

Design Statement

June 2020 - Planning Application

Studio 34, 46 Morris Road

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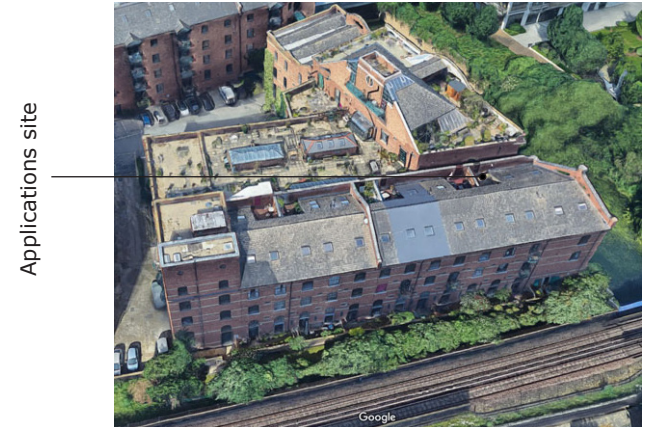
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I.Ø Introduction

This document has been produced by Paper House Project on behalf of the owners of Studio 34, 46 Morris Road, London, E14 6NQ.

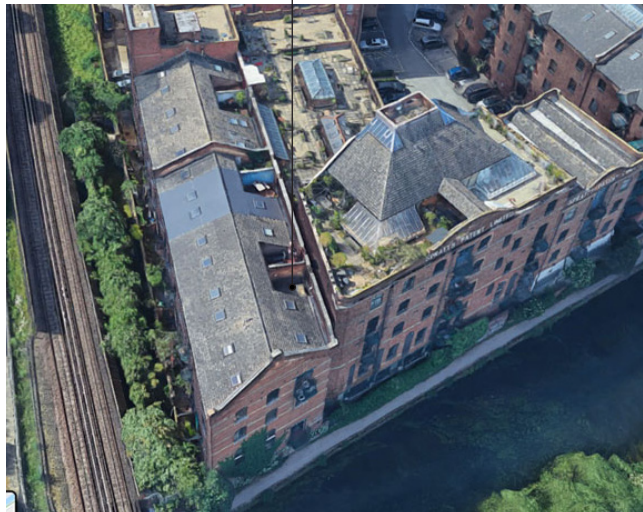
The report describes the scheme design for the proposed internal alterations and roof extension to Studio 34 in support of the proposed Planning Application made to the local planning authority - Tower Hamlets Council.



Applications site

Aerial view of application site

Application site



Aerial view of application site

1.1 Architect

Paper House Project is a young, vibrant award-winning architecture practice based in Hackney, specialising in one-off new-build homes and multi-unit residential developments.

Paper House Project is registered with the Architects Registration Board (ARB) and is a chartered member of the Royal Institute of British Architects (RIBA).



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2.0 Site & Context


2.1 Site Location

The property is a top floor apartment with a mezzanine floor within the former Spratt's Factory warehouse. The site sits on the southern side of Limehouse Cut.

The property is not listed and is located in the Langdon Park Conservation Area.



KEY:

 Site boundary

OS Site plan

2.2 Relevant applications


The following applications are relevant to this application;

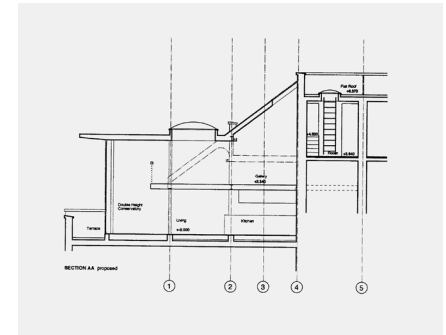
- A Studio 46, 46 Morris Road
PA/01/00062 - Re-modelling of existing conservatory, internal alterations and additional single and double height extension at roof level (Site A on plan)
- B Unit 7, Block B, 2 Fawe Street
PA/11/01152/A1 - Conversion and extension of existing 2nd floor property to provide a front and rear dormer extension at third floor level and the provision of three residential units (Site B on plan).



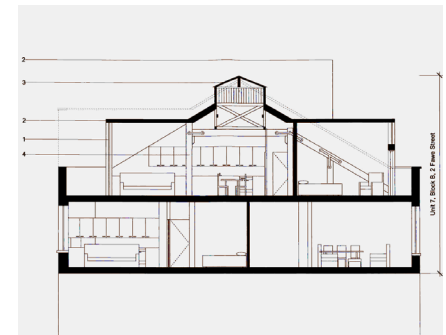
Aerial view of site

KEY:

 Site boundary



Approved scheme (Site A on plan)



Approved scheme (Site B on plan)

3.0 Design Principles

3.1 Scale & Massing

The scale and massing of the proposed roof extension has been carefully designed to ensure the addition appears subservient to the host building.

The height of the proposed roof extension sits below the existing brick wall enclosure/parapet line and will not be visible from street level.

3.2 Outdoor Space

The footprint of the proposed outdoor space (13sqm) will broadly match the existing terrace with neighboring amenity unaffected by the proposal.

3.3 Outlook & Overlooking

The proposal will not be visible from communal areas within the building, neighbouring properties or street level.

The proposed internal layouts have been developed to ensure the internal spaces do not compromise security and privacy for both the occupants and their immediate neighbours.

KEY:

- 01 Existing brick wall to communal access
- 02 New cheek wall with coping to match existing
- 03 Proposed flat roof extension
- 04 Proposed new roof light
- 05 Existing slated pitch roof

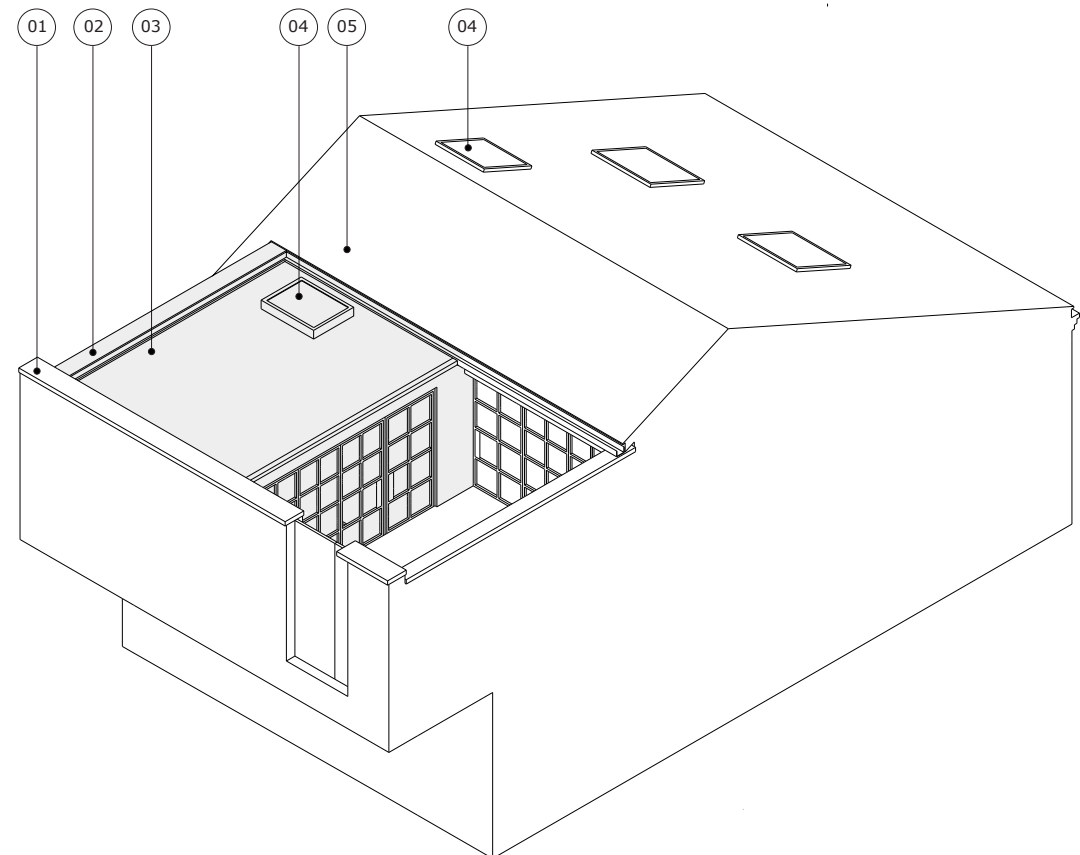


Diagram - Aerial view

4.0 Design Proposal

The proposal is for a roof extension with associated internal and external works, including the refurbishment of an existing terrace.

KEY:

--- Line of existing



Proposed section

4.1 Proposed Materials

The following materials are proposed;

- A Wall finish - Light coloured rendered wall finish for proposed roof extension.
- B Floor finish - Concrete tiles for terrace to match wall finish
- C Crittall style folding/sliding doors to terrace to match the existing metal framed windows to the East Primary elevation.
- D Rooflight - Low profile Conservation style rooflight to provide amenity to proposed roof extension.



A



B



C



D

4.2 Appearance

External materials have been selected to reflect the former industrial use of the building, and to ensure that the proposed roof extension is in keeping with the host building and surrounding context. The proposed materials will be durable, long lasting and easy to maintain.



Proposed section