

# **HERITAGE STATEMENT**

**In respect of**

**Proposed REFURBISHMENT to front  
Basement**

**at**

**5 St Margaret's Grove  
PLUMSTEAD  
London  
SE18 7RL**

**Date: 10 December 2023**

**Prepared by:  
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## **THE SITE**

The site is located on the north west side of Plumstead Common, with main façade facing the south east and rear elevation facing north west.

The property is a six-bedroom house of circa 19<sup>th</sup> century, with a net area of 171.24m<sup>2</sup>. Built in London Stocks with a slate roof, the property is in a Conservation area and is in need of internal refurbishment. It has a long rear garden sloping down towards the north west and a school site.

## **THE PROPOSAL**

The proposal is to refurbish the front basement area. The proposal is to replace existing basement windows with new Upvc windows to match existing.

Remove broken/missing front boundary wall and replace it with Victorian style railings in keeping with similar frontages on the road.

To install a spiral staircase for private access from basement to ground floor.

Add a side window to the existing staircase, this will be fixed window with frosted glass.

## **THE EXISTING BUILDING**

The existing building is constructed of London Stock bricks with red brick arches over the sash windows. The front windows have stone effect arches over the ground and first floor windows.

## **CONCLUSION**

In conclusion there will be no adverse impact on the Conservation Area.