



ADER Architecture / Design



69-73 Lausanne Road



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Dear Sir or Madam,

69-73 Lausanne Road

We understand you're the new owner of 69-73 Lausanne Road. We carried out a feasibility study on behalf one of the unsuccessful bidders, and would like to take this opportunity to show how the site might be redeveloped.

We have experience from working with this kind of tight sites with limited access, and expertise on how to create bright and inviting homes with imaginative layouts to maximise daylight from over 18 years of experience of working in the London residential and commercial market.

Planning History

The site is within a conservation area in Lewisham (the council borders go in the middle of Lausanne Road, with the eastern side in Lewisham, the western side in Southwark)

There was a consent granted on 2011 for a one 4-bed and one 3-bed house, however that was when the garden to the rear was smaller and not utilised. We also don't think that scheme was particularly great in terms of providing daylight into the houses.

We believe there is a way to improve on that:

Houses A & B

By removing the workshops (the 2011 consent proving that the council has not objection to this) an entrance to the rear part of the site can be created via the middle part of the property, thus naturally dividing the street facing into two houses.

We think we can get three houses into the rear part of the site. We haven't opted for more smaller units, as parking will become a bigger issue, and we don't think the site is right for flats, as it will also trigger affordable housing clauses if we propose more units. We see them as contemporary mews houses, with green roofs and built from sustainable materials. Possibly framed and clad in timber; with windows and roof lights carefully placed to maximise outlook to garden spaces and minimise overlooking.

House C

2-storey 2/3 bed house. Approximately 100 sq m gross internal. (Potential for additional basement of approx 60 sq m totalling 160 sq m gross internal)

House D

2-storey 3 bed house. Approximately 110 sq m gross internal. (Potential for additional basement of approx 60 sq m totalling 170 sq m gross internal, taking some area out from ground floor to create light wells)

House E

2-storey 3 bed house. Approximately 110 sq m gross internal. (Potential for additional basement of approx 60 sq m totalling 170 sq m gross internal, taking some area out from ground floor to create light wells)

I've attached a series of sketches on how the development might work.

We hope this is of interest to you and would welcome the opportunity to work with you on this project to test the proposals with the planners.

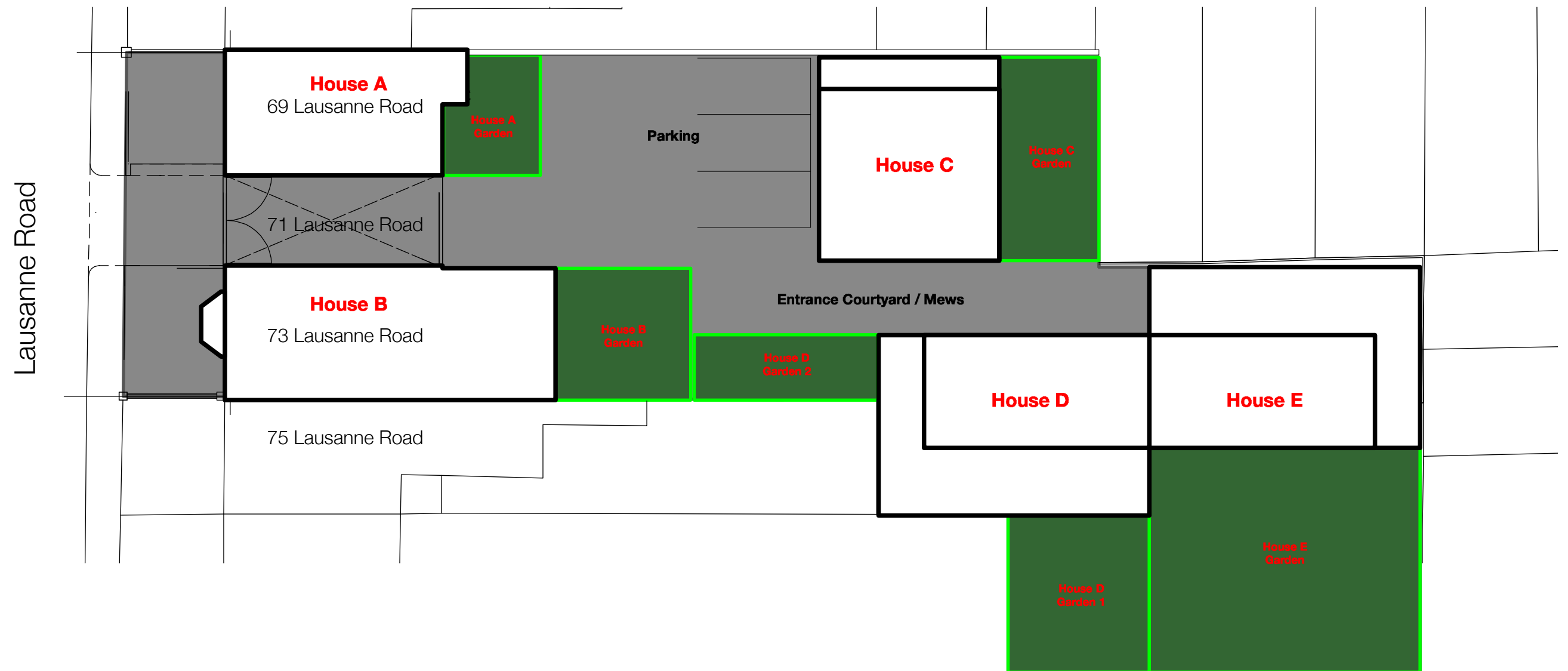
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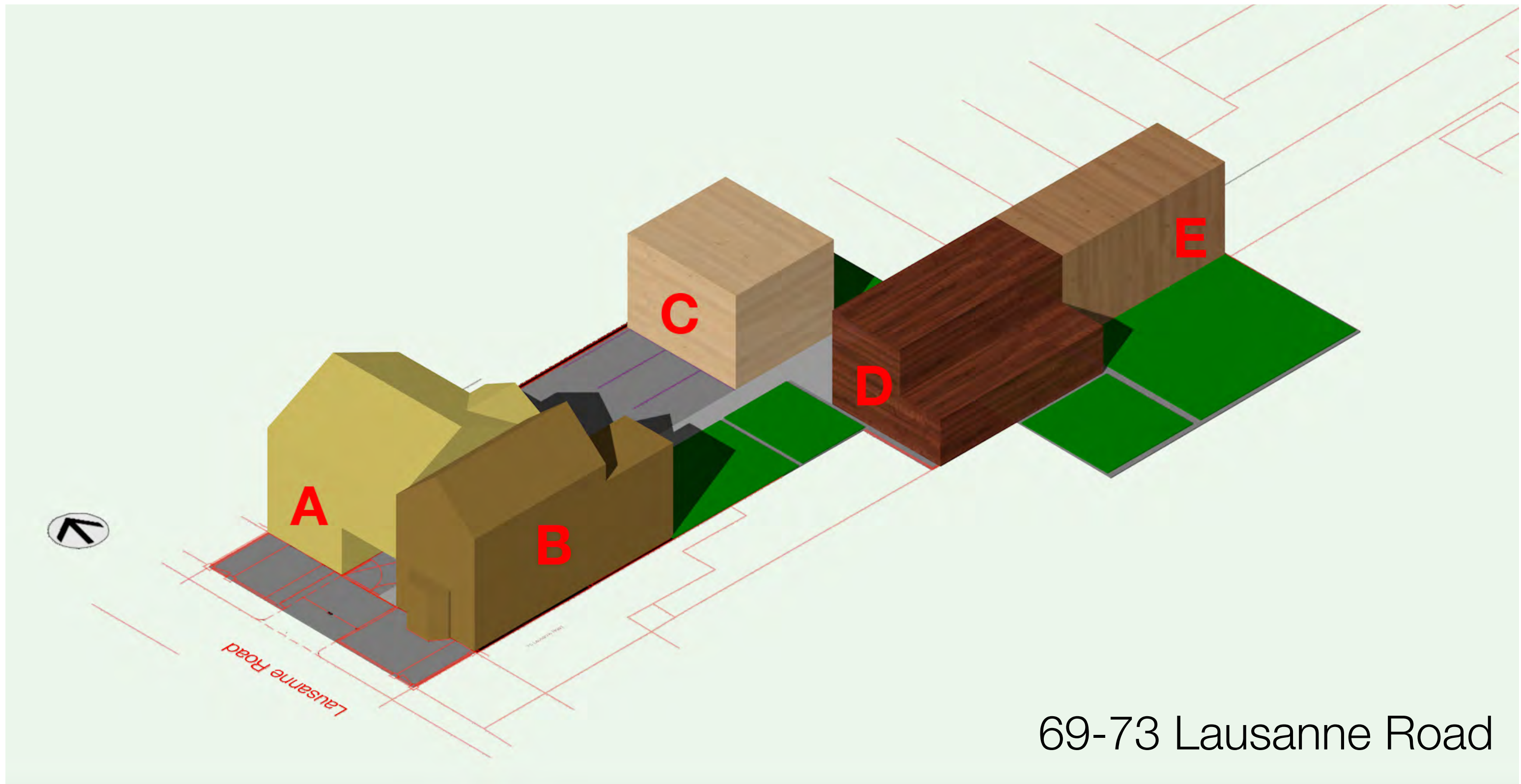
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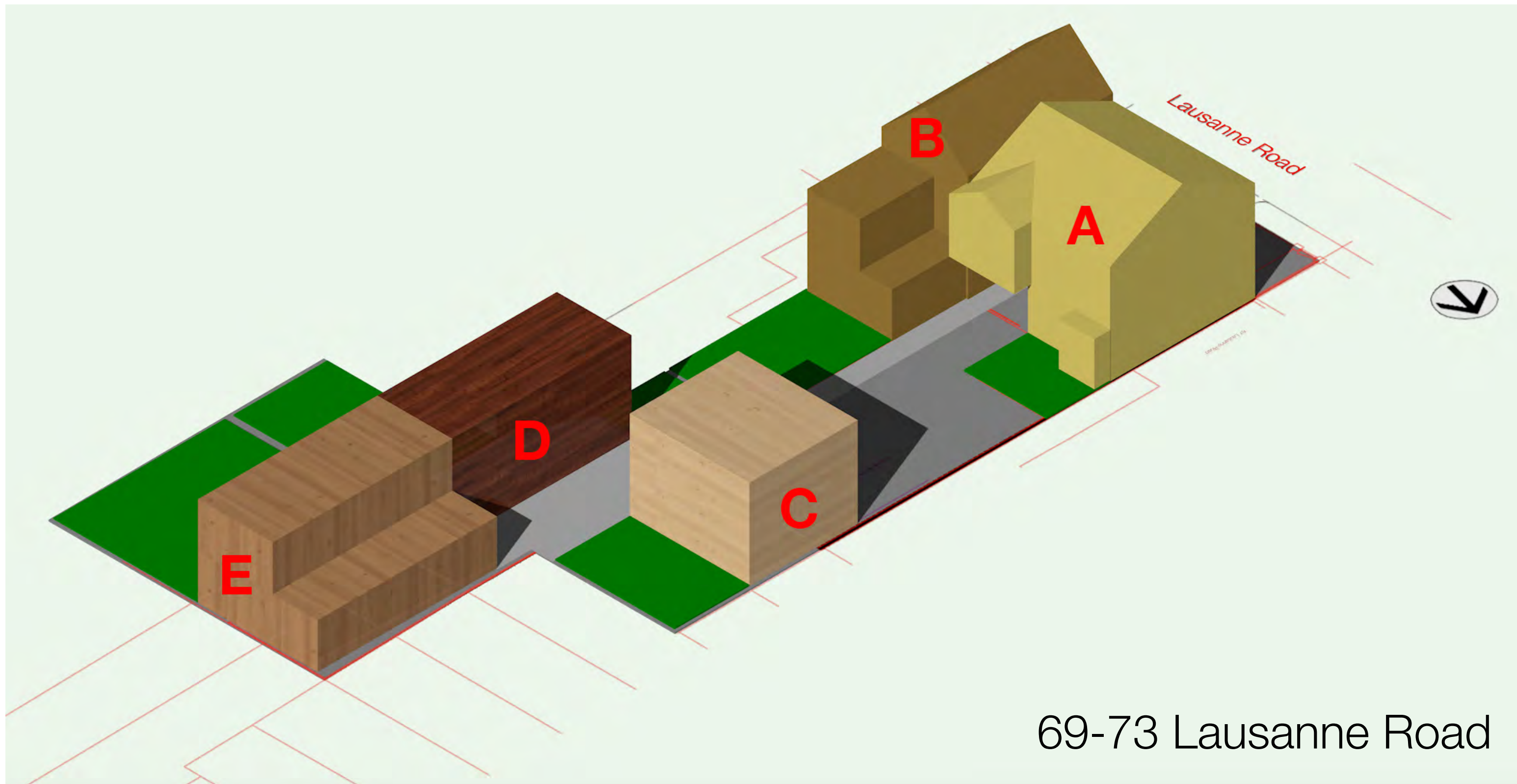
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