

NO. 107 CADOGAN TERRACE E9 5HP

APPLICATION FOR PLANNING PERMISSION AND CONSERVATION AREA CONSENT

TOWER HAMLETS COUNCIL

DESIGN AND ACCESS STATEMENT

Existing Site

The application site is a terraced house, located towards the southern end of Cadogan Terrace.

The front elevation faces west and looks onto Victoria Park.

The building is in use as a family home for the Applicant and his family.

This property is located on the edge of the Victoria Park Conservation Area.

Heritage Statement

107 Cadogan Terrace falls within the Victoria Park Conservation Area and is locally listed. The Terrace presents itself as a quiet residential street consisting mainly of tall and narrow 4 storey Victorian Terrace houses fronting the peace and tranquility of Victoria Park.

The house is located to the southern end of the terrace with an east facing private garden to the rear which opens up into a larger garden that is the width of three terrace bays.

Victoria Park, a fine example of an English landscaped park, principally defines the character of the area. The front facades of the 19th century residential houses onto Cadogan Terrace have largely retained their traditional joinery details, slate roofs and stock brickwork. The facades also show a uniform cornice line and surviving historic decoration, and contribute to the distinctive character of the area. The facades to the rear have undergone a variety of alterations with one and two storey contemporary additions appearing on the majority of properties.

The scale and density of development varies across the area. The prevailing height is 3-4 storeys of Victorian Terrace housing. Many streets and buildings in the area, including those to Cadogan Terrace are orientated towards the park, creating local views of the parklands.

In general, the front entrance-ways have been retained along the terrace, creating a distinctive threshold between the buildings and the public realm.

The A12 Eastway is situated directly to the rear of the Terrace overlooking the 2012 Olympic Stadium.

The character of the area is defined as much by its history, people, activities and places as it is by buildings and spaces.

Preserving and enhancing the Borough's Architectural and Historic built heritage is of vital importance in understanding the past and allowing it to inform our present and future.

An appreciation of this is demonstrated in the decision of the applicant, who was raised locally, to continue to raise his young family in the area and to invest in the future of this property.

Declan and his wife Shereen lived in a lower ground floor flat (of a four storey townhouse) on Cadogan Terrace (80a) in 2003-2005. With the birth of their second child, they then moved to Homerton for 5 years before moving back to Cadogan Terrace in 2011. Both work locally and have three children, all going to school within walking distance of the house.

Design Proposal

It is proposed to enlarge the existing front basement light-well to create a bin storage space. The existing stepped access is to be retained. The existing railing and gate is to be retained and re-instated once the walling is completed.

Access

Access to the dwelling will not be altered.