

HERITAGE STATEMENT

In respect of

Proposed Rear Extension

at

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

Date: 26 February 2024

**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 19th century, with a net area of 171.24m². 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 construct a rear extension of 6-meter long the depth of the dwelling with London Stock bricks to match existing. This will give an additional, much needed, 34.96sqm to the dwelling as well as a patio area similar to the existing. All in keeping with the original architecture.

The site has planning permission for a 3m extension (23/2965/HD) but the occupants/owners need more family space.

The house is a good size 5-bedroom family home and the basement kitchen/diner will be the main living area which leads out to the garden. The basement is cramped and dark. As the main kitchen and living area we would like to create an open plan area that can facilitate a large family. The kitchen is the most important room in the home because it functions as the hub of daily life and we want to create an area that can accommodate family and friends.

The back garden is large and we would therefore still retain a generous size usable garden space.

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.