

Heritage Design and Access Statement

1 Ropery Street, London, E3 4QE

This Design & Access Statement has been prepared by, in support of the proposals to construct a single storey rear infill extension to the ground floor level to the rear of the property; namely *1 Ropery Street, London, E3 4QE*.

This statement explains the basis upon which the development proposals have been designed and provides a rationale for the particular design approach, taking into account the site's character, its associated constraints and opportunities, and the wider local context.

The Statement should be read in conjunction with the application drawings as follows:

- 4577 – 100
- 4577 - 101
- 4577 - 102
- 4577 - 103
- 4577 – 104
- 4577 – 105
- 4577 – 106
- 4577 - 107

Site Location

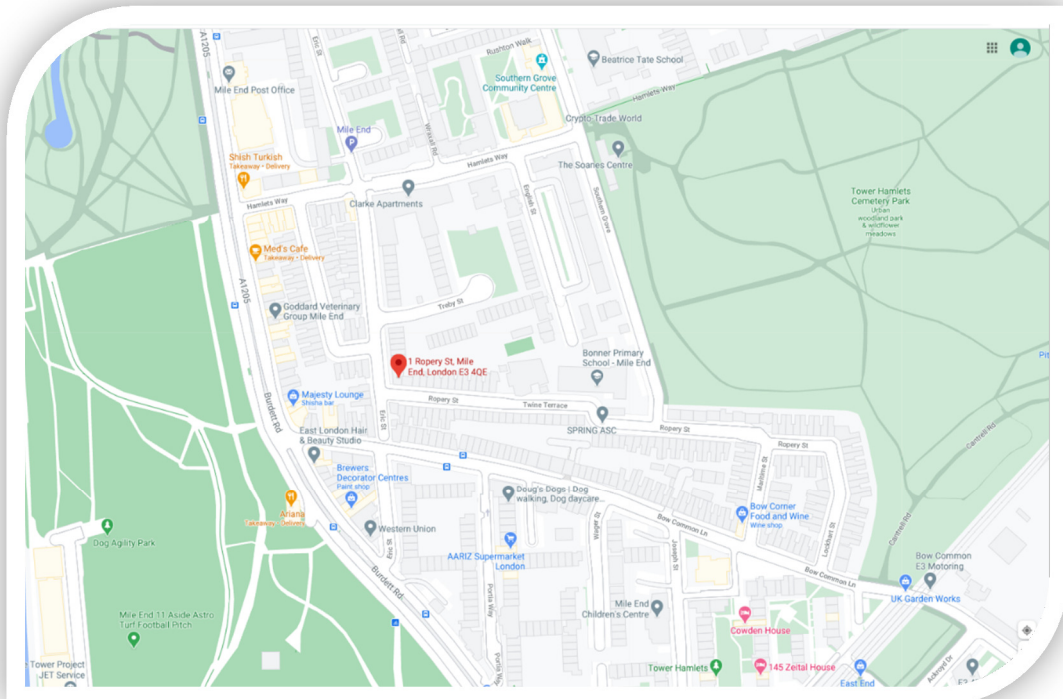


Figure 1
Source: Google Earth

The application site falls within Ropery Street Conservation Area.

The area is in close proximity to a variety of shops and services in Mile End and surrounding areas. The area in which the site is located also has very good public transport links into the City of London.

The Design

The proposals consist of a single storey rear extension which will take up less than 50% of the garden. The extension will consist of mainly crittal style glazing to the roof and side elevation opening onto the garden area.

The extension will provide a large open plan kitchen to the ground floor of the property.

The choice of materials has been carefully considered in respect of sustainability and the latest carbon footprint standards and guidelines.

Heritage

The proposed development site is in the Ropery Street Conservation Area which include an Article 4 direction that removes permitted developments to this type of property.

The property starts a row of mid-late 19th century terrace houses with all matching character and materials. To the left of 1 Ropery Street lies a new build development consisting a mixture of flats and town houses.

Careful consideration has been given to the impact of the proposed development on surrounding occupiers and neighbouring properties.

The location, design and layout of the proposed extension in relation to the adjoining properties, is such that there will be no privacy or overlooking issues arising. The extension sits within an area comprised by three meter high garden walls, therefore the proposed works have no impact on any neighbouring amenity areas. Therefore the extension will not be seen from any adjoining owners from Ground Floor Level.

The height and layout of the proposed extension will not result in an unduly bulky and overbearing structure when compared to the existing building. As such there will be no noticeable impact in regards to outlook or sunlight/daylight.

On balance, the resulting development is positive and visually enhancing that will result in a positive contribution to the townscape and the conservation area.

Overall Conclusions

The proposed scheme provides an opportunity to deliver a high quality residential premises which is already located in a predominantly residential area. The scheme is simple and uncomplicated and a development that provides high quality residential accommodation.

The proposals that we have put forward do not detract from the character of the building which we hope has been demonstrated in our application and the accompanying drawings.

Having considered the policy guidance contained at National, Regional and Local level, in the policy documents, the proposed development completely satisfies all of the established policies of the Sites and Policies Plan, the Core Strategy as well as the approved Local / London Plan.

Photos

