

## Heritage Design and Access Statement

for

**199 Brook Street  
Brook Street  
Erith  
DA8 1EB**

On behalf of

**Orbit Group**

Prepared by

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## 1 Introduction

### 1.1 Existing Property

The existing property – 199 Brook Street is a Victorian terraced house with exposed brick at the front and rendering for the side and rear. The existing entrance door is currently made of timber, and this can be accessed from the main street.

The property covers a site area of 139m<sup>2</sup>. The footprint of 199 Brook Street is 58m<sup>2</sup>.

The existing door is a timber unit with a semi-circular door lite. The door is in a poor condition and is need of replacement to provide better security and thermal protection for the resident.

## 2 History

The property is located in the Brook street conservation area within the Bexley Council.

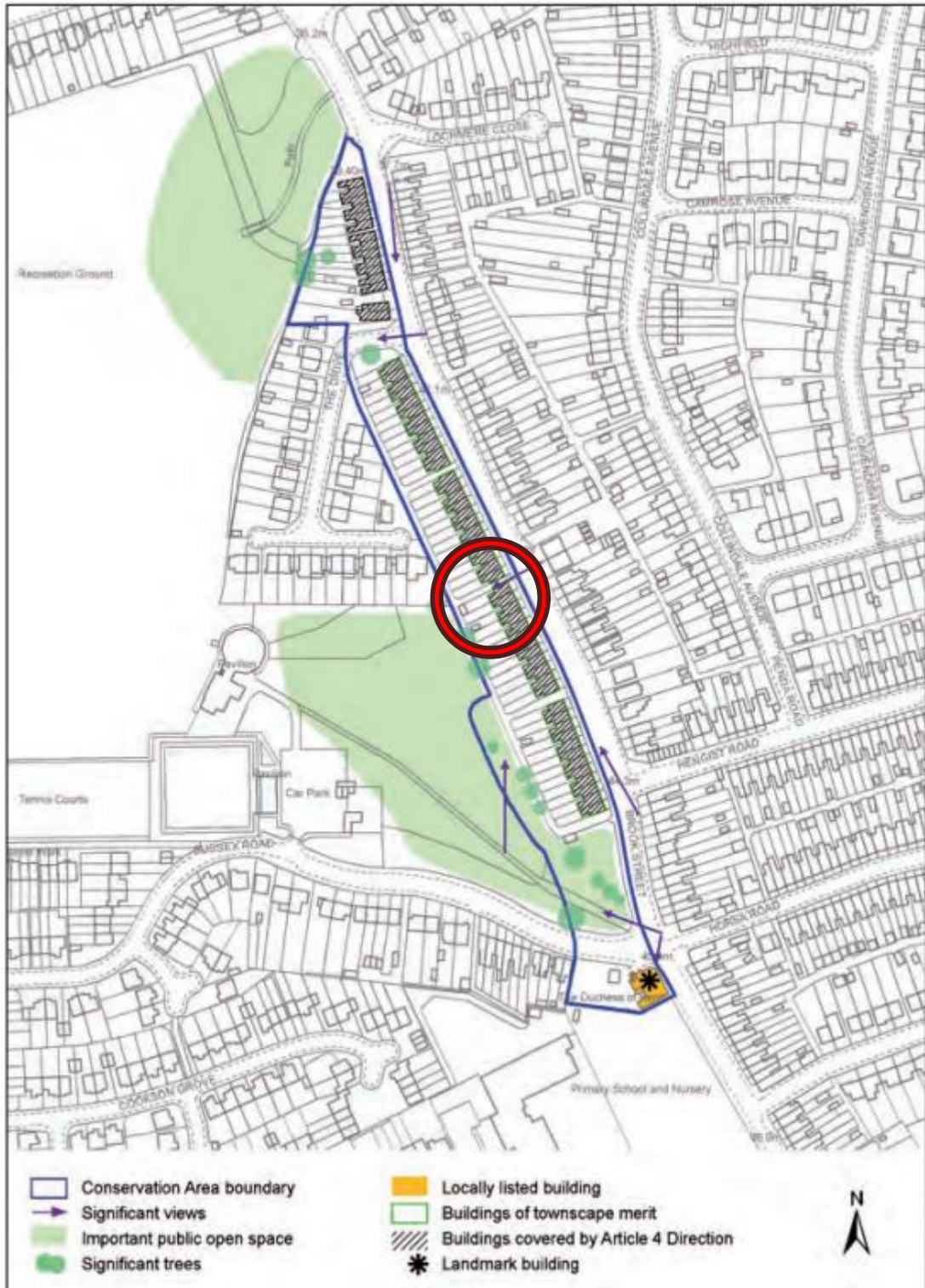
Due to its historical importance and special architectural design, Bexley Council had decided that the characteristics of Brook Street had to be preserved. Notable special characteristics of the area are the uniform group of Victorian terraced buildings with a constant unbroken roof line.

The area was designated as a Conservation Area on the 19<sup>th</sup> of February 1993 and is in the north of the London borough of Bexley.

The area was initially known as Northumberland Heath which was a rural farming area with orchards and a mill. However, in the latter part of 19<sup>th</sup> century, the area became more urbanised due to being well connected to London via the river and railways. The dwellings built were intended for the middle-class to live in Erith and commute to London for work. Furthermore, the engineering works for the development of the area also helped employment of the local people. By the 1880's the houses have been built in Bexley Road, Brook Street and Mill Road.

The conservation area mainly consists of four terraces of 12 houses each. these run from the south up to the north of the conservation area. The conservation area also consists of a locally listed building which is a public house currently called The Duchess of Kent.





199 Brook Street location within conservation area shown by red circle.

## 2.1 Character Analysis of Brook Street

The houses were built from 1882 to 1902. These houses are one of the earliest examples of council housing. The properties now are a mix of being part of the housing association or under private ownership.

The buildings are close to the main street making the visual details of the brickwork and stonework very apparent.

There are numerous dwellings that reside at Brook Street, however they share commonalties which bring a sense of uniformity – one unbroken pitched roofline, stone detailing's for the ground floor windows, sliding sash timber windows and decorative brickworks.

It is worth noting that there are properties – both private and housing association, that don't adhere to the traditions of the area, stonework being removed for double-glazed top opening encasement windows, non-standard semi-circular glazed doors, porches at the front entrance and the very little remains of the railings at the front entrance.

The roof of most of the properties are not original either however they have been replaced with grey tiles to retain the original character.

## 3 Proposed Works

The proposed works is to replace the current timber door with a composite door. Design will match the original as close as possible.

## 4 Conclusion

In conclusion, the replacement of the door will be improving the thermal insulation and security for the residents whilst respecting the history maintaining the special characteristics and of the area.

We hope the design proposals and information set out within this submission meet with your approval and look forward to receiving your decision in due course.

Should you require any further information about this application please contact the undersigned.

Signed: *L. Beadle*

**Luke Beadle**

For and on behalf of

Faithorn Farrell Timms LLP

