



## Heritage Impact Statement

PROJECT: 349 Commercial Rd, Tower Hamlets, London, E1 2PS DESCRIPTION : Construction of a 2<sup>nd</sup> storey rear extension

SITE

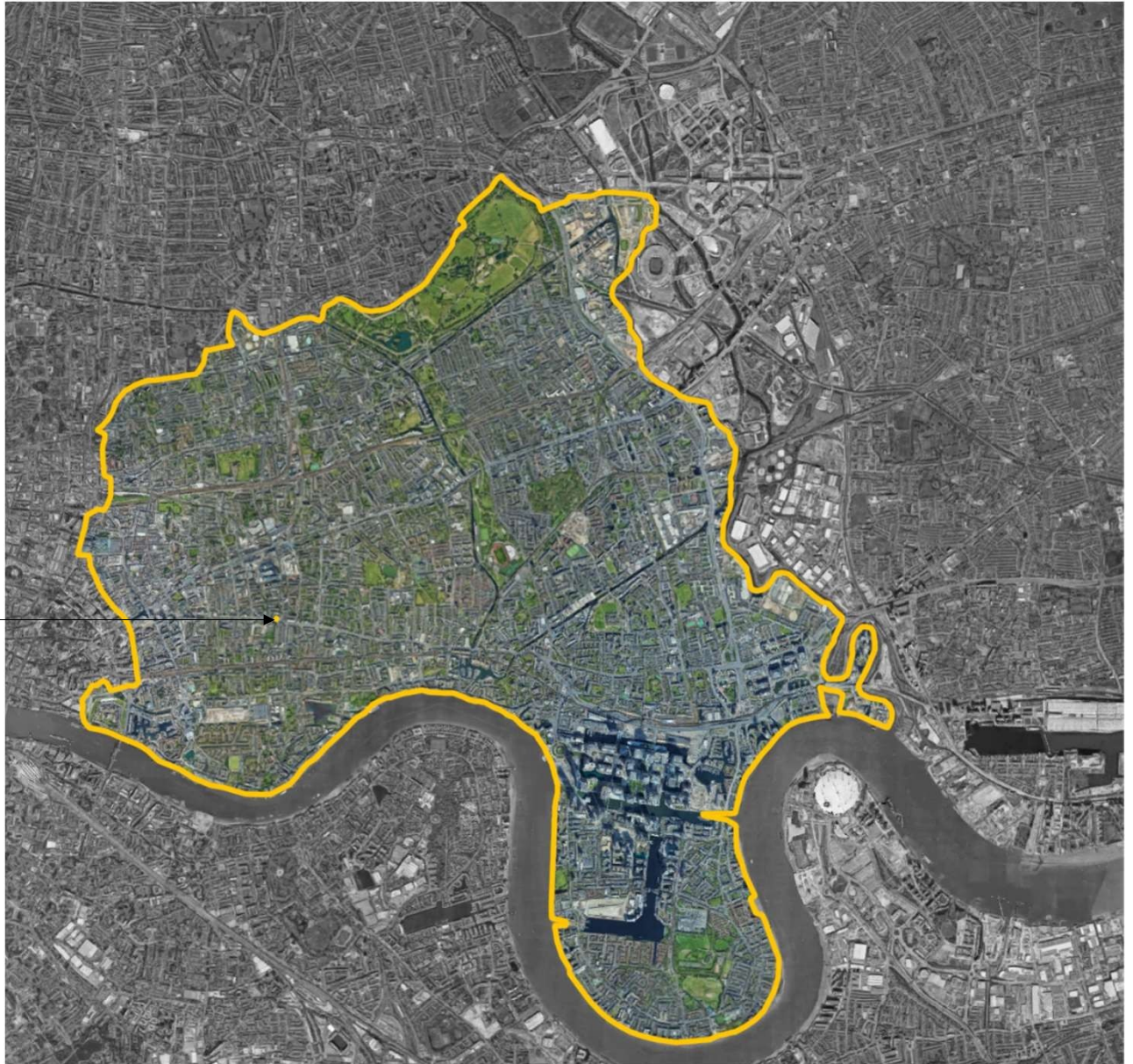


Fig 01. – Site location borough

349 Commercial road is located within the London Borough of Tower Hamlets.



Fig 02. – Site location Street Scope

349 Commercial is located along the busy highway – Commercial Road. It is abutted by Bromehead Drive to the East and Jubilee street to the West.

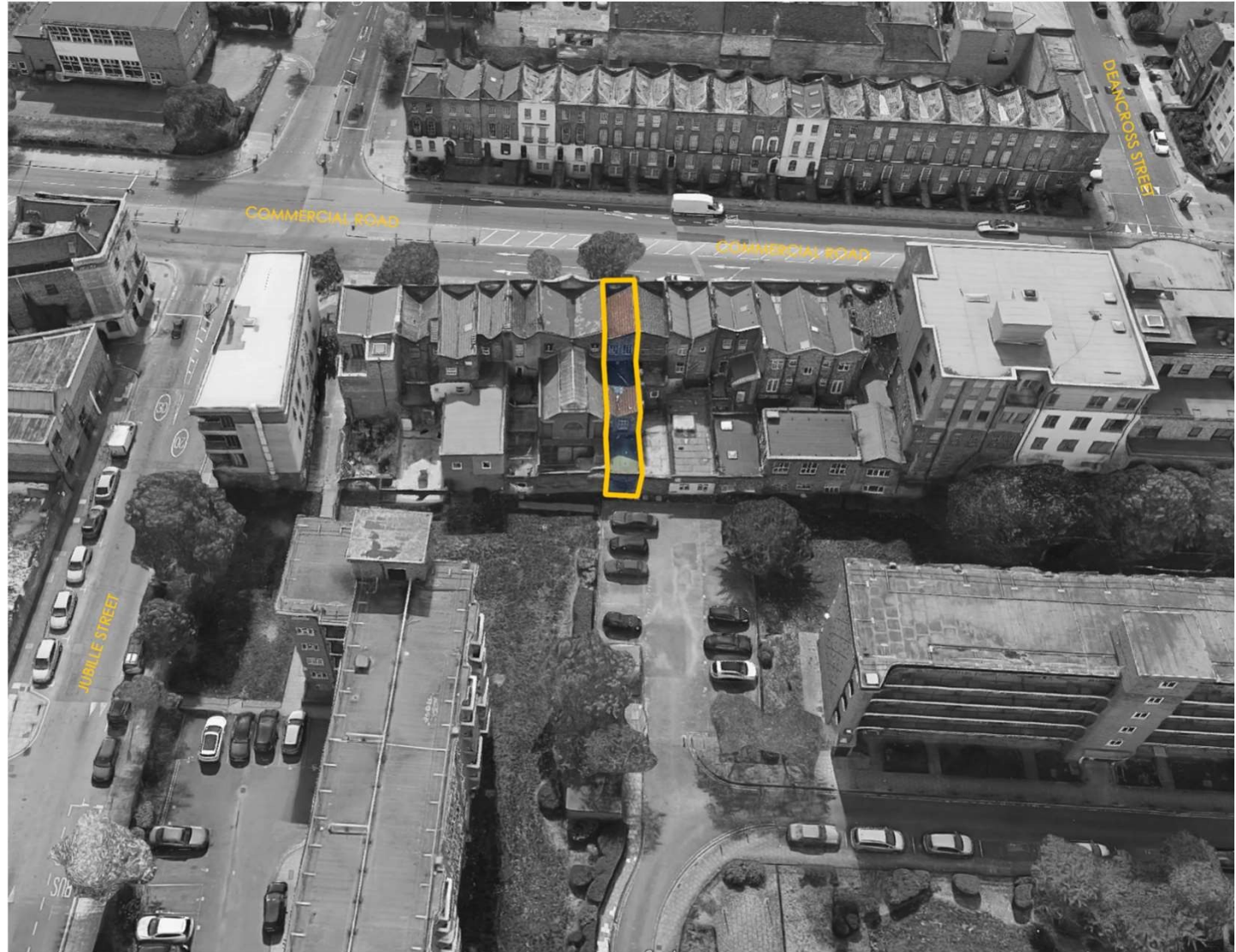


Fig 03. – Site location Street Scape 3D

349 Commercial road is located in the centre of a row of terrace buildings, with commercial properties at ground floor level with residential dwellings above. Residential access is provide along the Commercial road elevation. The Terrace begins at the Commercial Road / Deancross street junction and terminates at the Commercial Road/ Jubilee street junction.

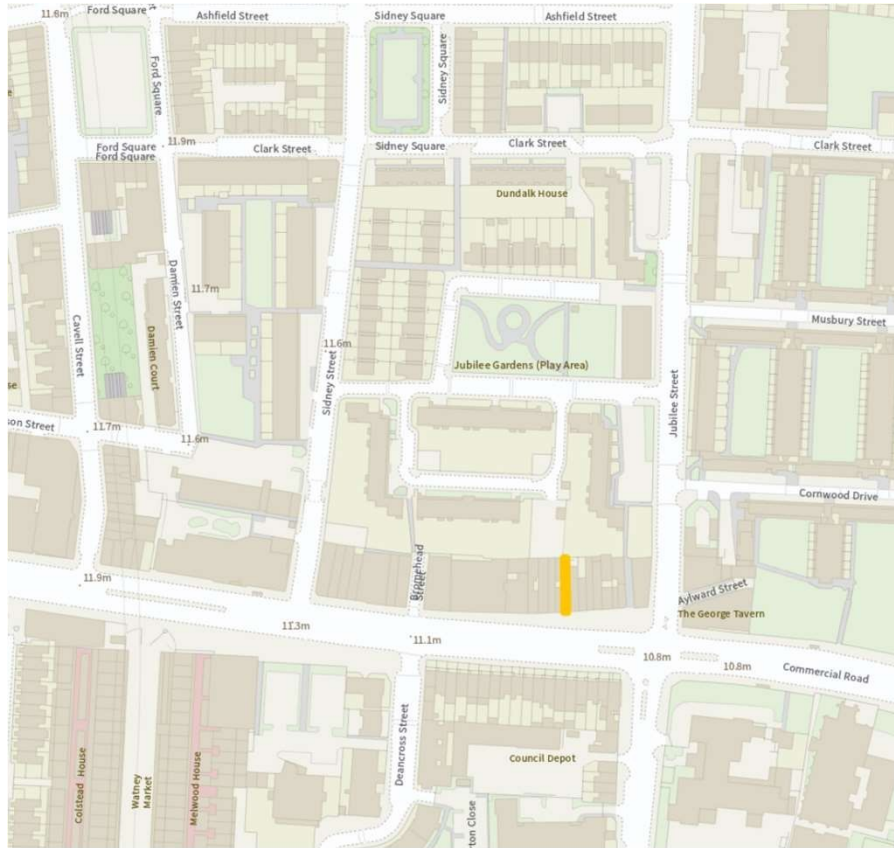


Fig 04. – Flood risk map

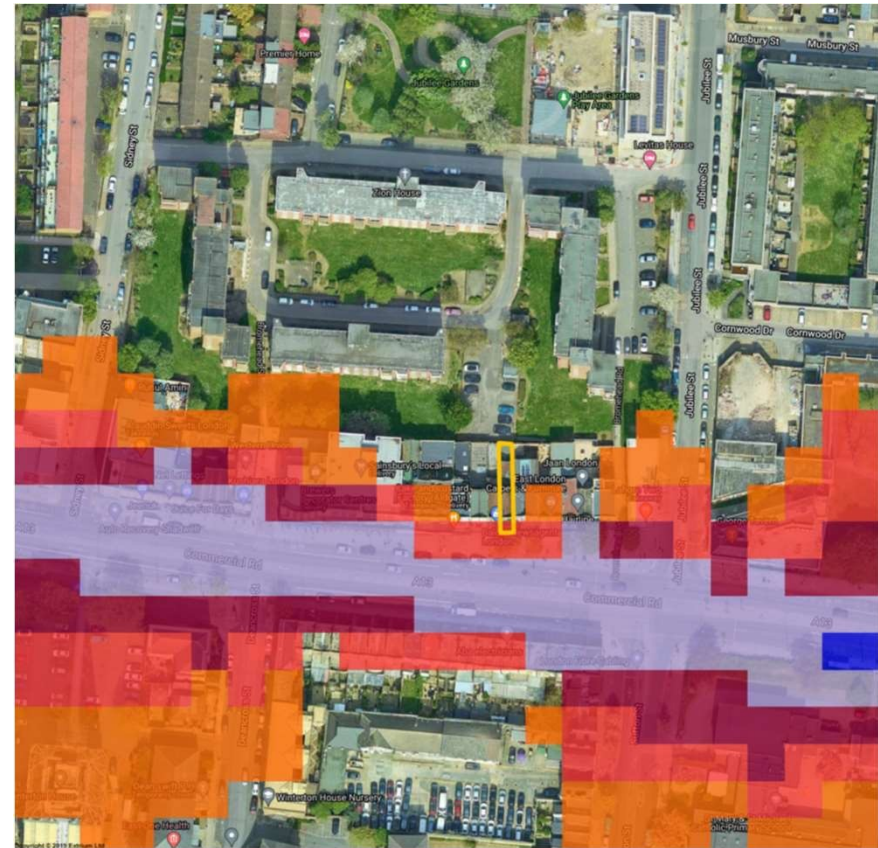


Fig 05. – Noise Assessment

#### Flood risk / Noise Assessment

349 Commercial road is not located within a flood risk area and we do not propose to increase the roof area of the building.

349 is located within a high noise level area, however the rear of the property is not, double glazed windows will be installed to the proposed extensions and all construction will comply to Tower Hamlets acoustic design guidance

363 Commercial Rd  
PA/16/03655/R

355 Commercial Rd  
PA/14/01475/NC



Fig 06. Approved neighbouring extensions

363 Commercial Rd  
PA/16/03655/R

355 Commercial Rd  
PA/14/01475/NC

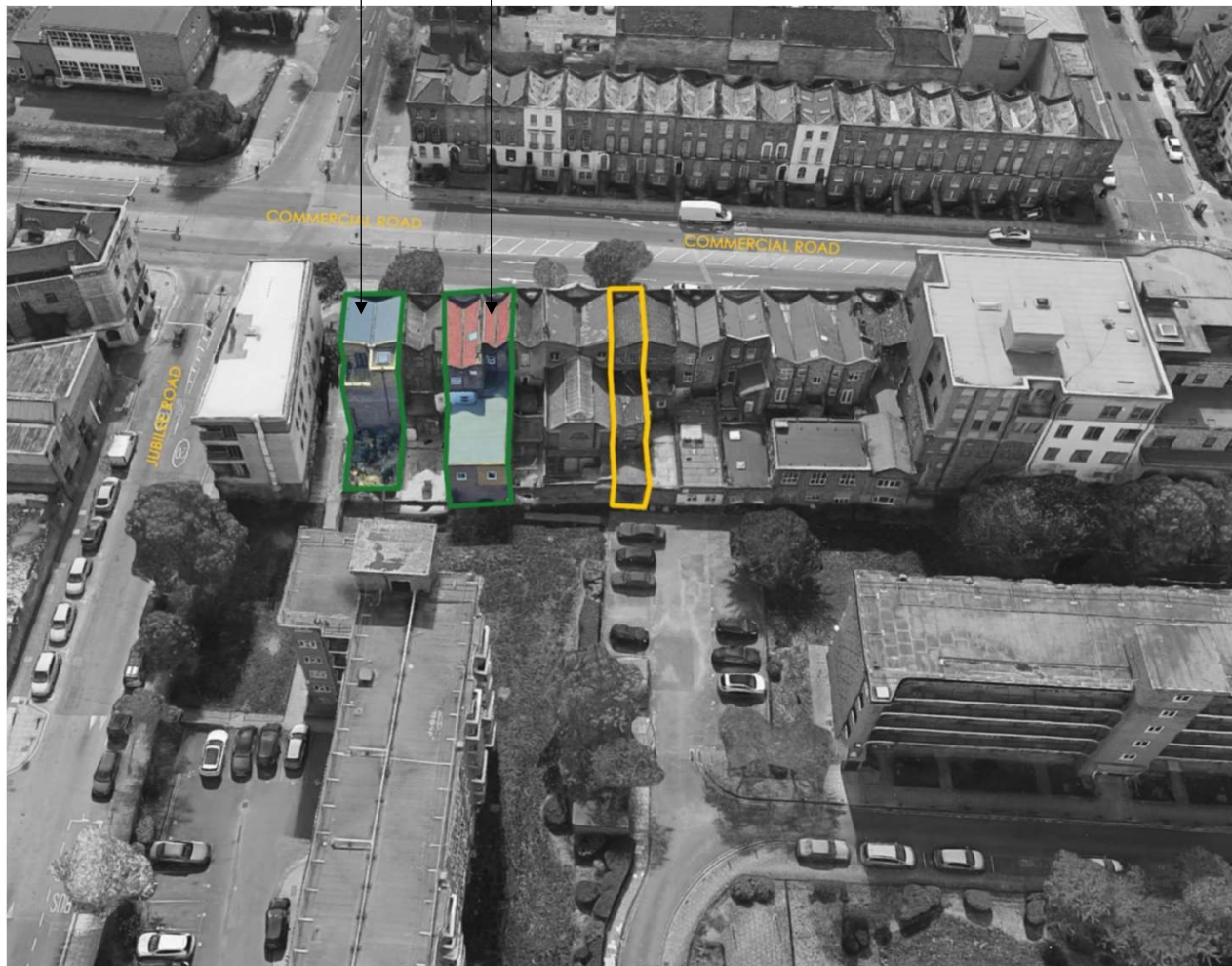


Fig 07. Approved neighbouring extensions

355 Commercial Rd - PA/14/01475/NC

In 2014 Tower Hamlets Planning Authority approved the construction of a rear 2<sup>nd</sup> storey extension to 355 Commercial road, we have used the constructed extension to inform the design of the proposed extension to 349 Commercial Road.

363 Commercial Rd - PA/16/03655/R

In 2016 Tower Hamlets Planning Authority approved the construction of a contemporary rear 2<sup>nd</sup> storey extension and larger development of the site to the rear of 363 Commercial Road



Fig 08. -1690

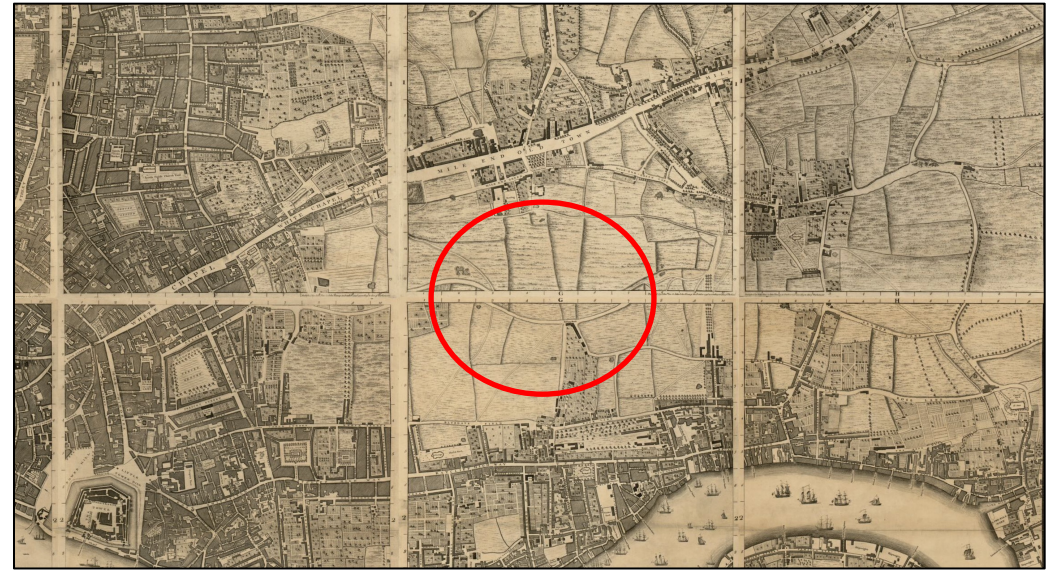


Fig 09. - The John Rocque map, 1746.



Fig 10. -1886

As it is visible the site and the emergence of commercial road happened in the late 18C and early 19C because of the revolutionising industrialisation followed by the rapid urbanisation and expansion of London. Commercial road can be seen in 1690 as farmland and as late as 1746 it is still predominantly farmland but by this time the main road to the north and south was being developed. Urban sprawl would follow within the undeveloped farmland. Commercial road was the main arterial road connecting the Docklands to the city.

**A SITE**

**B 300-334, COMMERCIAL ROAD E1**

II

(South Side) TQ 3581 16/535 Nos 300 to 334 (even) II GV 2. Early C19. Yellow brick. No 328 stucco facade. Nos 326, 328 and 330, rusticated stucco ground floor. The 2 end and 4 centre houses, slightly advanced. 3 storeys and basements, 2 windows, recessed with glazing bars, those of the ground floor round headed, 1st floor windows in round arched recesses.

Listing NGR: TQ3509781253

**C 2A, AYLWARD STREET E1**

GV II

(North Side) No 373

George Tavern Public House

GVII Includes: No. 2A AYLWARD STREET E1

Public house, with accommodation above. Built in the early C19 approximately on site of an earlier pub, the Halfway House. Remodelled 1862, probably by James Harrison. Ground-floor pub interior remodelled 1891 by RA Lewcock. The 3-storey pub on corner site is of primary interest, with 2-storey range continuing along Aylward Street.

Listing NGR: TQ3520581288

**CHURCH OF ST MARY AND ST MICHAEL, 340A, COMMERCIAL ROAD**

II

Roman Catholic church. 1852-1856 by William Wardell (1823-1899). Kentish rag stone with Bath stone dressings; Welsh slate roof. Eleven bay nave with chancel, side aisles, and side chapel; tower with spire never built. Gothic Revival, Decorated style



Fig 11. – Conservation Area Map





1<sup>st</sup> Rate

2<sup>nd</sup> Rate

3<sup>rd</sup> Rate

Fig 12. 1774 Different building rates.

The terrace houses on the south side of Commercial road are prime examples of third rate Georgian terrace house. They were defined in the Building Act of 1774. This date also aligns with the historical maps which show the area was built in the early 19C.

349 Commercial road however, has a different appearance and is not listed. For example the windows appear to have a later style. This reflects in the buildings on the north side not being listed and not having a higher degree of historical importance. The original Georgian terrace houses may have been replaced at a later date or altered to the extent that they lost their historical importance.



Fig 13. 300-334 Commercial Road

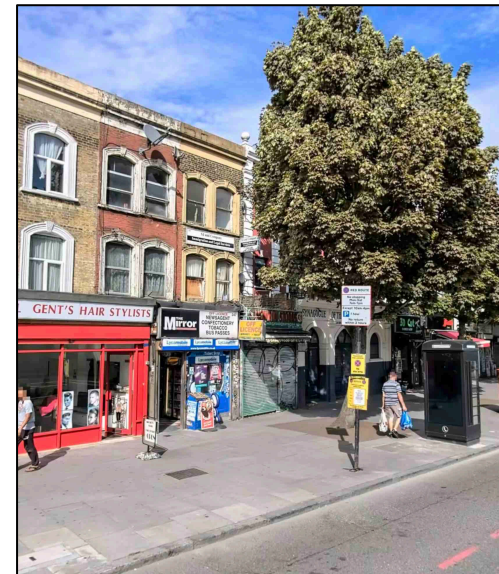


Fig 14. Site



Fig 15. Approved certificate of lawfulness application 349 Commercial Road plans

### Existing Buildings

The building currently comprises two flats, one on the first floor and one on the second with a separate residential access from street level to flats above.

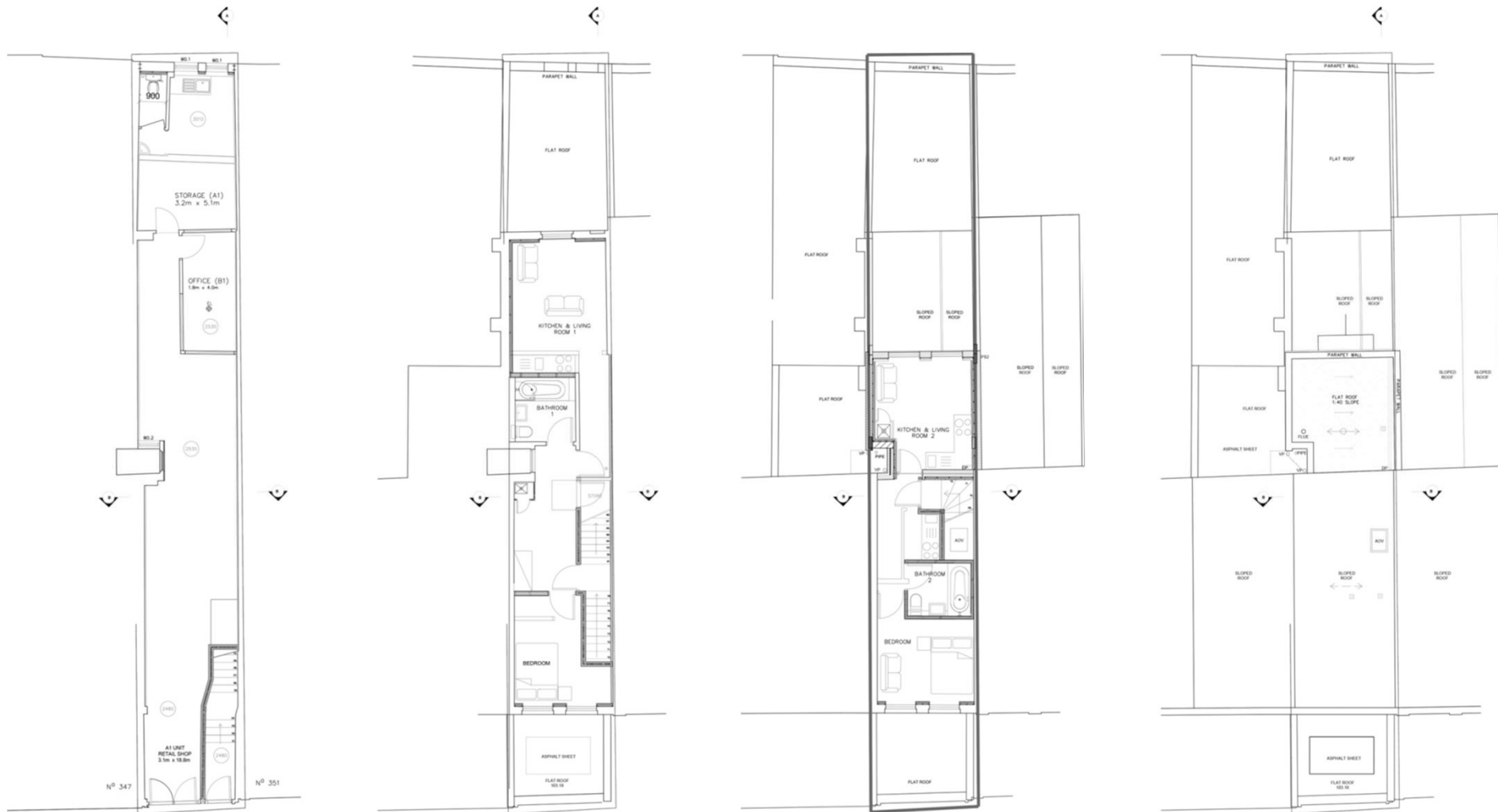


Fig 16. Proposed 349 Commercial Road plans

### Proposed Plans

We propose to construct a 2<sup>nd</sup> storey extension to the rear of 349 Commercial road, in order to provide a larger and well designed flat that aligns more closely with the London plan standards. The extension will provide a larger kitchen/ living space utilising space, the extension has been designed inline with existing and approved neighbouring extensions.

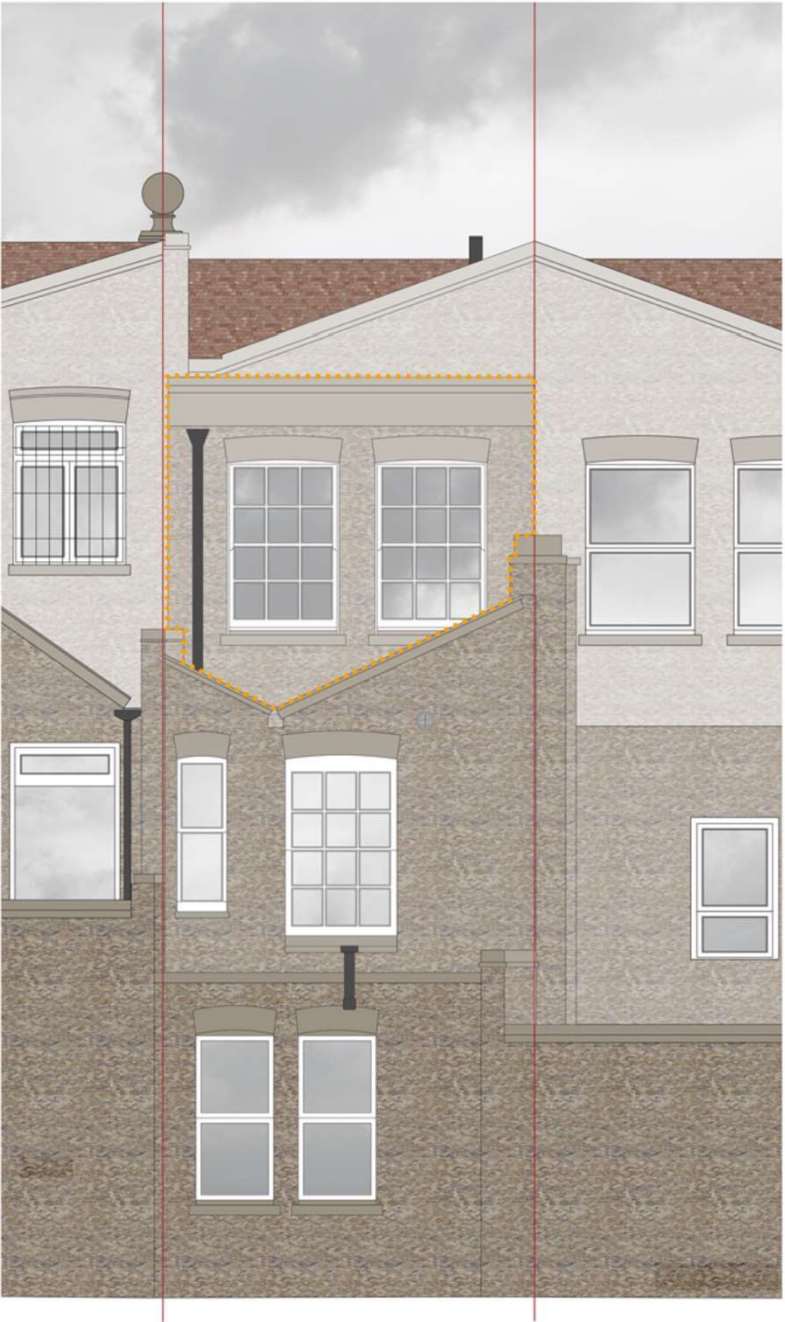


Fig 17. Proposed 349 Commercial Road North elevation

Proposed Elevation

Our proposal seeks to provide a larger high quality residential dwelling within the Borough of Tower Hamlets. The extension will be constructed using materials which match the existing building and neighbouring approved extensions. The proposal utilises under utilised space and will maximise the potential of the building.