

DESIGN AND ACCESS STATEMENT

JOB TITLE: REAR EXTENSION

ADDRESS: 2 Charlwood Place, London, SW1V 2LU

CLIENT: Michael Guan

JOB NUMBER: 151

COMPOSED BY: Arch. Michele Pecoraro

DATE: 23/05/2022

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1. INTRODUCTION

This report has been prepared by P+P Architects on behalf of Michael Guan, in support of a planning application in respect of Extension at lower ground and ground floors to rear of building at 2 Charlwood Place, London, SW1V 2LU

A previous application, reference 16/11977/FULL, for a bigger extended scope of work has been approved in 2017

There are 3 key factors influencing the proposed design:

1. To maximize the potential of the property.
2. To develop the site with consideration to the policies in the Westminster plan and local development framework, as well as other national planning guidance.
3. To propose an extension which will be in harmony with the scale and architectural style of the original building

2. CONTEXT

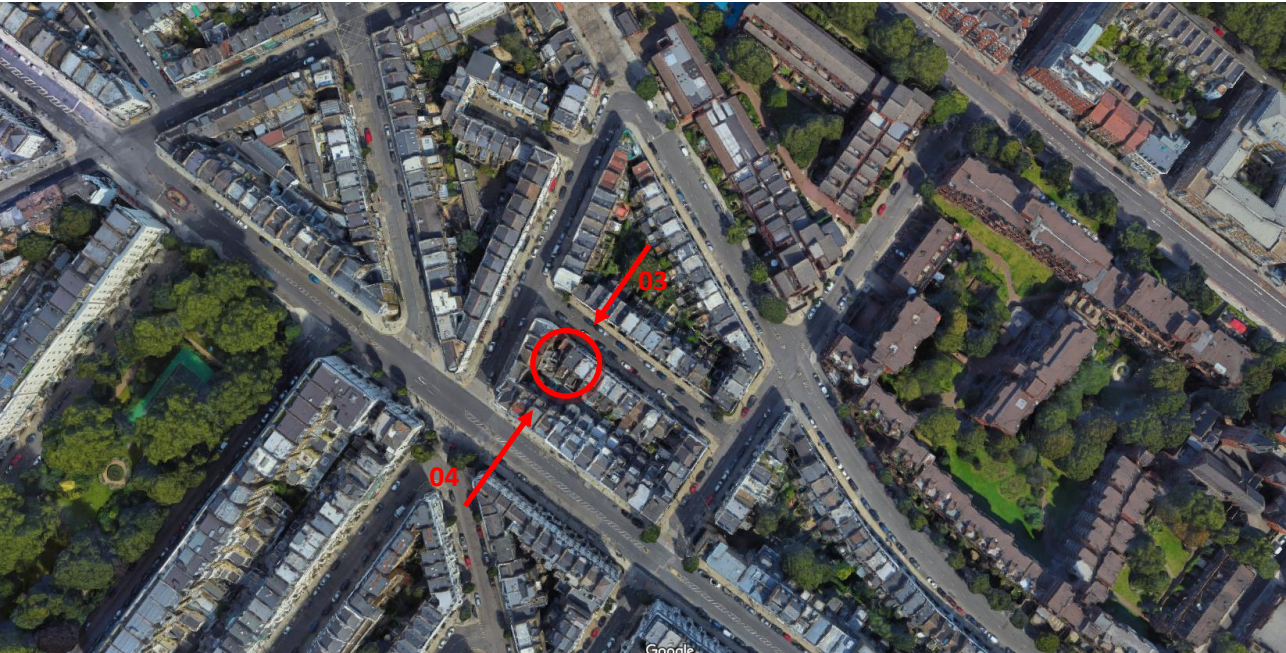
No.2 Charlwood Place is a four storied building terraced house situated within the Pimlico Conservation Area. It is the second to last property within the terrace and is in use as single family dwelling. The property comprises a mid-terrace stucco and brickwork property built as a residential dwelling mid-nineteenth century. The building is within the Pimlico Conservation Area and is not listed .

Pimlico Conservation Area is characterized principally by Cubitt's squares and terraces from the mid 19th century.

The area's distinctive character further emphasized by its contrast with surrounding post war development. This character derives from the combination of cream stucco terraced housing, parades of small shops and lush squares, punctuated by the two ragstone Gothic revival churches, which results in a townscape of considerable historic interest. The area also enjoys a small stretch of riverside adjacent to St George's Square, giving views up and downstream from Pimlico Gardens.

The building encompasses lower ground, ground, first, second and third floor mansard floors with a slate mansard front and rear.

2.1. PHOTOGRAPHS OF THE SITE



1 PLAN VIEW AND PHOTO REFERENCE



2 BIRD EYE VIEW



3 FRONT VIEW



4 REAR VIEW

3. PROPOSAL

It is the primary principle of this application to improve the existing accommodation whilst preserving and enhancing the original building.

It is intended to re-configure the lower ground floor including the current area under ground floor balcony as an internal space extending the current rear bedroom area into it.

At ground floor, the kitchen currently located at the front of the floor will be relocated to the rear area and a glazed extension, conservatory style, is proposed as an infill extension with similar foot print of current balcony.

The rear elevation of the infill section will be in glass and set back slightly from the rear line of the existing rear extension.

Similar to the approved planning for the other house in the street, the proposed design aims to be consistent with the age and character of the host dwelling.

4. USE

The building is currently a four-story period terraced house.

The current use is residential and no additional new rooms are proposed, but only the enlargement of the new kitchen at ground floor and rear bedroom at the rear

5. AMOUNT

The proposed rear extension will be approximately 5sqm at ground floor and similar size at lower ground floor

6. LAYOUT

The only change on internal layout will be related to ground floor where the kitchen is moved to the rear area, while the front roof will be part of the hallway reception area.

Location of bathroom is changed to provide a more suitable space related to the size and use of the property

Orientation/light: In terms of orientation the extension is situated on the South-east axis. In terms of amenity, the infill extension and balconies will be entirely suppressed between the existing wing and boundary wall with adjoining No. 4 Charwood Place. The proposals therefore do not raise any issues in terms of daylight/sunlight.

Affect on neighbors: There will be no impact on neighboring house to East (No 4) of the proposal regarding shadowing, lighting, visibility and proximity.

7. SCALE

The proposed extension uses part of the existing wall structure filling the gap between

8. APPEARANCE

It is proposed to use materials which are simple, robust, sustainable and in keeping with the surroundings. Painted Timber frame glazing is proposed for the vertical wall and traditional lead covered steel frame glazing for the roof.

9. ACCESS

Vehicular and pedestrian access remains unaltered.

10. CONCLUSIONS

This Statement supports a planning application for a rear and ground floor extension.

We strongly believe that the proposed extension will make a positive contribution to site, improving internal and external space quality.