

Needs & Options Review

42 North Cross Road, SE22 9EU

Job number 8387

Client name Mr Ewin Thomas

Client address 42 North Cross Road, London SE22 9EU

1st Issue 28.08.20

RDA Architects

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1.0 Introduction

1.0 Document

The purpose of this document is to collate your needs and options requirements, as well as establish all project constraints. It is intended to be a live document that is updated and reissued at regular intervals to the team for information. When complete it will form the basis for designing all elements of the project described below.

*Text in italicised **bold** indicates brief revisions and/or information still outstanding.*

The object of the brief is to confirm and hold the project team to a consistent course of action with clear understanding of the common goals at all times.

This document will be reissued as necessary for confirmation.

1.1 The Client

Mr Ewin Thomas
42 North Cross Road, London SE22 9EU

1.2 Programme

The programme will be determined as a result of the feasibility study outcomes.

1.3 Budget

The budget will be determined as a result of the feasibility study outcomes.

1.4 Consultants

To be appointed;

Party Wall Surveyor
Structural Engineer
Lighting Designer
Landscape Designer
Building Control Surveyor
Measured Survey Consultant
Environmental Consultant (e.g. for loss of light, lighting impact assessment, etc.)
Thames Water Property Searches may be required (e.g. for buried services, land contamination assessment – should the Client decide to investigate an opportunity to purchase, adopt and/or develop the site currently occupied by the single-story mono-pitched storage building at the back of No.44 North Cross Road.

2.0 Project Team

RDA Architects
16 Forest Hill Road, London, SE22 0RR
+44 (0)20 8299 2222 - info@rdauk.com

Richard Dudzicki – Director
richard@rdauk.com

Jan Kwiatkowski – Associate
jan@rdauk.com

Roxana Oarga – Architect
roxana@rdauk.com

Anna Scibior – Architectural Assistant
anna@rdauk.com

Donna Stewart – Administrator
donna@rdauk.com

3.0 Site Information

3.1 Location

42 North Cross Road, London SE22 9EU

Google Map Link:

<https://bit.ly/3hqYKIY>

3.2 Freehold / Leasehold interests

The subject site is a freehold piece of land located to the rear of 42 North Cross Road, with a frontage to the West onto Archdale Road. The site is occupied by a single-storey storage/outbuilding. The site runs adjacent to the southern side boundary of no.2 Archdale Road and to the rear of no.44 North Cross Road which is an A3 restaurant (*For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes*), which is known as 'Thai Corner Café'.

Title register for 42 North Cross Road - Title number 267848

C.5: (23.10.2007) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

The leases grant and reserve easements as therein mentioned.

Registration date	Property description	Date of lease and term	Lessee's title
1. 23.10.2007 1 (part of)	42 Northcross Road (First Floor Flat)	03.02.2006 99 years from 25 December 2005	TGL299084
2. 23.10.2007 1 (part of) and 2	42 Northcross Road (GF Flat) and Garden	03.02.2006 99 years from 25 December 2005	TGL299089



Fig 1. Exert from HM Land Registry current Title Plan for the Title number 267848. Scale 1:1250.

Title register for 44 North Cross Road – Title Number LN111388

Registration date	Property description	Date of lease and term	Lessee's title
1. 06.10.2009	44 North Cross Road	23.09.2009	TGL325130

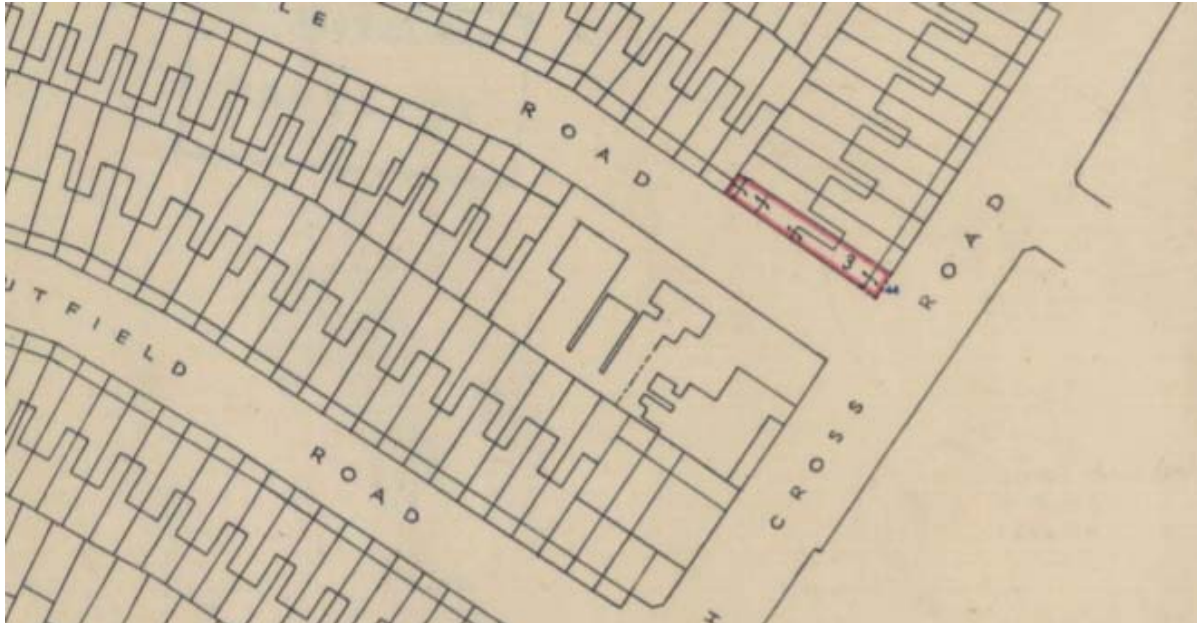


Fig 2. Exert from HM Land Registry current Title Plan for the Title number 111388. Scale 1:1250.

3.3 Easements and restrictive and other covenants

Title register - Title number 267848

C: – Charges Register

C.1: The land is subject so far as affected thereby to the restrictive covenants contained in a Deed dated 31 May 1875 and made between (1) John Weller and (2) Savile Arundel Tucker.

No evidence of the terms of the said covenants has been supplied.

C.2: A Transfer of the land in this title dated 13 March 1972 made between (1) Watney Mann (London & Home Counties) Limited and (2) Betty Jeanette Lipson contains the following covenants: -

"The Transferee for herself and her successors in title and assigns hereby covenants with the Vendor and its successors in title and assigns so as to bind the land hereby conveyed and each and every part or parts thereof into whosoever hands the same may come and so that this covenant shall be and ensure for the benefit and protection of the neighbouring land and licensed properties of the Vendor known as 10 Whatley Road, East Dulwich, SE22 42 Barrie Road, East Dulwich, SE22 The Lord Palmeston 91 Lordship Lane, SE22 and each of them and all and every part or parts thereof not to use the land hereby conveyed or any part or parts thereof or any building erected or to be erected thereon for the trade or business of a wholesale and/or retail seller of beers wines spirits or other intoxicating liquors and not to permit the said land or any part or parts thereof or any building erected or to be erected thereon to be used as a club or as a place where in either case intoxicating liquors shall be sold or supplied or consumed or for the display of advertisements of beers wines spirits or other intoxicating liquors other than of advertisements of those beers brewed by the Vendor

or other members of the Watney Mann Group of Companies or of those wines spirits or other intoxicating liquors which shall be first approved by the Vendor in writing."

Based on the above maps, it is clear that No.42 North Cross Road has no access from Archdale Road through No.44 North Cross Road, which appears contrary to the information shown on the granted planning application 04_AP_0288 (Decision Notice dated 17th May 2004).

The existing site plan from the above planning application stipulates the access from Archdale Road to No.42 North Cross Road, through the 'Existing stores to No.42' which appears from the above maps to be owned by No.44.

It is required that the legal advice is sought in order to clarify beyond doubt the ownership of the access land from Aldershot Road to 42 North Cross Road.

It is concluded that the use of the ground floor retail shop has been changed to residential as per the planning application 04_AP_0288 Decision Notice dated 17th May 2004, therefore the covenant stated in the land registry should not have any bearing restrictions on the proposed residential/ non-retail development.

3.4 Other legal constraints

None known

3.5 Surveys Required

Measured survey will be required, in order to precisely determine the boundaries and siting of the proposed building on the site.

A drainage survey will be required, in order to examine the existing drainage system and design the new connections. Other services, such as water, gas and electrics appear to be connected to the site, although a new/ upgraded connection may be required.

A land contamination survey along with environmental and property searches may be required, in order to ascertain the location of the original services and existing land conditions, prior to construction works.

3.6 Existing buildings and historical analysis



Fig 2. Bomb Damage Map

The bomb map shows that during the Second World War, Number 42 North Cross Road was not affected by the bomb impact.

Number 42 North Cross Road is located second from the end of the Victorian row of properties. The house is of typical format in the street, as are the immediate neighbours on either side. Number 42 North Cross Road is occupied as a two-storey terraced residential dwelling.

The house appears to be largely original, constructed in a manner typical of the street. The house has a converted shopfront at the Ground Floor level, echoing its previous retail use.



Fig 3. View towards the entrance to the storage of 42 North Cross Road and a brick storage unit and gates of the restaurant service yard.



Fig 4. Site viewed across the brick storage unit and gates of the Thai restaurant service yard.



Fig 5. Site viewed from along the Archdale Road.

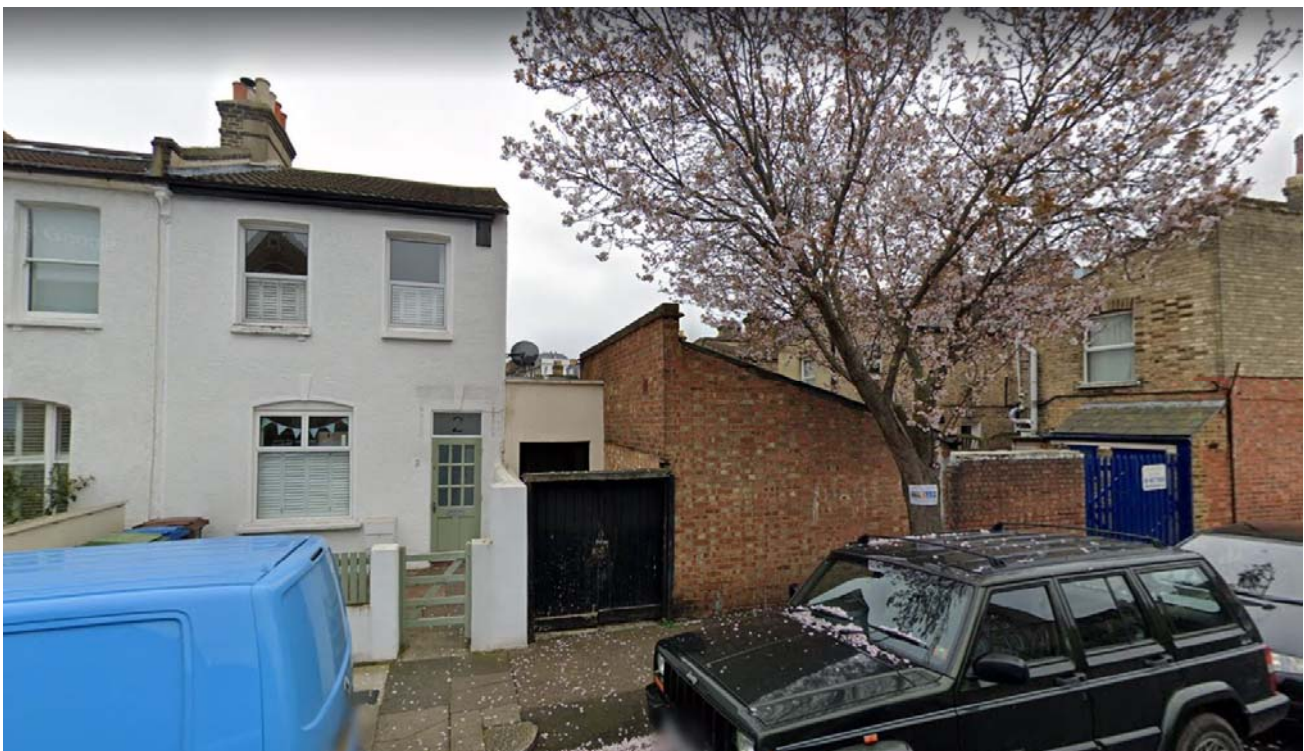


Fig 6. View towards the site entrance from the Archdale Road

4.0 Planning Constraints

4.1 Local Council

Planning approval will be required for all external works by application to Southwark Council Planning Authority.

4.2 Planning History

<i>Decision Notice Status</i>	<i>Application Ref. & Description</i>	
21 st July 2000	00_AP_0977 – Shopfront Alterations	Granted
17 th May 2004	04_AP_0288 – Change of use (GF Retail to Residential)	Granted
14 th October 2004	04_AP_1512 – Discharge of condition (Cycle storage)	Granted
14 th October 2004	04_AP_1512 - Discharge of condition (Refuse storage)	Granted
31 st January 2013	12_AP_3883-RefusedApp	Refused
2 nd September 2013	13_AP_1695-RefusedApp	Refused
19 th June 2014	13_AP_1695-AppealNotice	Dismissed

The application register shows that there were two planning applications withdrawn by the Applicant in 1999 and 2002.

The drawings and/or documents included in the applications made before 2004 are only available in scanned format and they do not represent the current internal layout).

There is no detailed information available on the Southwark Council Planning website for the dismissal of the Appeal.

4.3 Use

Before 17th May 2004 (04_AP_0288):

Retail (Ground Floor only) and **Residential** (First Floor)

From 17th May 2004 (04_AP_0288):

Residential throughout including a detached single storey ancillary storage building to the rear of No.42 North Cross Road is to be used by the occupiers of the ground floor property, which is currently used as a storage depot. At the point of construction this unit, the rear of the No.42 North Cross Road, has become separate and independent from its host.

4.4 Conservation matters

The site does not fall within any Conservation Area nor is listed locally. However, to satisfy Southwark Council, planning permission will need to be sought.

4.5 Vehicular and Pedestrian access

The site benefits from the access via No.42 North Cross Road (the site), as well as via Archdale Road. The site has a good public transport accessibility level 4 (PTAL - Public Transport Accessibility Levels) with uncontrolled on-street parking in the locality.

4.6 Environmental Considerations

The site does not fall within a Tree Preservation Order (TPO) zone and there is no individual TPO's.

The site is located at the heart of a vibrant and unique urban village (often referred to informally as 'East' Dulwich Village) which attracts residential developments.

4.7 Development Constraints

There are development constraints dictated by the existing 'storage' building, the adjacent residential property (no.40 North Cross Road) and the A3 restaurant at No.44 North Cross Road, with its immediately adjacent single-storey storage building.

The site has rich planning history, which sets design constraints through a number of unsuccessful planning applications.

The planning constraints have been collated below for ease of information:

- The height (5200mm) and length (6065mm) of the proposed two-storey building (Reference: 13-AP-1695) was considered to have an overbearing impact which would result in an unacceptable level of enclosure to the neighbouring property No.40 North Cross Road.
- Harmful effect on the standard of residential amenity in accordance to policies 3.2 (Protection of amenity), 3.11 (Efficient use of land), 12 (Design and Conservation). 13 (High environmental standards) of the Core strategy.
- The height, massing and positioning would be detrimental to the character and appearance of the street scene by significantly reducing the space and openness between the rear of the premises in North Cross Road and the start of the entrance of dwellings in Archdale Road.

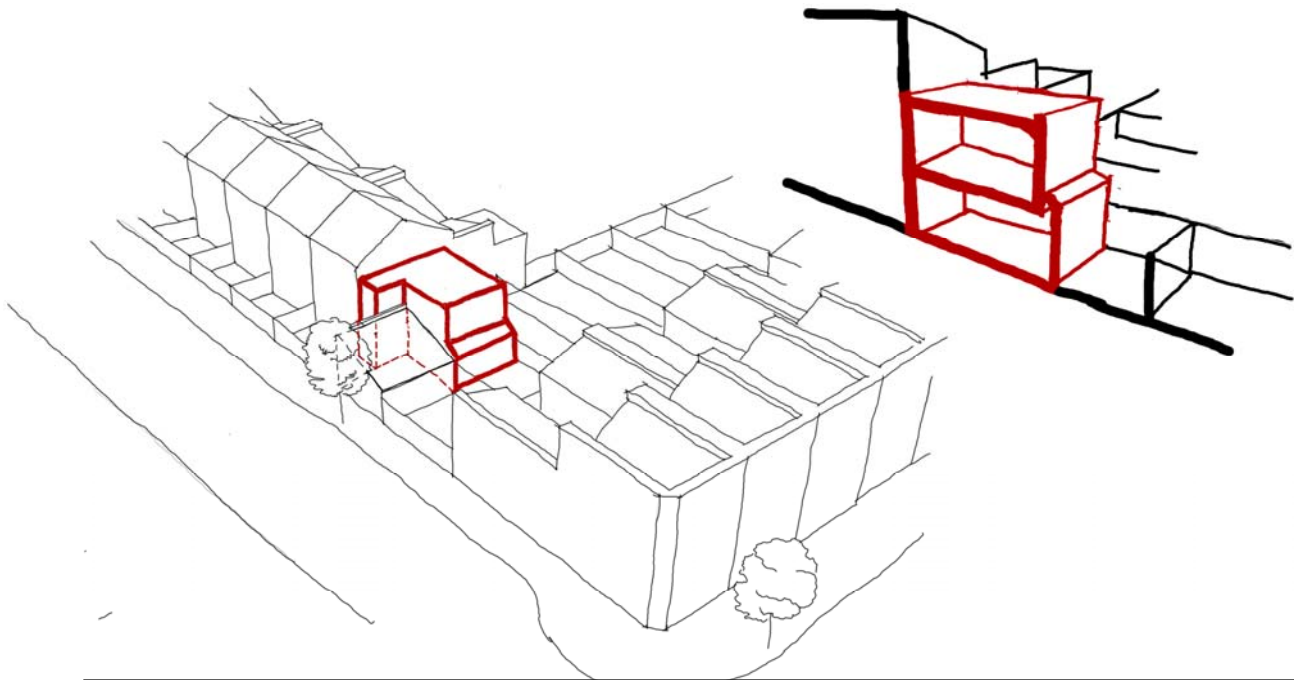


Fig 7. Representation of refused proposal

4.8 Drainage

Based on site development history we understand that the site is connected to drainage and other services, however it would be prudent to review the condition of the existing drainage and ascertain whether there might be a requirement to apply for Build Over Notice to Thames Water, subject to drain survey.

4.9 Geological Considerations

The main geological base for this area is London clay. The site does not have steep slopes therefore the Geological survey is deemed unrequired.

5.0 Design Strategy

5.1 Project Needs

You have asked us to explore the potential of the site, based on three strategic development approaches:

Option 1 – Proposal for the mono-pitched roof building converted to B1 use class

- a) Design a small dwelling house (i.e. B1 class use) and establish it for a year (e.g. photography studio).
- b) After one year, apply for change of use to a small studio house
- c) The B1 use may benefit from Permitted Development for a change of use
- d) Create a mono-pitched roof that would mitigate an impact on adjoining owner's amenity and address the points raised in the previous decision notices (refusals)

Option 2 – Prefabricated single storey residential building

- a) Create a modernist single-storey house
- b) The proposal is to be constructed with a prefabricated structure which would be assembled on site.
- c) The rear of the house is to have an overhang above the garden

Option 3 – Two-storey house

- a) Explore an option to enlarge the development site by purchasing the land of the neighbouring brick storage unit of 44 North Cross Road.
- b) Create a two-storey building on the enlarged plot with a front façade to the Archdale Road.
- c) The proposed building is to be a 1 or 2 bed flat, depending on Southwark residential design standards.
- d) The excavation becomes a viable option

5.2 Inspirations

<https://pin.it/HD1eY44>

6.0 Concept Sketch

Below Sketches are only indicative and are not to scale.

Fig 8. Option 1 – Change of use to B1 with mono-pitched roof and possible mezzanine floor.
Estimated Total GIA: 39m².

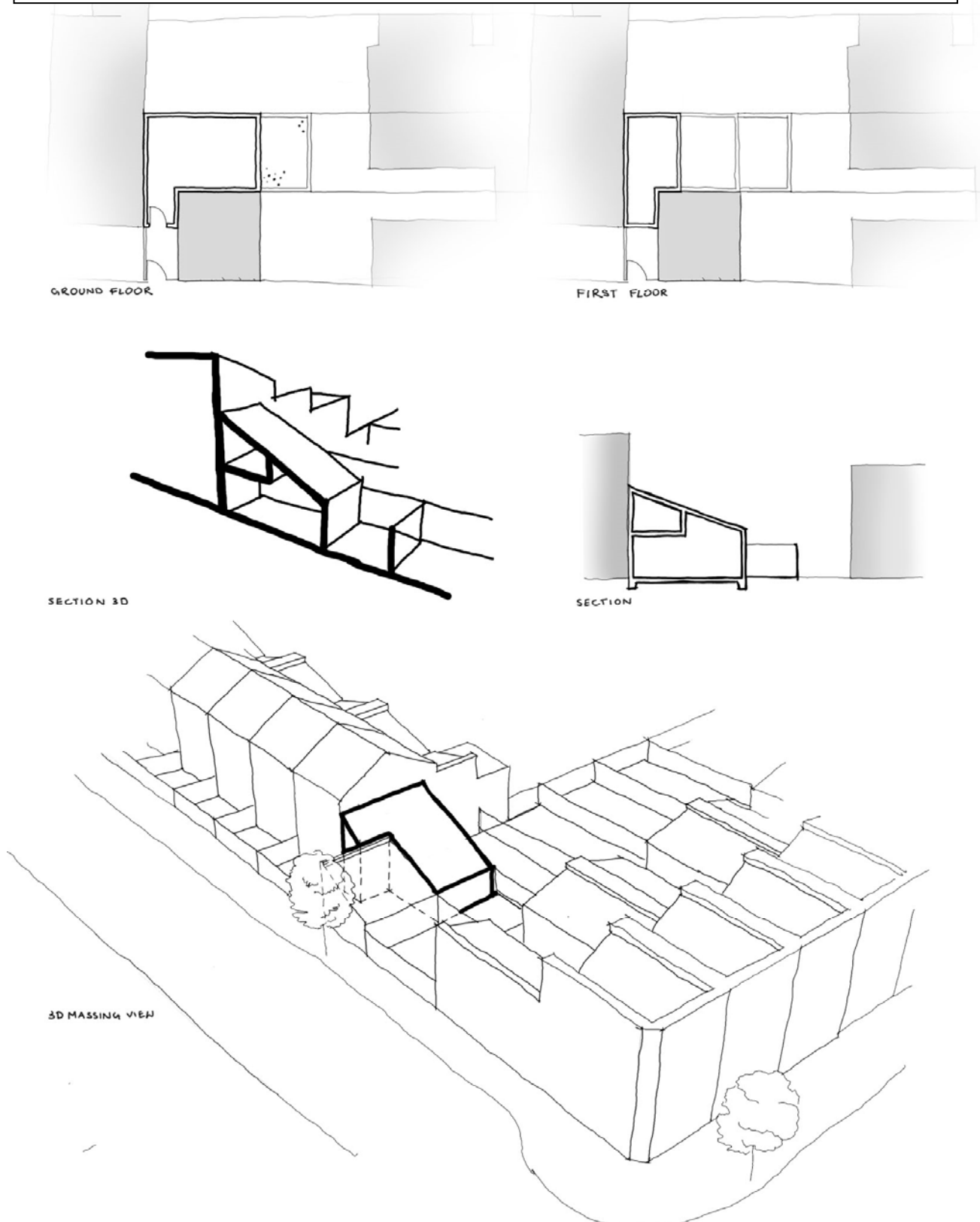


Fig 9. Option 2 – Prefabricated one-storey house with rooftop amenity. Estimated Total GIA: 37m².

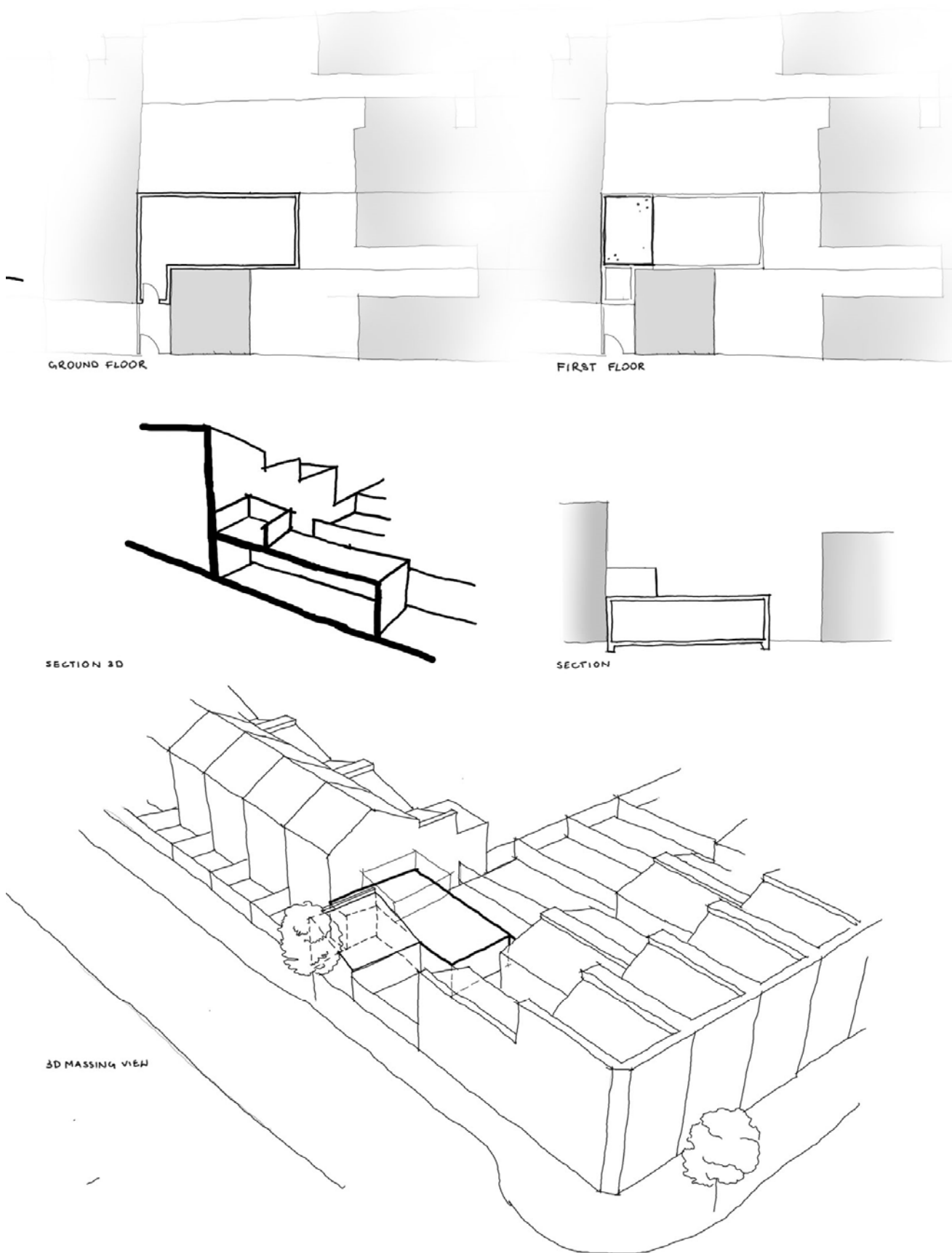


Fig 10. Option 3A – Purchase of the adjacent storage of 44 North Cross Road and creating two-storey house. Estimated Total GIA: 70m².

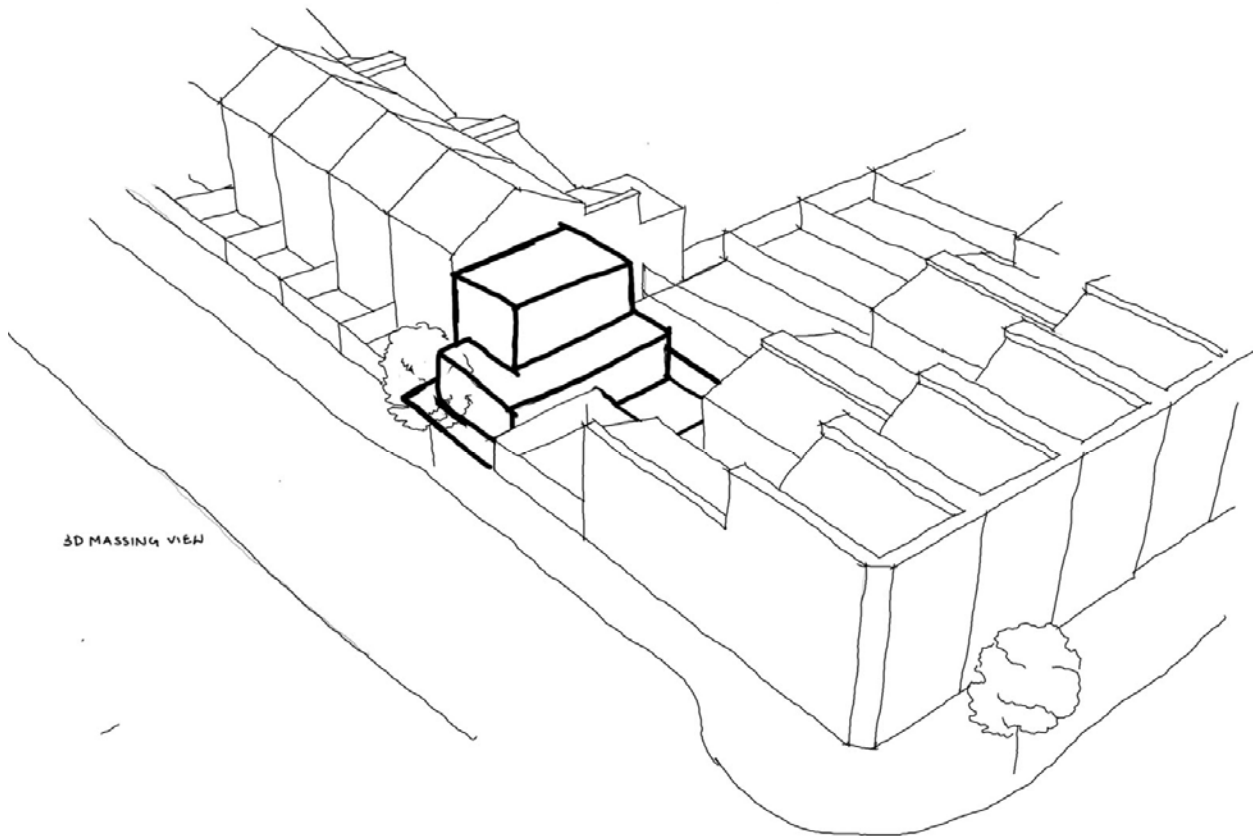
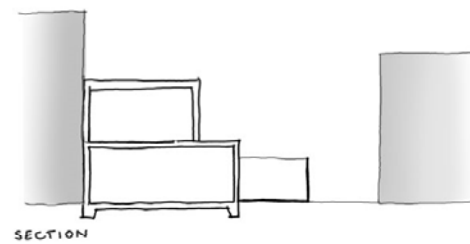
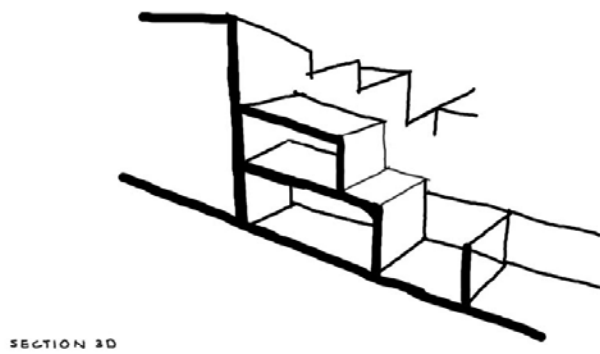
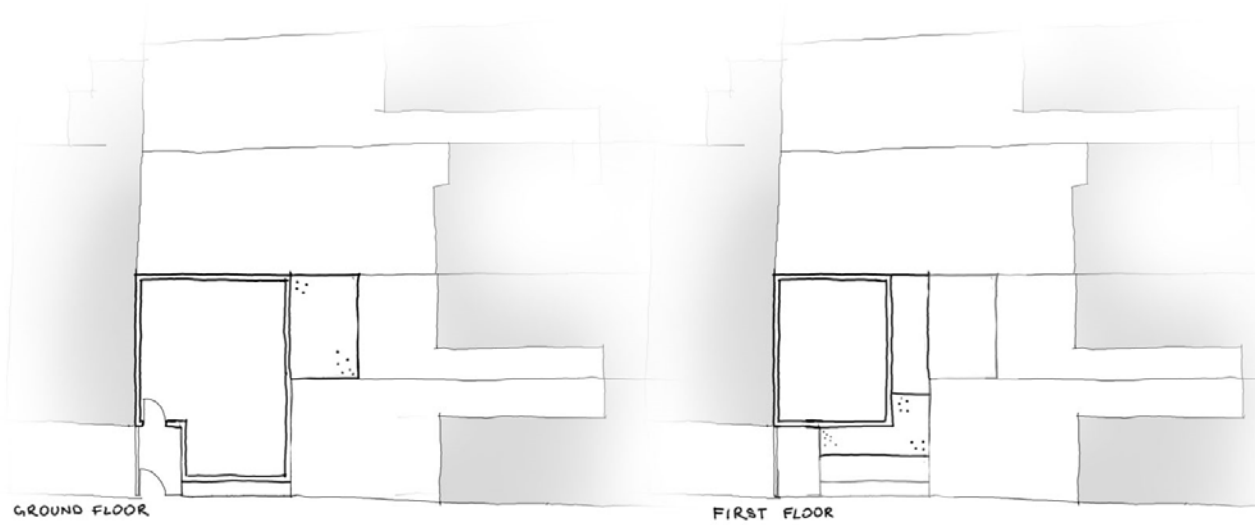
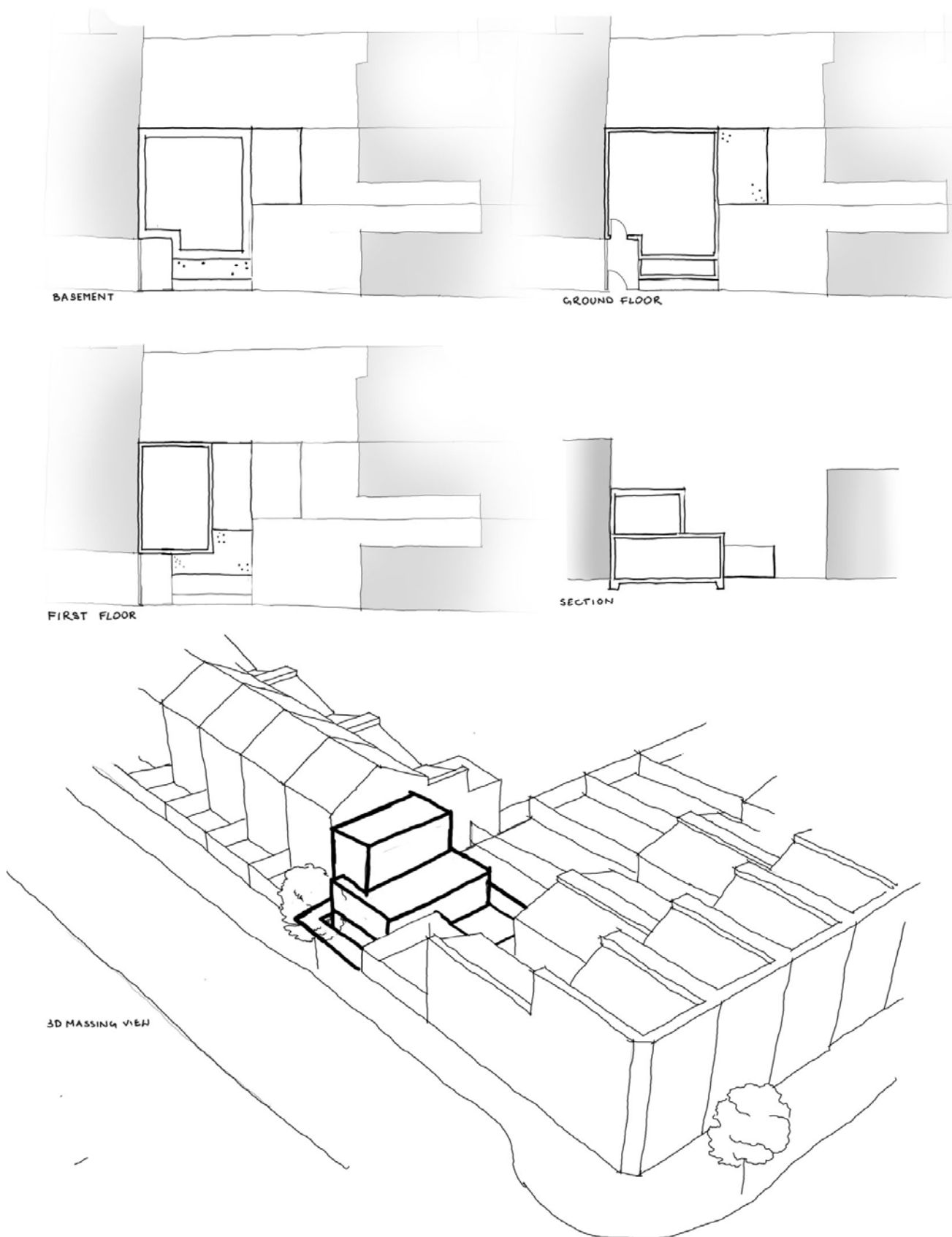


Fig 11. Option 3B – Purchase of the adjacent storage of 44 North Cross Road and creating three-storey house including basement. Estimated Total GIA: 95m².



7.0 Development Cost Projections

Option 1 - 1B1P (min. GIA 37sqm) - Photography studio

Gross Floor Area	48m2
Estimated Build Cost per m2	£1.8k - £3.0k
Total Estimated Build Cost	£86k - £144k
Preliminries + Overheads and Profits (OHP) + Contingency (c. 30%)	£26k - £43k
Total Estimated Construction Cost without professional fees	£112k - £187k
Estimated Rental Value per month	£0.6k - £0.9k

Option 2- 1B1P (min. GIA 37sqm) - Studio flat with rooftop (e.g. pre-fabricated)

Gross Floor Area	43m2
Estimated Build Cost per m2	£1.8k - £3.0k
Total Estimated Build Cost	£77k - £129k
Preliminries + Overheads and Profits (OHP) + Contingency (c. 30%)	£23k - £39k
Total Estimated Construction Cost without professional fees	£100k - £168k
Estimated Rental Value per month	£1.2k - £1.4k
Estimated Market Value	£380k - £450k

Option 3A -2B3P (min. GIA 70sqm) - Two storey 2B house

Gross Floor Area	80m2
Estimated Build Cost per m2	£1.8k - £3.0k
Total Estimated Build Cost	£144k - £240k
Preliminries + Overheads and Profits (OHP) + Contingency (c. 30%)	£43k - £72k
Total Estimated Construction Cost without professional fees	£187k - £312k
Estimated Rental Value per month	£1.4k - £1.7k
Estimated Market Value	£600k - £750k

Option 3B -3B4P (min.GIA 90sqm) - Three storey 3B house with basement

	Basement	Upper Floors
Gross Floor Area	50m2	70m2
Estimated Build Cost per m2	£3.8k - £4.0k	£1.8k - £3.0k
Total Estimated Build Cost	£190k - £200k	£126k - £210k
Total Estimated Build Cost	£316k - £410k	
Preliminries + Overheads and Profits (OHP) + Contingency (c. 30%)	£94k - £123k	
Total Estimated Construction Cost without professional fees	£410k - £533k	
Estimated Rental Value per month	£1.8k - £2.3k	
Estimated Market Value	£850k - £1.1m	

Based on the above calculations, it is evident that the 3 bedroom house with a basement (Option 3B), although the most expensive to construct, it maximises the development potential of the site and hence represents the best value for money.

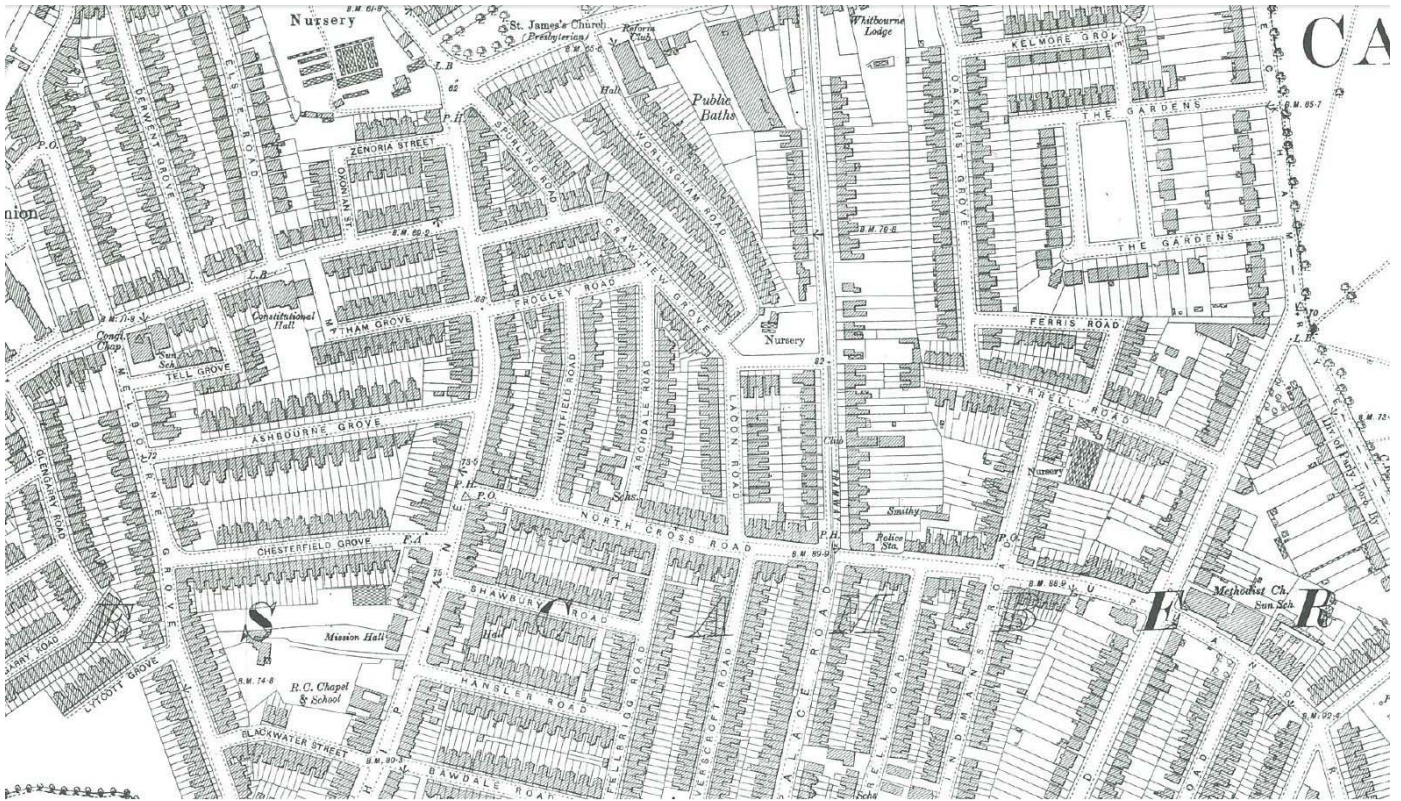
This scheme is subject to purchase of the adjoining owner's rear outbuilding at the rear of No.44 North Cross Road. As such, this requires legal advice, which can be obtained from e.g. TAYLOR ROSE TTKW, Commercial Property Solicitor.

Appendix A – OS Maps



Appendix B – Historical Maps

Extract of map from 1984 showing the Archdale Road and North Cross Road.



Appendix C – Land Registry Titles

Title Number : 267848

This title is dealt with by HM Land Registry, Telford Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 24 AUG 2020 at 12:10:01 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: 267848
Address of Property	: 42 North Cross Road, London (SE22 9EU)
Price Stated	: Not Available
Registered Owner(s)	: EWIN ALBERT THOMAS and SUZETTE THOMAS of 95 Minard Road, Catford, London SE6 1NN.
Lender(s)	: None

Title number 267848

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 24 AUG 2020 at 12:10:01. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTHWARK

- 1 (09.08.1922) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 42 North Cross Road, London (SE22 9EU).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (23.10.2007) PROPRIETOR: EWIN ALBERT THOMAS and SUZETTE THOMAS of 95 Minard Road, Catford, London SE6 1NN.
- 2 (13.03.2000) A Transfer to a former proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (23.10.2007) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject so far as affected thereby to the restrictive covenants contained in a Deed dated 31 May 1875 and made between (1) John Weller and (2) Savile Arundel Tucker.

No evidence of the terms of the said covenants has been supplied.

- 2 A Transfer of the land in this title dated 13 March 1972 made between (1) Watney Mann (London & Home Counties) Limited and (2) Betty Jeanette Lipson contains the following covenants:-

"The Transferee for herself and her successors in title and assigns hereby covenants with the Vendor and its successors in title and assigns so as to bind the land hereby conveyed and each and every part or parts thereof into whosoever hands the same may come and so that this covenant shall be and ensure for the benefit and protection of the neighbouring land and licensed properties of the Vendor known as 10 Whatley Road, East Dulwich, SE22 42 Barrie Road, East Dulwich, SE22 The Lord Palmeston 91 Lordship Lane, SE22 and each of them and all and every part or parts thereof not to use the land hereby conveyed or any part or parts thereof or any building erected or to be erected thereon for the trade or business of a wholesale and/or retail seller of beers wines spirits or other intoxicating liquors and not to permit the said

C: Charges Register continued

land or any part or parts thereof or any building erected or to be erected thereon to be used as a club or as a place where in either case intoxicating liquors shall be sold or supplied or consumed or for the display of advertisements of beers wines spirits or other intoxicating liquors other than of advertisements of those beers brewed by the Vendor or other members of the Watney Mann Group of Companies or of those wines spirits or other intoxicating liquors which shall be first approved by the Vendor in writing."

- 3 (12.04.2007) UNILATERAL NOTICE in respect of a charge dated 2 February 2006 in favour of Platform Funding Limited.
- 4 (12.04.2007) BENEFICIARY: Platform Funding Limited of Exchange Tower, 2 Harbour Exchange Square, London E14 9FR and care of Glenisters Solicitors of Television House, 269 Field End Road, Eastcote, Ruislip, Middlesex HA4 9LS (Ref. BAFU/CA/Thomas(JK)).
- 5 (23.10.2007) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

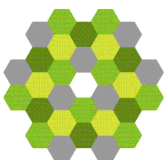
	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	23.10.2007 1 (part of)	42 Northcross Road (First Floor Flat)	03.02.2006 99 years from 25 December 2005	TGL299084
2	23.10.2007 1 (part of) and 2	42 Northcross Road (Ground Floor Flat) and Garden	03.02.2006 99 years from 25 December 2005	TGL299089

End of register

HM Land Registry

Current title plan

Title number **267848**
Ordnance Survey map reference **TQ3374NE**
Scale **1:1250**
Administrative area **Southwark**



This is a copy of the title plan on 25 AUG 2020 at 11:22:33. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

Title Number : LN111388

This title is dealt with by HM Land Registry, Telford Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 24 AUG 2020 at 12:08:29 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LN111388
Address of Property	: 18 North Cross Road, London 20 North Cross Road, London 44 North Cross Road, London
Price Stated	: Not Available
Registered Owner(s)	: CONSTANCE MARY LAURA BOYLE and TIMOTHY BOYLE of Jersey Cottage, Mark Beech, Edenbridge, Kent TN8 5NS.
Lender(s)	: None

Title number LN111388

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 24 AUG 2020 at 12:08:29. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTHWARK

- 1 (10.10.1953) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and described in the Property Register Schedule hereto.
- 2 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

Schedule of properties

- 1 Short description: 18 North Cross Road, London
Plan reference : 1
- 2 Short description: 20 North Cross Road, London
Plan reference : 2
- 3 Short description: 44 North Cross Road, London
Plan reference : 3

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (05.11.2007) PROPRIETOR: CONSTANCE MARY LAURA BOYLE and TIMOTHY BOYLE of Jersey Cottage, Mark Beech, Edenbridge, Kent TN8 5NS.
- 2 (25.08.1993) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (16.05.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that that conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (06.10.2009) The land is subject to the lease set out in the schedule of leases hereto.

Title number LN111388

Schedule of notices of leases

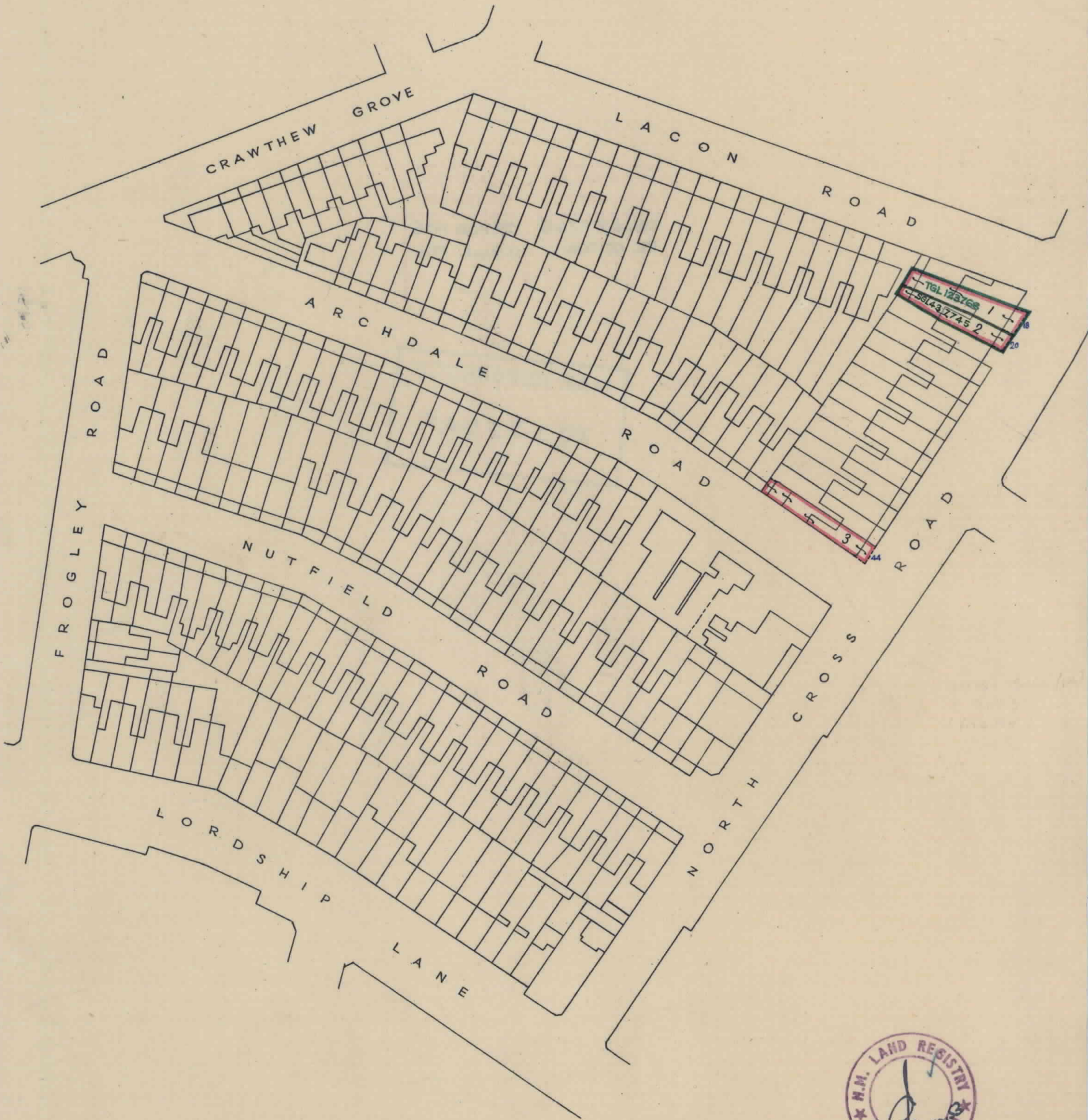
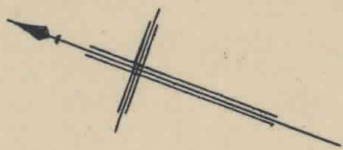
	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	06.10.2009	44 North Cross Road	23.09.2009 From 23 September 2009 to 5 November 2027	TGL325130

End of register

H. M. LAND REGISTRY GENERAL MAP

LONDON SHEET XI. 57. SECTION G [EXTRACT FROM]

Scale 1/1056



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