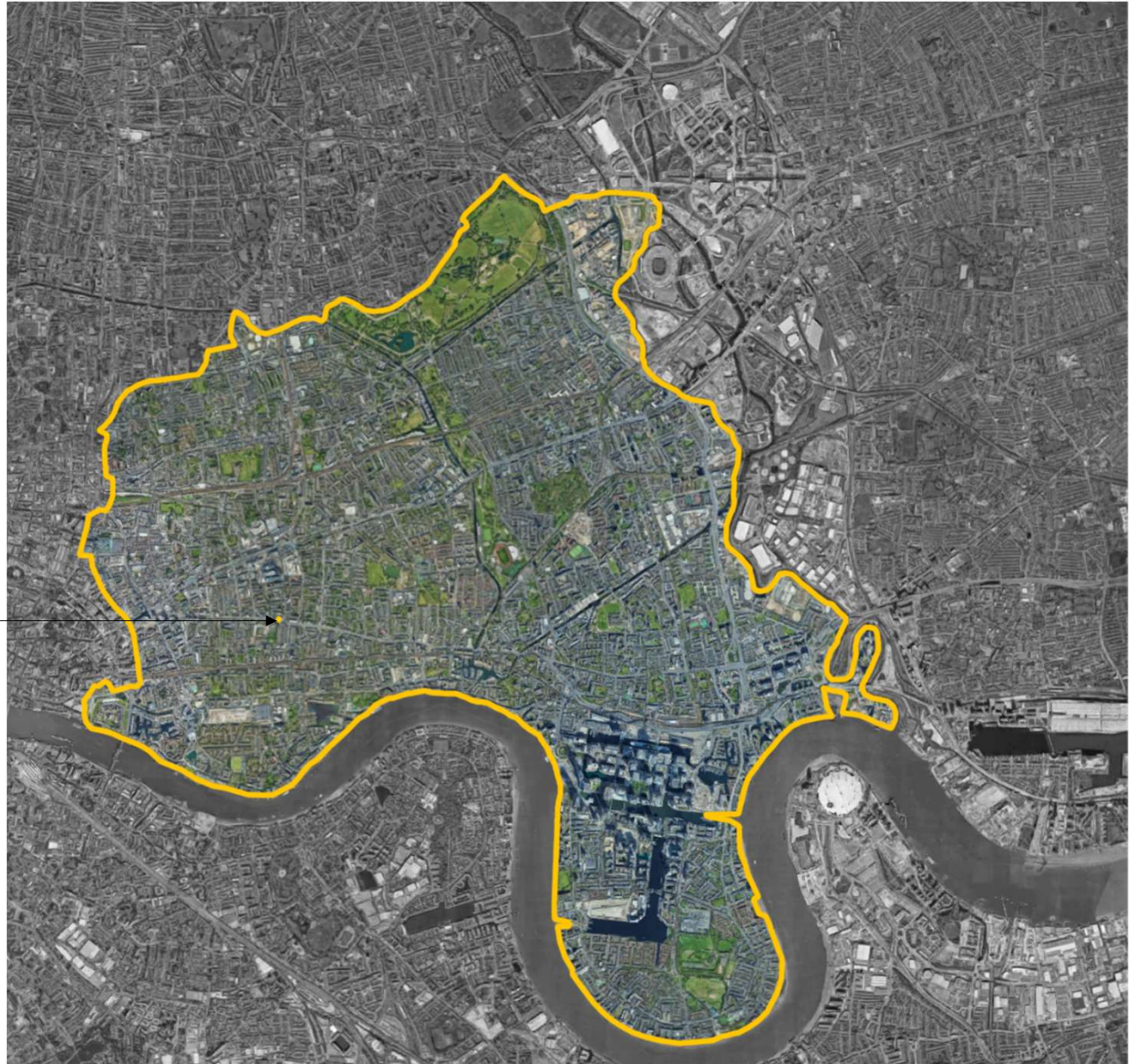




DESIGN, ACCESS AND SIGNIFICANCE STATEMENT
PROJECT: 349 Commercial Rd, Tower Hamlets, London, E1 2PS
DESCRIPTION : Construction of a 2nd storey rear extension

SITE



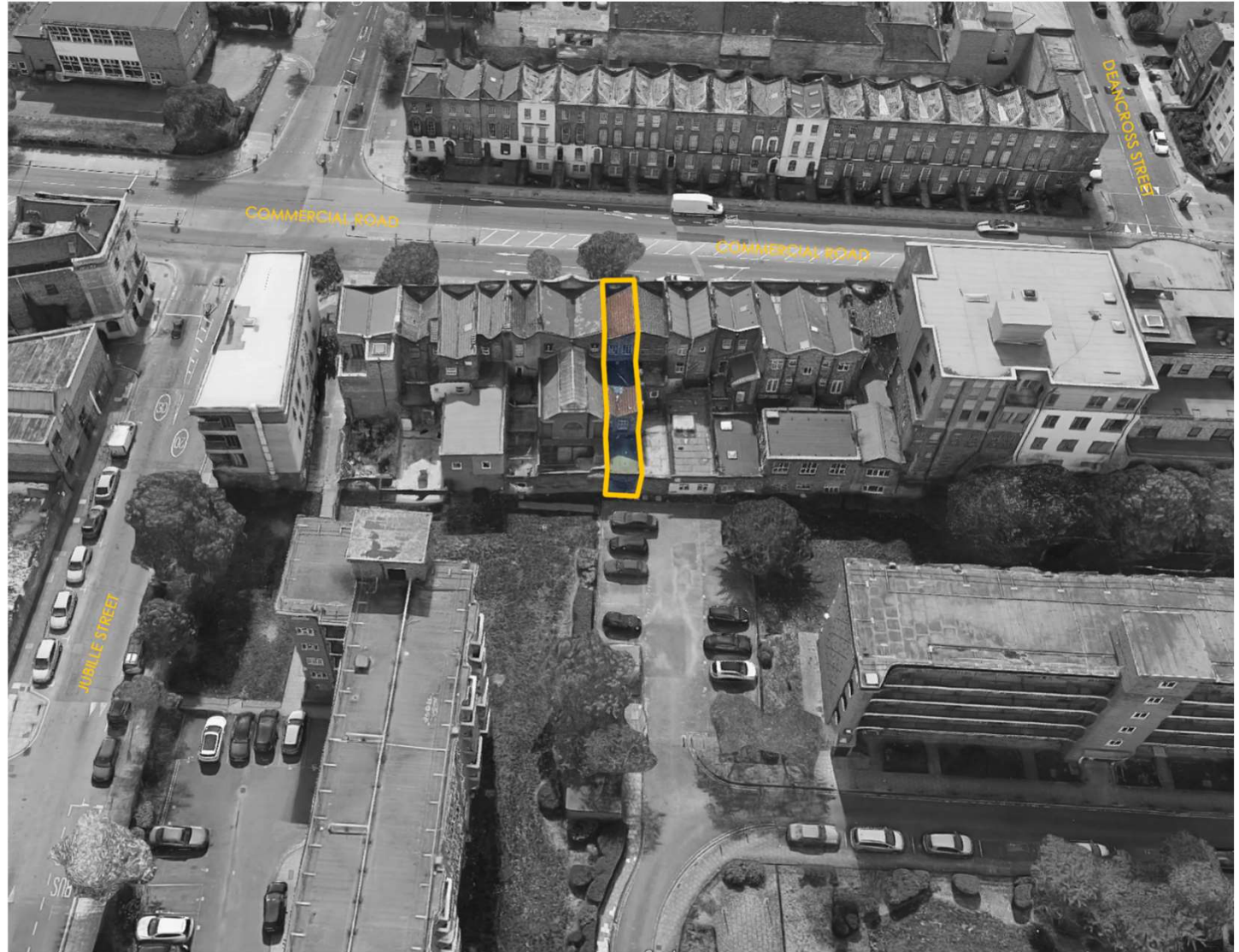
349 Commercial road is located within the London Borough of Tower Hamlets.

Fig 01. – Site location borough



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.



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 03. – Site location Street Scope 3D

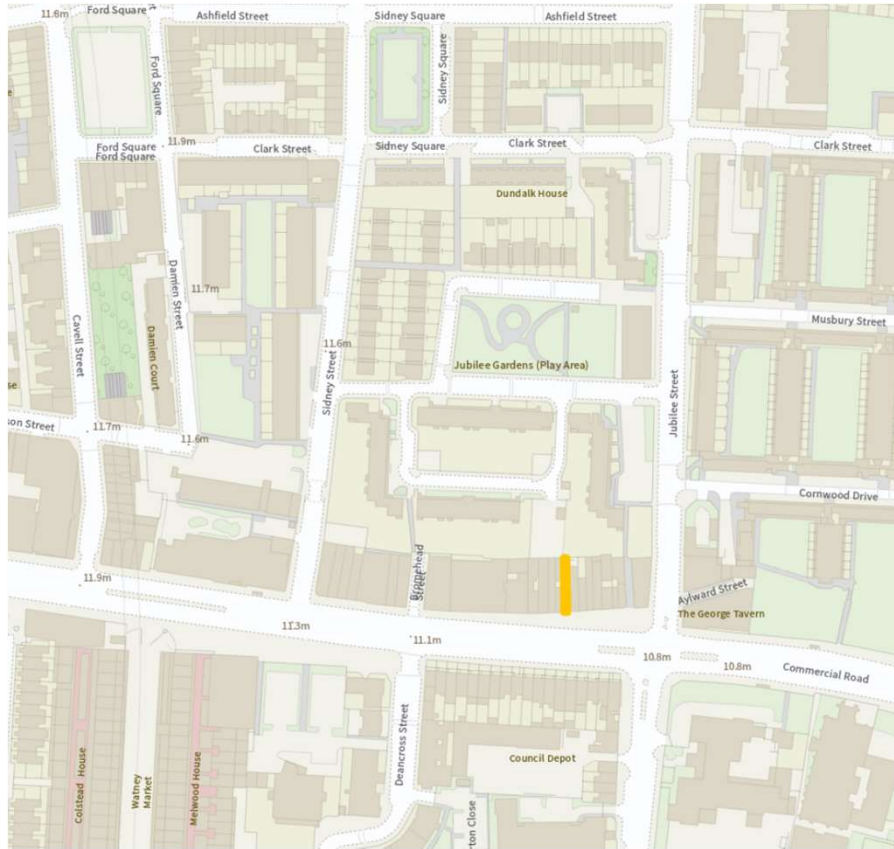


Fig 04. – Flood risk map

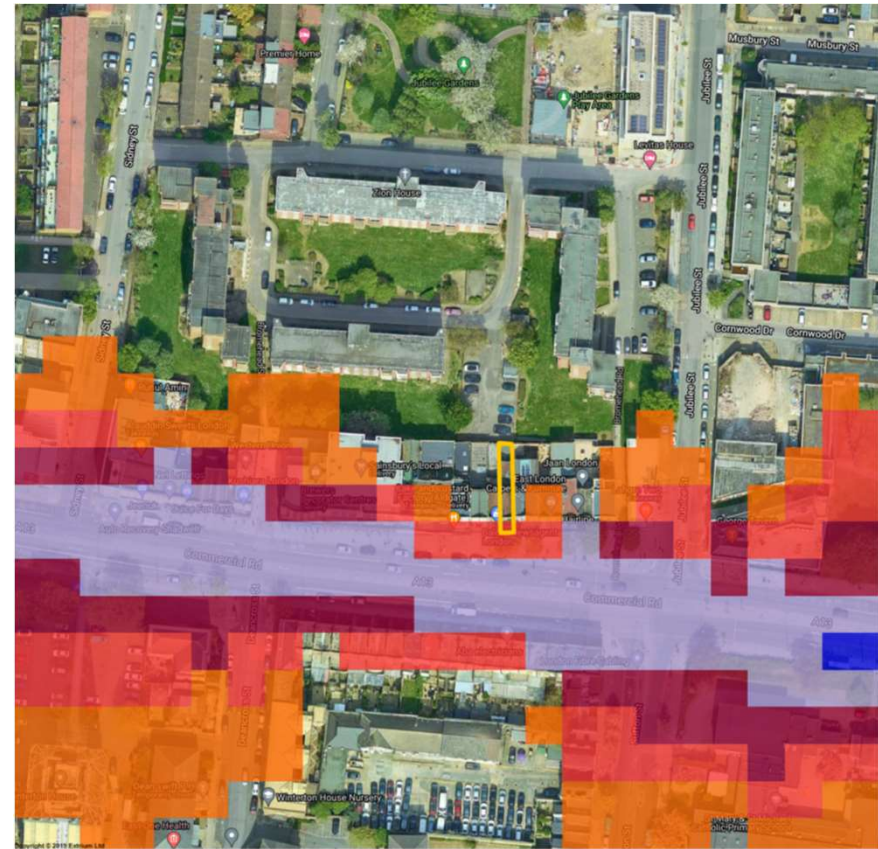


Fig 05. – Noise Assessment

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

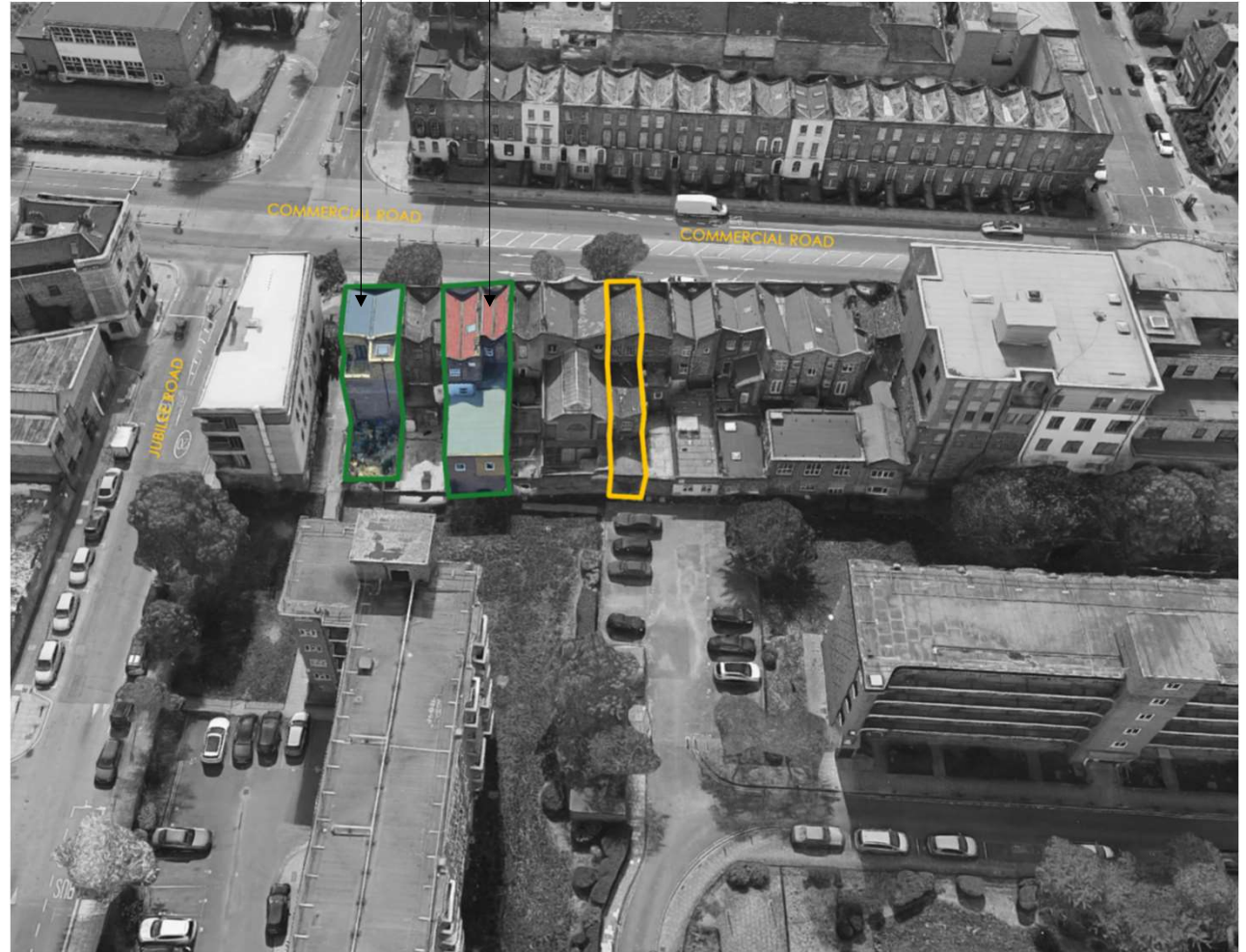


Fig 07. Approved neighbouring extensions

355 Commercial Rd - PA/14/01475/NC

In 2014 Tower Hamlets Planning Authority approved the construction of a rear 2nd 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 2nd storey extension and larger development of the site to the rear of 363 Commercial Road



Fig 08. 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.

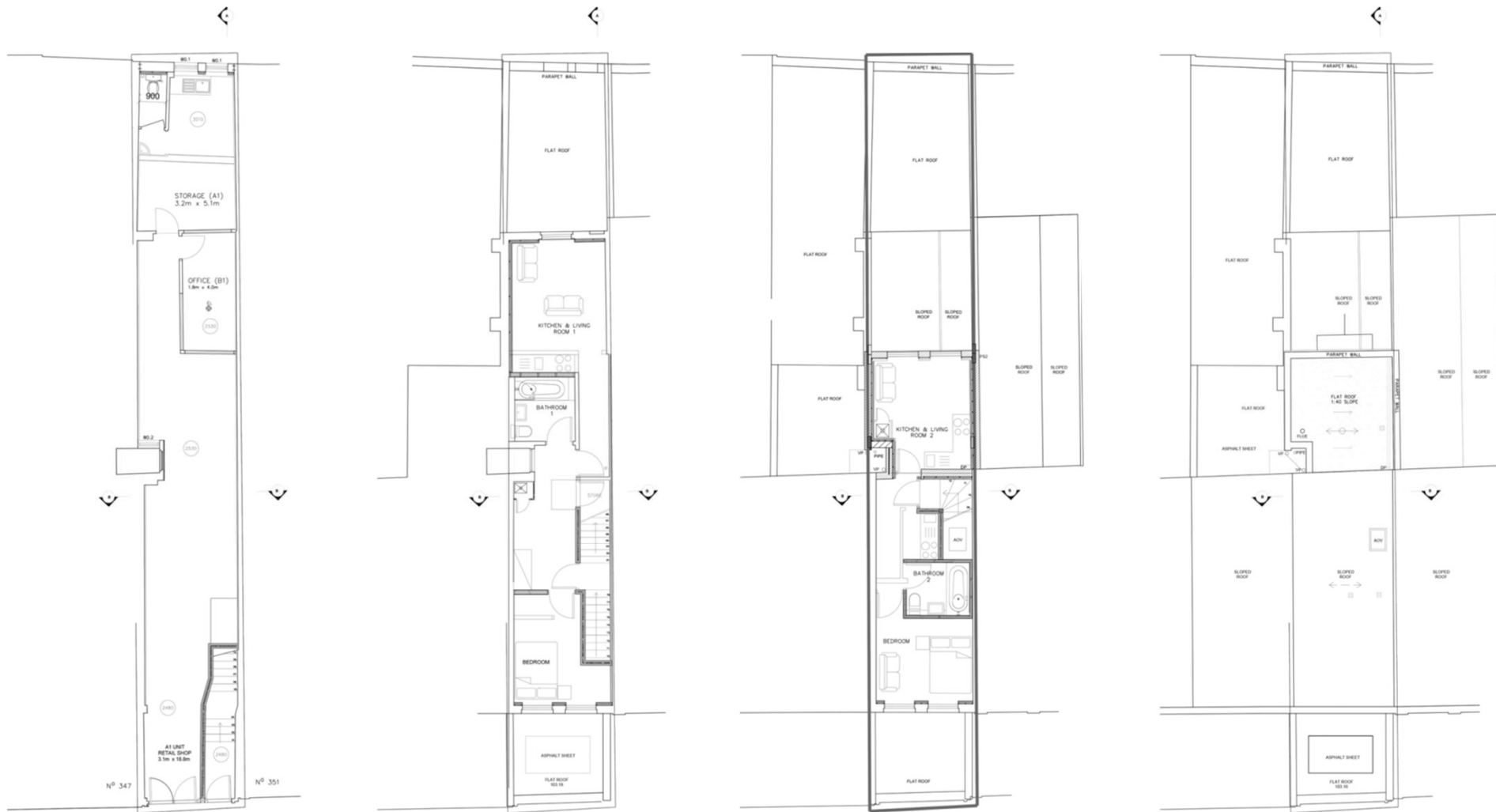


Fig 09. Proposed 349 Commercial Road plans

Proposed Plans

We propose to construct a 2nd 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.

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.

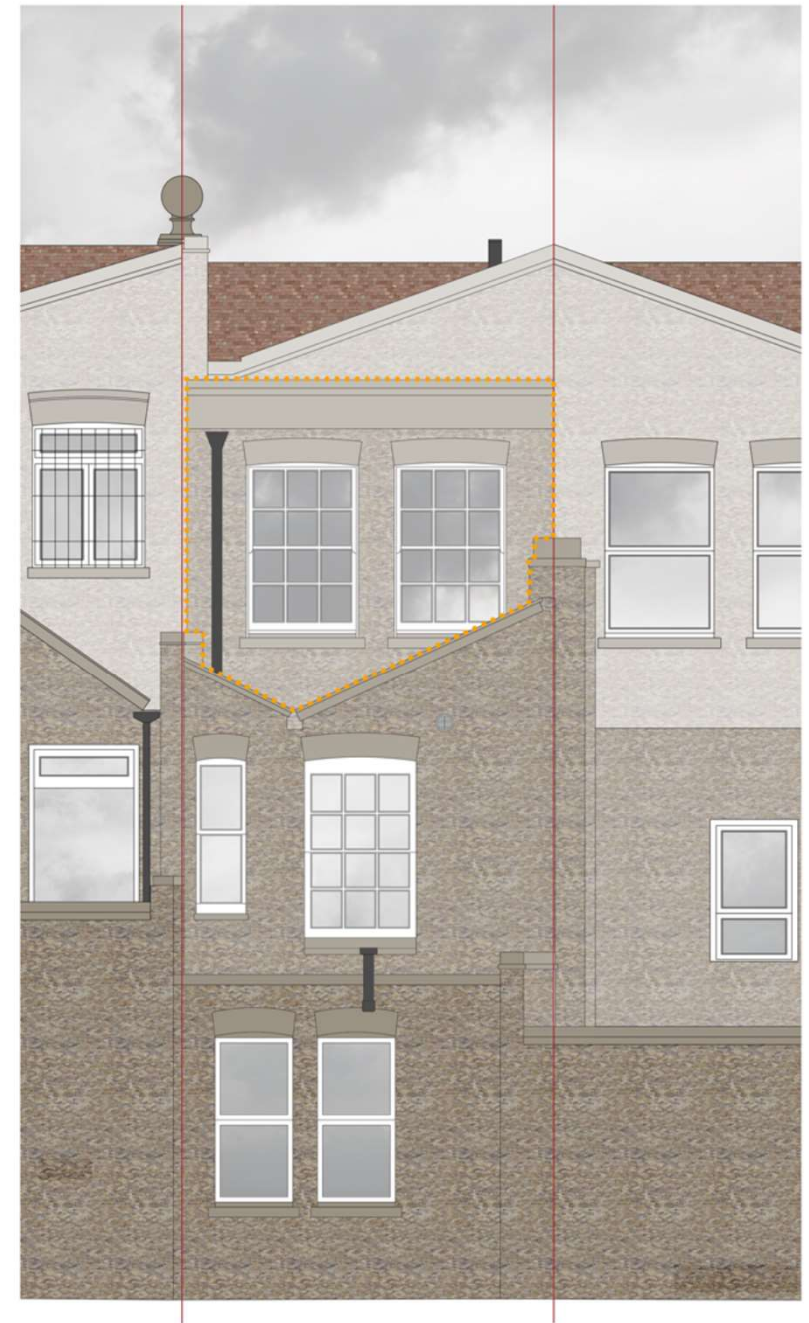


Fig 10. Proposed 349 Commercial Road North elevation