



1 Maudlins Green E1W 1LZ *Private Residence*

**Design, Access and Impact & Heritage Statement -
Alteration to an Existing Private Residence**

In support of a Planning Application to:
The London Borough of Tower Hamlets



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March 2021

Design, Access, Impact and Heritage Statement for 1 Maudlins Green E1W 1LZ

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1.0 INTRODUCTION

The following document has been produced in support of an application for planning permission in a Conservation Area for extension and alteration to a residence at 1 Maudlins Green E1W 1LZ, which is within the Tower of London conservation area.

This statement provides an architectural explanation of the design approach adopted and confirms general access issues in support of the accompanying planning application. It explains the design principles that have been applied in formulating the proposals. Its aim is to demonstrate that the proposals will not have a detrimental effect on the conservation area and will improve the overall appearance and usability of the building.

Our proposals are summarised as follows:

- Addition of a front porch and converting the shed to a work from home space.
- Internal reconfiguration and refurbishment.

Our application is supported by a full set of architectural drawings defining the proposals.

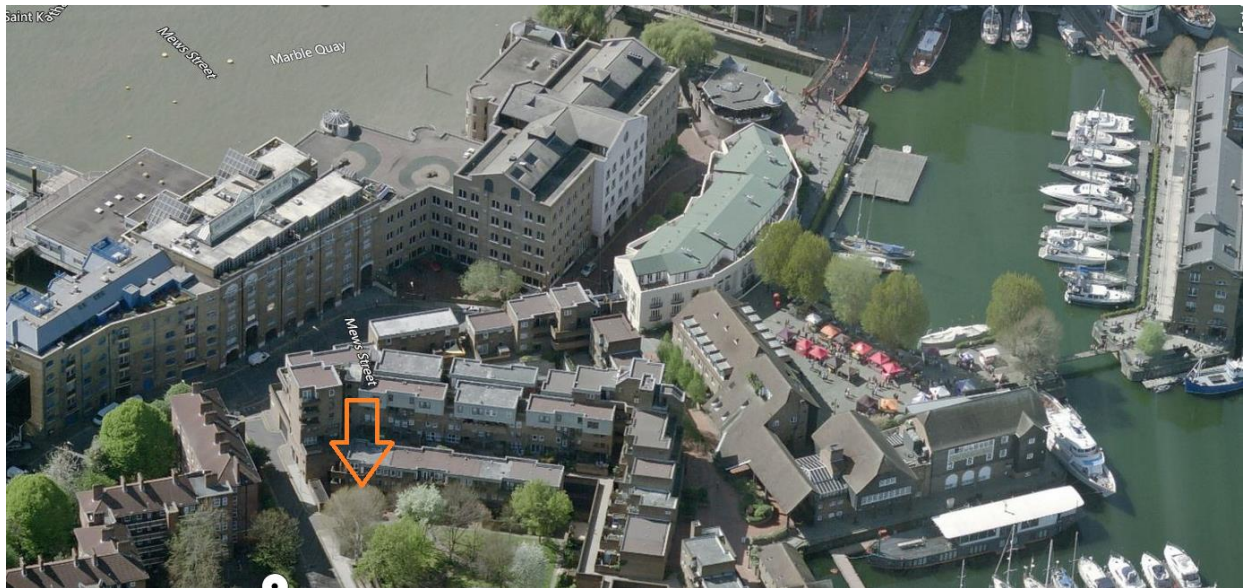
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2.0 SITE ANALYSIS

1 Maudlins Green is a two storey residential unit set on the ground floor of the South Quay Estate.

South Quay Estate is designed in a modernist style, ranging from 4 to 8 storeys, chiefly in London stock brickwork with a contrasting cladding material at higher levels. Properties generally comprise of single floor flats and duplex maisonettes of one, two and three-bedrooms. The character of the buildings are largely in keeping with those surrounding the Docks.

Most buildings are mainly set back from the street, surrounded or separated by mature trees and other planting around the Cloysters Green and Maudlins Green spaces, as well as communal courtyards linked by a network of elevated walkways.



Bird's eye view of 1 Maudlins Green.

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Maudlins Green.

The applicant site, 1 Maudlins Green has brickwork external walls and brickwork to the garden shed structure and garden walls. Brickwork volumes and forms are the dominant feature of the building. The floors overhang each other creating very defined elements to the façade. Solid brick balconies and brick garden buildings add to the sense of a balanced composition. The brickwork elements form a rhythm across the whole block.



1 Maudlins Green.

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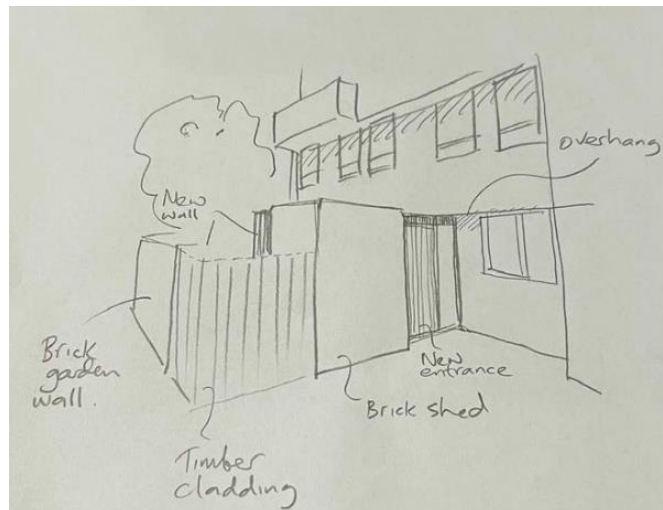
Existing window and door frames are dark brown timber framed on the facade of 1 Maudlins Green and are most likely the original colour, there is a lot of variation on the block currently.

The property is arranged over two storeys, with an entrance area on the ground floor that gives access to the kitchen / dining and living room. On the first floor there are three bedrooms and a bathroom. The property is in a good condition generally but has dated.

3.0 PROPOSALS

Our proposals are explained as follows:

- Addition of a front porch area that encloses the space between the existing brickwork shed building and the existing front door. In order for this new element to not interrupt the main forms and volumes, new external walls are lightweight and mostly glass, with any solid walls being in a contrasting material – metal cladding to match the existing contrasting cladding material at high level of the main block. The new roof is set below the prominent first floor overhang and also below the garden shed building so the new addition does not compete with the existing main elements.
- Full internal reconfiguration and refurbishment.



Sketch of the proposals at 1 Maudlins Green.

The proposed layout will not change apart from non-load bearing walls being removed to improve the connection between the ground floor spaces. An existing ground floor wc will move to the top of the stairs. The new space created by the front extension will provide space for working from home (WFH). The reality of advances in technology and changing organisational cultures at work means we should consider providing better WFH space. A space with good daylight, views out and some separation from the main living spaces is becoming more a necessity and we wish to introduce this here without it

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affecting the established order of the host building. That is why we have used set backs on the external walls, lower roofs and contrasting and lighter materials to achieve this.

The current total gross internal floor area of the property is 85 sqm approx.

The proposals are to increase it to approx. 92 sqm.

Refer to the following drawings:

P-2102-00 Existing and Proposed Site Location Plan, 1:1250, Site Block Plan 1:250 at A3

P-2102-01 Existing Ground Plan, 1:50 at A3

P-2102-02 Existing First Plan, 1:50 at A3

P-2102-03 Existing East Elevation (with and without shed), Existing North Elevation of Shed 1:50 at A3

P-2102-04 Existing Section A-A and B-B, 1:50 at A3

P-2102-11 Proposed Ground Plan, 1:50 at A3

P-2102-12 Proposed First Plan, 1:50 at A3

P-2102-13 Proposed East Elevation (with and without shed), Existing North Elevation of Shed 1:50 at A3

P-2102-14 Proposed Section A-A and B-B, 1:50 at A3

The existing tree in the garden will be kept and further planting will be used to both improve privacy and to blend the proposals into their setting.

There is no significant change to the appearance of the main, overall, front elevation. The new front door and side panel will be lightweight and works to maintain the appearance of a void between the solid brickwork volumes rather than add to them.

4.0 ACCESS

There is no off street car parking space to the front of the property.

The front door is accessible from the street, the awkward step over entrance threshold will be reduced but impossible to remove completely.

5.0 SUSTAINABILITY

5.1 General

The proposals for 1 Maudlins Green will embrace the principles of sustainability in so far as is practical within the limited scope of the proposals.

The site benefits from existing close bus transport connections, along Wapping High Street for example. Tower Hill and Wapping train stations are both within a 10min walk.

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The specification of materials will be in line with the sustainability guidelines wherever possible and compatible with aspirations for energy use.

Low level LED additional external lighting is proposed to the garden.

6.0 IMPACT ON HERITAGE

We believe the proposals have no impact on neighbouring properties and minimal impact on the conservation area. Adding a contemporary working from home space adds to the story of work in a district that was once predominantly a place of work.

7.0 CONCLUSION

We believe the proposals contained in this design, access, impact and heritage statement, as well as the supporting application and drawings will make a positive addition to the area and provide a comfortable modern, energy efficient home and is a sensitive redevelopment and improvement to the area's housing stock.