

**16 Chadwick Road, Peckham, London SE15 4RA**

**Design, Access and Heritage Statement**

**KIRSOP**

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File Ref: NK General File\Chadwick Road

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## 1.0 Introduction

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- 1.1 This design access and heritage statement supports a household planning application for works to 16 Chadwick Road, Peckham, London SE15 4RA.
- 1.2 The existing property comprises a 19<sup>th</sup> Century two storey, two bedroom, centre terraced house.
- 1.3 The proposals concern the removal of a chimney stack to the main roof.
- 1.4 The works are being undertaken to improve the property, and the improvement of the thermal efficiency of the house.

This document should be read in conjunction with the following drawings which have been submitted in support of the application.

Drawing Kirsop 01D – Existing and Proposed Ground Floor Plans

Drawing Kirsop 02D – Existing and Proposed Elevations



## 2.0 Site Location and History

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- 2.1 The property is located on the South side of Chadwick Road.
- 2.2 The property is located in the Holly Grove Conservation Area.
- 2.3 Planning Permission was granted by Southwark Council on 25 November 2021, for the installation of a new full height window to the kitchen area (21/AP/4174).
- 2.4 The property was extended to the rear in 2009, the works included new aluminium framed rooflights to the kitchen (09/AP1800).



## 3.0 Proposed Alterations

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3.1 The owner of the property intends to undertake the refurbishment of the property.

As part of the refurbishment works the intention is to remove the chimney breasts in the front lounge and front bedroom.

This is to provide improved layout of the house.

The fireplace openings are not operational and have not been used for many years.

This application is to seek consent for the removal of the front chimney stack.

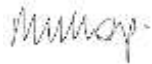
3.2 The existing rear chimney stack and fireplace which is operational will remain.

3.3 Details of the alterations are shown in drawings Kirsop 01D and Kirsop 02D.

## 4.0 Summary

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- 4.1 This document provides information in relation to planning design, access and heritage, in respect to a proposal to remove the front chimney stack.
- 4.2 The changes are proposed to improve the living accommodation.
- 4.3 The fireplaces served by the chimney stack have not been used for many years, the chimney stack is in poor repair.
- 4.4 It is considered that the removal of the chimney stack will not detract from the appearance of the house and its setting in the conservation area.



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