**Heritage Statement for planning application for a new outbuilding in rear garden of 75A Gellatly Road, SE14 5TU**

The proposal is to create an outbuilding in the rear of the garden to be used as an occasional home office working space. It will not be connected to the existing property.

## A description of the heritage asset and its setting

The existing building is a two-storey, terraced property, which has been converted to two self-contained flats. The subject property is the ground floor flat. As noted above the outbuilding will not be connected to the existing house.

* ***Which conservation area does the building from part of?***

The property is located in Telegraph Hill Conservation Area within the borough of Lewisham.

* ***What is the age of the building?***

The existing property was built circa 1900.

The proposed outbuilding/office will be a new build.

* ***What are the main characteristics in terms of style, building materials and architectural features?***

The existing property is of traditional construction, with solid brick walls under pitched roofs covered with slates.

* ***What is the surrounding development of the area like? Is the building part of a development of the same age and style, perhaps by the same builder?***

***Describe the street scene: Is it of residential or commercial character? Is there a variety or coherence in building form and types? Is it suburban e.g. are there front gardens to the buildings?***

The property is situated in an established residential locality amongst properties of similar age and type of construction and within proximity to all residential facilities. Properties on the street have rear gardens, with small front gardens.

## An assessment of significance

* ***How does the building contribute to the historic character of the area?***
* ***Is it one of its kind? Is it part of group of buildings of similar style and age? Is it one of a pair of semi-detached, or part of a terrace in which the single house forms a unit within a lager entity?***

The existing property is part of terrace of houses of similar style and age.

* ***Are there any distinctive architectural features?***

No, it is a standard Victorian terraced house.

## An explanation of the design concept for the proposed development.

* For small scale alterations: *What are the design and proposed materials?*

It will be a modular timber garden pod with a Butyl flat roof and Western Red Cedar timber cladding. The doors and windows will be timber framed, double glazed.  *– U-Build*

* For extensions to buildings or proposals for new development: *What is amount of development, layout, scale, landscaping and appearance (e.g. building materials and architectural detail)?*

It will be 11.6sqm total development, the layout will be part garden office and part storage. The door will access the garden including one window and a window on one further side.  *– U-Build*

## Describing the impact of the proposed development

* ***Would the proposed development be visible from any public viewpoint?***

The outbuilding will not be visible from any public viewpoint.

The outbuilding will only be visible from the rear of the neighbours properties on either side and the rear of the upstairs flat. All the surrounding neighbours have been consulted and have no objections to the outbuilding.

* ***Would the proposed development involve loss or change to any original features?***

The outbuilding is at the rear of the garden and will not impact or change any of the original features of the existing property.

* **For extensions and new built: *What would be the impact on the appearance,***

***character and setting of the building?***

As noted, the proposed outbuilding will not be connected to the existing property and will be set 12.8m away from the existing property.

* **For small-scale alterations: *If not a like-for- like replacement – what would be the visual impact? Would it preserve and enhance the character and appearance of the building and street scene?***

N/A – the outbuilding will not be connected to the existing property and will not be visible from the street.