



DESIGN, ACCESS AND HERITAGE STATEMENT

57 Kings George Street

London

SE10 8QB

January 2021

The Design and Access Statement is to be read in conjunction with the householder Planning Application in a conservation area or 57 Kings George Street, London, SE10 8QB

Design and Access Statement

General

The attached planning application relates to alterations to a terraced house (57 Kings George Street) in the West Greenwich area of the London Borough of Greenwich.

The proposed works comprise of a single storey rear extension to the ground floor to accommodate a new larger kitchen and living area.

This proposal is for a replacement of the conservatory with a new extension that uses the same external materials as the existing house. While remaining complimentary, we have also proposed a more contemporary family kitchen space to the rear.

Consideration

In formulating our proposal we have been mindful of the existing conditions of the property. We aim to enhance the fundamental values of the home by creating a space that can be used by all the family that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

Use

- The proposed extension will provide an improved kitchen space, in line with current standards and the way homes are now used.
- The proposal does not change the dwelling's existing residential use. The majority of surrounding properties are also residential; we therefore feel this proposal is appropriate in this location.
- Other nearby properties (in the surrounding area), have undergone comparable improvements and extension works in a similar strategy to help improve their overall use.

Location

- We have taken the proposal's location into consideration and we are aware that the property is in the West Greenwich Conservation Area.
- The property is surrounded by terraced houses. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties; we believe this proposal will have little impact on the neighbours.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

Visibility

- The proposed extension will not be visible from any public roads.
- The proposed extension can only be over looked from the first floor windows of the neighbouring properties.

Design and Layout

- The surrounding properties in the West Greenwich area have carried out a wide variety of similar alterations/developments by way of rear extensions at ground floor level.
- Please note that the previous planning application (18/1378/HD) at no 67 was approved in a similar style to what we propose. Also No 63 planning application (16/2810/F) was approved for a full width previously.
- What we have proposed is to replace the conservatory which is not efficient and often a source of heat loss for the property. Instead we propose to create a rear extension that will be insulated and yet compliant with building control.
- We have considered the noted application and feel that to best preserve the conservation area we will not propose to extend from boundary to boundary. Instead, we have stepped back from the boundary. This is to preserve the stepped nature of the terrace.
- By stepping back from the boundary, we will create a new access from the basement level to the garden via the light well.
- We have proposed a more solid design than the original and used much glass in the side and rear which will reduce the impact into the host property. Yet we have also used matching material.

Relationship with Neighbour's

- The relationships with the neighbouring properties have been carefully considered in this design proposal which does not affect anyone as we are not proposing to go any further out to the rear and we are not extending right to the boundary.
- We have proposed that the gutter will be hidden in the roof structure.

Landscaping

- The new kitchen will lead straight onto an outside patio area with a step which will be in keeping with the existing access into the garden.
- The mature plants and trees that are growing in the area will not be affected by the proposed extension.

Appearance

- All materials have been selected with careful consideration for the surroundings, the existing structure, and the properties within the vicinity.
- The materials include:
 - GRP membrane on the rear extension to match the existing roof.
 - Aluminum fascia for the roof.
 - Aluminum framed doors with low-E glass to match the existing materials.
 - London Stock brickwork for the external walls to match the existing materials.

Sustainability

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

Heritage Statement

This Heritage Statement is submitted to accompany a Householder Planning Application in a conservation area for a proposed rear extension to the ground floor. This statement is to be read in conjunction with the submitted drawings.

The property at Kings George Street forms part of the West Greenwich Conservation Area. The conservation area was established in March 1968 and extended from the town centre, pier, Thames River, and Cutty Sark to the railway station.

The area has high quality and diverse architecture from the Georgian and Victorian times. There is also a grade 1 listed building nearby, The Cutty Sark. The conservation area is split into five board character areas, each this its own distinctive features. The site in question is in the Croom Hill, Hyde Vale, and Nineteenth-Century Greenwich area.

King George Street feeds off from Crooms Hill, which is one of the most historically significant streets in London due to the location next to Greenwich Park.

The street in question has kept modestly within the original regarding the facades with the exception of a few Mansard loft conversion plotted along the street where there should be the more traditional Butterfly roofs. However, what is distinct is the frontage of consistent fences along the street. There are a few exceptions where the style changes, but that is likely due to the replacement as a result of bomb damage caused by the Second World War.

To the rear, there have been few alterations to the property in the form of conservatories. There are a few different ones in the area, but most are consistent with each other.

The proposed design has taken these examples to provide a design that is in keeping and yet using similar materials.

Conclusion

This proposal is to remove the conservatory and build a rear extension onto an original terraced house, to enhance the image and function of the space on the ground floor. In formulating our proposals we have considered the current conditions of the property which is currently configured as a large dwelling. We aim to enhance the fundamental values of the family home by creating a space that can be used by the whole family yet is still very much a part of the property. We have been sympathetic to the property and its surroundings.

- In preparing this design, we have been particularly mindful of:
 - Enhancing the original property's features
 - Creating a contemporary yet complementary family hub.
 - Creating a complete relationship with the rear of the house to the garden.
 - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Conservation Policies for West Greenwich.