

# Design and Access Statement

FLAT 38 JAVA WHARF, 16 SHAD THAMES, LONDON, SE1 2YH

**ASAD DURRANI**

ARKSS DESIGN STUDIO LIMITED

906 VALENTINES HOUSE, 51-69 ILFORD HILL, ILFORD, IG1 2ZN

## Application for Listed Building Consent

# Planning, Design, and Access Statement

Regarding Flat 38, Java Wharf, 16 Shad Thames, London, SE1 2YH

### Introduction

1. This enhanced Design and Access Statement is submitted as part of the application for Listed Building Consent for Flat 38 at Java Wharf, 16 Shad Thames, London SE1 2YH (hereinafter referred to as "the Property").
2. As the current registered proprietor of the Property, I, Jonny Turball, am committed to preserving its historical integrity while proposing thoughtful and respectful updates.

### Background of the Property

3. Situated on the third floor of Java Wharf, a historically significant warehouse converted in 1987 into residential units, the Property represents a key part of the area's architectural heritage. This conversion, known as "the Redevelopment," included the transformation of neighboring warehouses, St Andrews Wharf and Crown Wharf, into residential spaces.
4. Java Wharf, nestled on Shad Thames, a notable inlet of the Thames near Tower Bridge, boasts residences with views of both the Shad Thames River and Shad Thames Street. The Property specifically overlooks Shad Thames Street.
5. Java Wharf's rich history as a storage hub for trade goods transported via the Thames underpins its cultural and historical significance, warranting its status as a listed building. Prior to the Redevelopment, the warehouse had fallen into disrepair.
6. The building received its Grade II listed status in 1983, reflecting the cultural and historical importance of the Shad Thames warehouses in London's trade history. At the time of listing, Java Wharf had no balconies on Shad Thames Street, preserving a historic street-side aesthetic, as evidenced by the attached photographs.
7. In 1987, Java Wharf underwent significant changes under the Town and Country Planning Act 1971, which included demolition, façade alterations, and the construction of 63 residential units, notably introducing balconies to the façade.

### **The Proposed Renovations**

9. The proposed internal renovations aim to respect the building's historical essence while enhancing living spaces. The plan includes demolishing and reconstructing certain internal walls to create a double door leading to the living area, replacing and upgrading the kitchen units, and reconfiguring the bathroom layout. These changes, purely internal, will maintain the cultural and historical integrity of the building.
10. Implementation of Works
11. The renovation work is expected to be completed within 3 to 5 weeks, ensuring minimal disruption and maintaining the highest standards of workmanship.

### **Access During Renovations**

12. The planned renovations will not impact the building's access, ensuring uninterrupted entry and exit for residents and visitors alike during the process.

End Of Statement