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Design and Access Statement / Heritage Statement

Address: 10 Maudslay Road, SE9 1LJ

Date: October 2023

1. Summary

The planned renovations for the terraced house at 10 Maudslay Road, SE91LJ within a conservation area will lead to the creation of a garden work & study room.

2. History and context

The house was constructed in 1915 and is situated within the Progress Estate conservation area, which is home to numerous architecturally significant buildings. The Greenwich council has provided comprehensive documents outlining the character appraisal of this estate, underscoring its significance as one of the earliest exemplars of 'garden city' designs.

The Progress Estate comprises approximately 1,200 houses, predominantly organized in terraces of four or six houses. These homes exhibit a distinctive cottage-style architecture, with each one being uniquely designed. Notably, the property under consideration falls within the boundaries of the Progress Estate Conservation Area. Though house is in conservation area it is not listed.

Maudslay Road, where this property is located, primarily consists of terraced and semi-detached houses. The area is renowned for its well-preserved period English romantic cottages and serves as a prime illustration of Garden Suburb planning principles.

Historically, the Progress Estate was swiftly constructed in a mere ten months in 1915 to accommodate munition workers at Woolwich Arsenal. The layout of the area is picturesque, characterized by low-density housing and ample green spaces. Furthermore, the use of construction materials during its initial development was influenced by wartime budget constraints, underscoring the need for cost-effective solutions. It is essential to ensure that any construction or renovation endeavors remain in harmony with these historical materials and that existing doors are preserved whenever possible.

3. Site analysis

Upon the initial site visit, the following observations came to light:

The site consists of a single address which is under a single title. The site assumes a rectangular shape, measuring around 24 meters in depth. In terms of width, it spans 6.6 meters at the house section and 5.8 meters within the garden area.

This two-story house stands at the center of Maudslay Road, a part of the Progress Estate Conservation Area, and is categorized as mid-terraced. Importantly, there is no off-street parking provision on-site.

The site exhibits a relatively level terrain overall, though the internal floor level sits approximately 0.30 meters lower than the external ground level of the rear garden. In the past, a low-quality rear conservatory was added to the property. The application site has not been extended before although intern alterations have been carried out. It's worth noting that the existing front door does not align with the local character.

There are no trees in the rear garden where proposed garden room is to be built.

4. The Proposal

Garden Room:

The Garden Studio functions as a flexible workspace, offering a peaceful setting conducive to concentrated work and study, free from any interruptions. The workspace is thoughtfully designed to seamlessly blend into its surroundings. When considering "ground level," we refer to the immediate ground surface next to the building. The studio incorporates a sunken garden, positioned approximately 45cm below ground level within the neighboring boundary, creating a respectful landscape. Carefully placed, the studio suggests a retaining wall to act as both a boundary and a garden room wall, staying under 2.5 meters in all neighboring directions to neighbouring ground level. Additionally, a 10cm buffer from the plot boundary is maintained, showcasing a considerate design approach. This method respects neighboring spaces, avoids overshadowing, and integrates materials like naturally weathered oak boards for the facade and features such as French doors that harmonize with the aesthetic of the Progress Estate context.

5. Conclusion

In conclusion, the proposed garden room is aiming to establish a contemporary and serene work and study space that seamlessly blends with the existing architecture and respects the conservation area. The design of French doors ensures ample natural light, and the incorporation of natural oak boards for the facade contributes to a subtle aesthetic charm. The garden room will be positioned under 2.5m from the ground level of surrounding plots, demonstrating consideration for neighboring properties. Overall, we anticipate that the garden studio will offer the homeowner additional functional workspace and study areas while preserving the unique character of the conservation area.