

DESIGN, HERITAGE & ACCESS STATEMENT

Our ref: 230.0.4.010

Re: 29 Coborn Street, London E3 2AB

Scheme: New rear extension roof and new clerestory windows to be installed above existing vertical glazing

Subject: Design, Heritage & Access Statement

1. THE PROPOSAL

The proposed development is for the rebuild of the existing rear extension roof. New roof to sit on top of existing vertical glazing structure with skylight separating the rear extension and host building.

Further to that, the proposal seeks to install clerestory windows above the existing vertical glazing.

2. THE SITE AND ITS SURROUNDINGS

The property is a Grade II listed building on Coborn Street in the Tredegar Square Conservation Area.

The area was developed between 1820 and 1860. The Street is formed of three-storey semi-detached houses with basements. Over time the majority of the buildings have received homogenous two storey side extensions that provide a new entrance on the ground floor and an additional room on the first. This intervention has turned the majority of the dwellings into a terrace. The buildings of the coherent terrace are made of plain stock brick and contain double-hung timber sash windows with fine glazing bars.

The principle elevation is the one facing Coborn Street. The proposed change to this elevation will help to 'balance' the appearance from the street level.

3. DESIGN

USE OF SITE

The property has been dedicated as residential usage throughout.

Access into the building is via the front of the building at ground floor level and is currently stepped. There are no proposed changes to the access into the building

APPEARANCE

This planning application seeks to replace the existing glazed roof with a solid flat roof. This solid flat roof would have a long skylight separating the new roof from the host building, giving the appearance that the extension is detached.

Clerestory windows are used to elevate the roof and incorporate the door height at the rear elevation. The clerestory windows give an appearance that transpires levity to the extension; this element reinforces the detachment of the flat roof. Windows to use frames that match the existing vertical glazing and to be seemingly frameless.

ACCESS TO THE DEVELOPMENT

Pedestrian

There are no proposed changes to the pedestrian access.

Vehicular

There are no proposed changes to the vehicular access.

Emergency

There are no proposed changes to the emergency access.

4. CONCLUSION

All changes proposed have been considered to allow the new development to be in keeping with the fabric of the Tredegar Square Conservation Area. The proposed changes will not be in contrast with the existing and no key elements will be lost. The aim is to blend into the existing context.

The proposal aims to align the design of the rear extension roof with the character of its context. The implementation of the skylight mediates the rear extension and the host building, and seeks to preserve its heritage and character. This effort shows the consideration for the special significance of heritage assets.

The approach, as well as the chosen materials, ensures the proposal will respect and enhance the existing building.