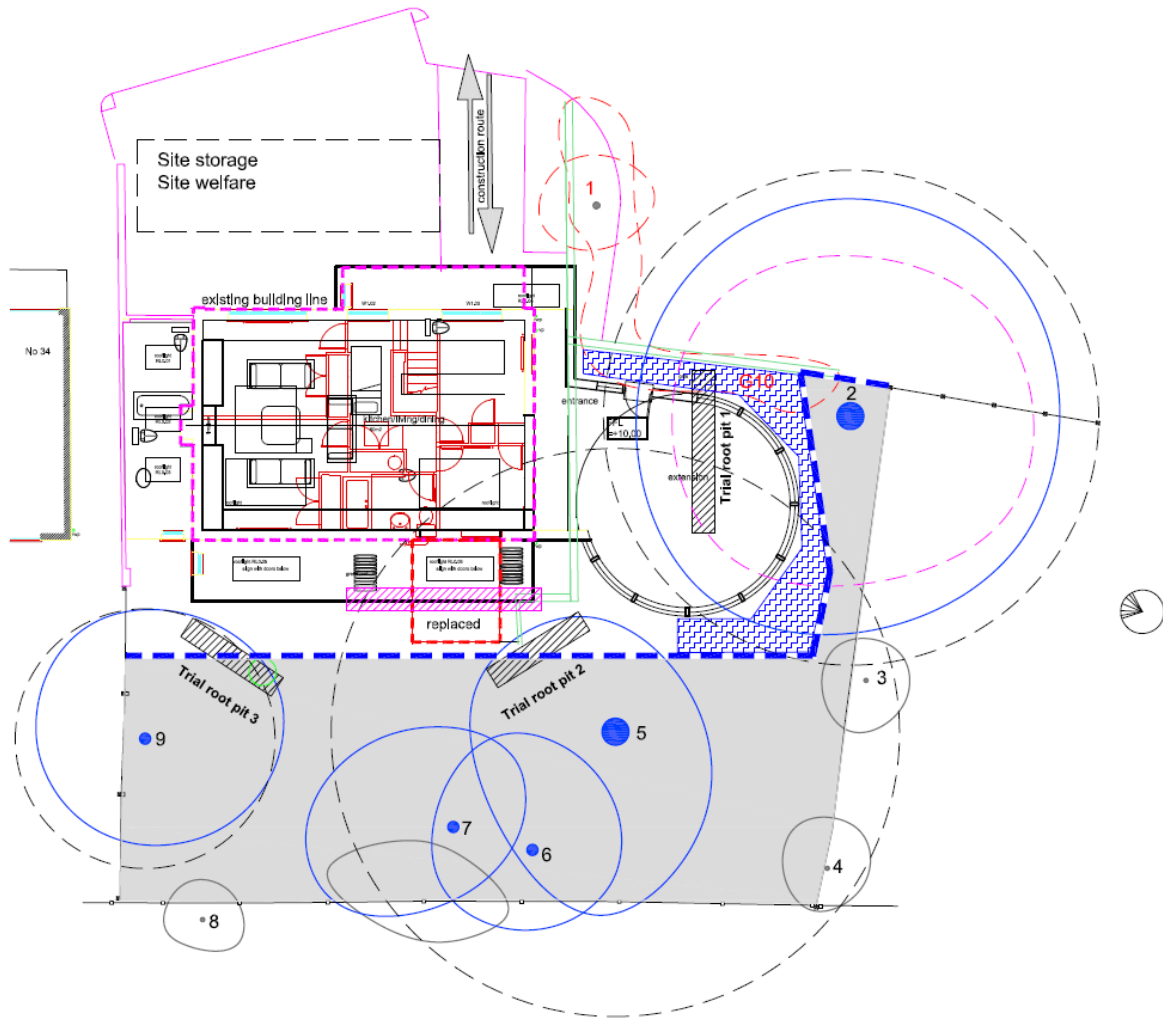


**EXISTING EAST ELEVATION**

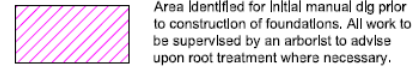
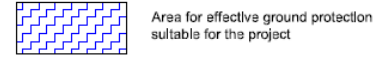
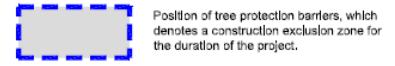
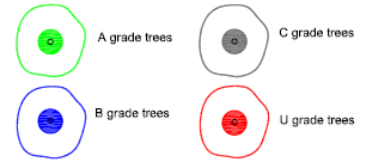
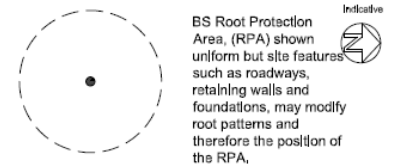


## PROPOSED EAST ELEVATION





**ACS (Trees) Consulting LEGEND**



- Tree Management Methods to be adopted on site.**
1. Undertake pre-commencement site meeting to agree tree protection methods and timings.
  2. Carry out any a grade tree work (check for authority before beginning)
  3. Install all tree and ground protection (see Appendix 3),
  4. Undertake the demolition work and ground works.
  5. Construction phase.
  6. Remove tree protection and carry out landscaping.

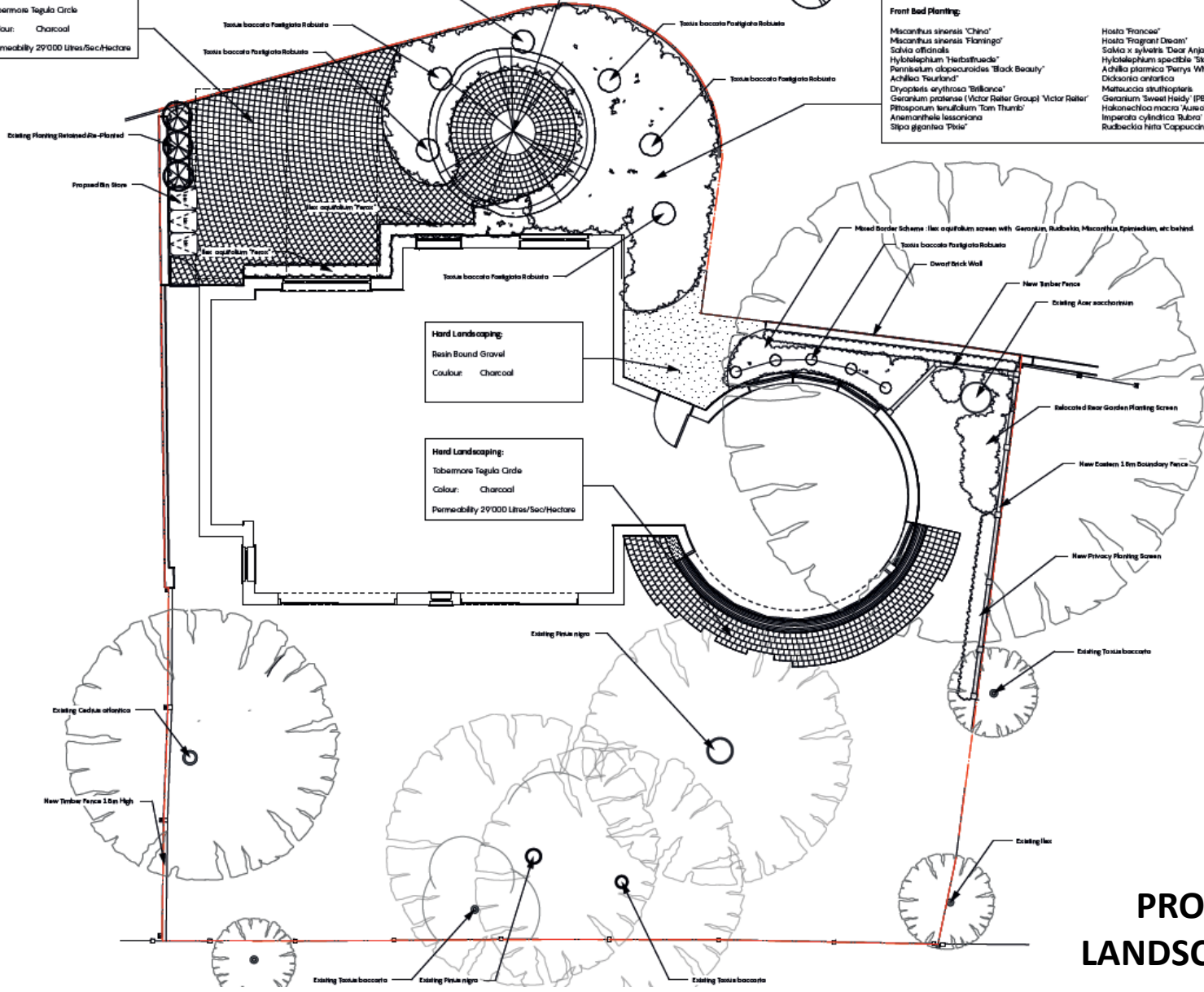
**EXISTING LANDSCAPE PLAN**

**Hard Landscaping:**  
 Tobermore Tagula Circle  
 Colour: Charcoal  
 Permeability 29'000 Litres/Sec/Hectare



**Front Bed Planting:**

|   |                                   |
|---|-----------------------------------|
| Miscanthus sinensis 'China'                             | Hosta 'Francee'                   |
| Miscanthus sinensis 'Flamingo'                          | Hosta 'Fragrant Dream'            |
| Salvia officinalis                                      | Salvia x sylvestris 'Dear Anja'   |
| Hydrangea 'Hortensia'                                   | Hydrangea paniculata 'Starburst'  |
| Pennisetum alopecuroides 'Black Beauty'                 | Achillea ptarmica 'Perry's White' |
| Achillea 'Fountain'                                     | Dicksonia antarctica              |
| Dryopteris erythrosos 'Billance'                        | Mammuca sinuatioparia             |
| Geranium pratense (Victor Reiter Group) 'Victor Reiter' | Geranium 'Sweet Heidi' (PB)       |
| Pteris aquilina 'Tom Thumb'                             | Holonechloa macro 'Aureola'       |
| Anemonehe lessoniana                                    | Impatiens cylindrica 'Rubra'      |
| Stipa gigantea 'Plei'                                   | Rudbeckia hirta 'Coppacotta'      |



# PROPOSED LANDSCAPE PLAN