



40 East Terrace

Planning Application - Conversion of Lower Ground Floor
Window to French Doors

14/10/23

Introduction

This Design & Access Statement has been prepared on behalf of Jean Buckpitt, (Applicant) by Toby Denham Studio (Agent) principally regarding the conversion of a lower ground floor window to doors.

40 East Terrace is a 19C terraced property located near Gordon Park in Northeast Gravesend. The house is part of an attractive terrace of cottages that make up the eastern side of the street and originally terminated in the Pilot Pub which has latterly been converted to dwellings. The cottages sit one level below the level of the street and are separated from it by a lightwell.

The building is unlisted but is within the Milton Place Conservation Area.



40 East Terrace

Location Plan (refer scaled plan overleaf)



40 East Terrace

The Existing Building

The existing building is part of a terrace of 18th century cottages on the north eastern side of East Terrace.

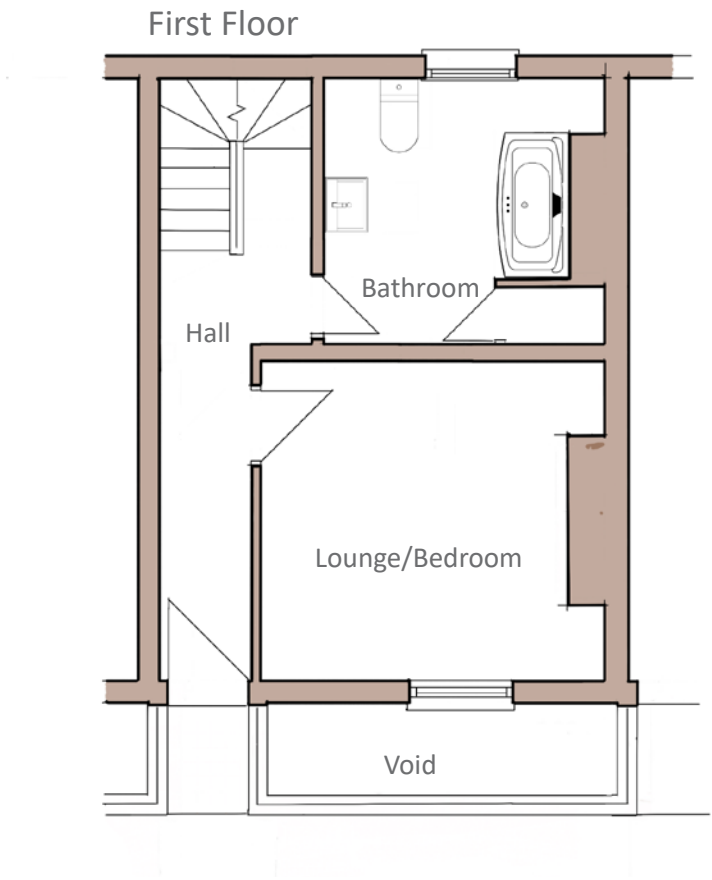
It is a traditional masonry structure with a rendered upper storey and slate roof.

The building is three storeys high but from the street, appears to be only two storey's high. The property comprises; a kitchen and living area at lower ground level; a sitting room/bedroom and bathroom on the middle level and two bedrooms on the upper level.

The building sits one level below street level and is separated from the street by a lightwell. The front door provides access to the mid level across what was formerly a short bridge. The space below the bridges has been enclosed for storage space and utilities access to the street.



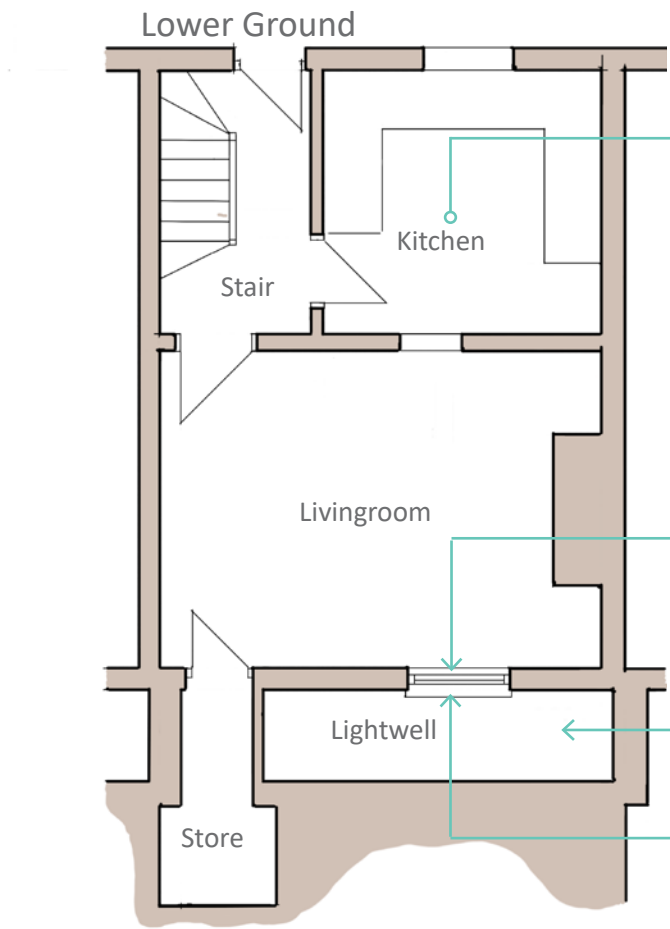
Street Elevation - lightwell barely visible from the street



Note: upper level not shown



View of the existing lightwell



Existing kitchen layout too small to accommodate dining area.

Existing casement window provides inadequate access to the lightwell.

Unsightly lightwell

Existing casement window provides insufficient daylight to the living space.

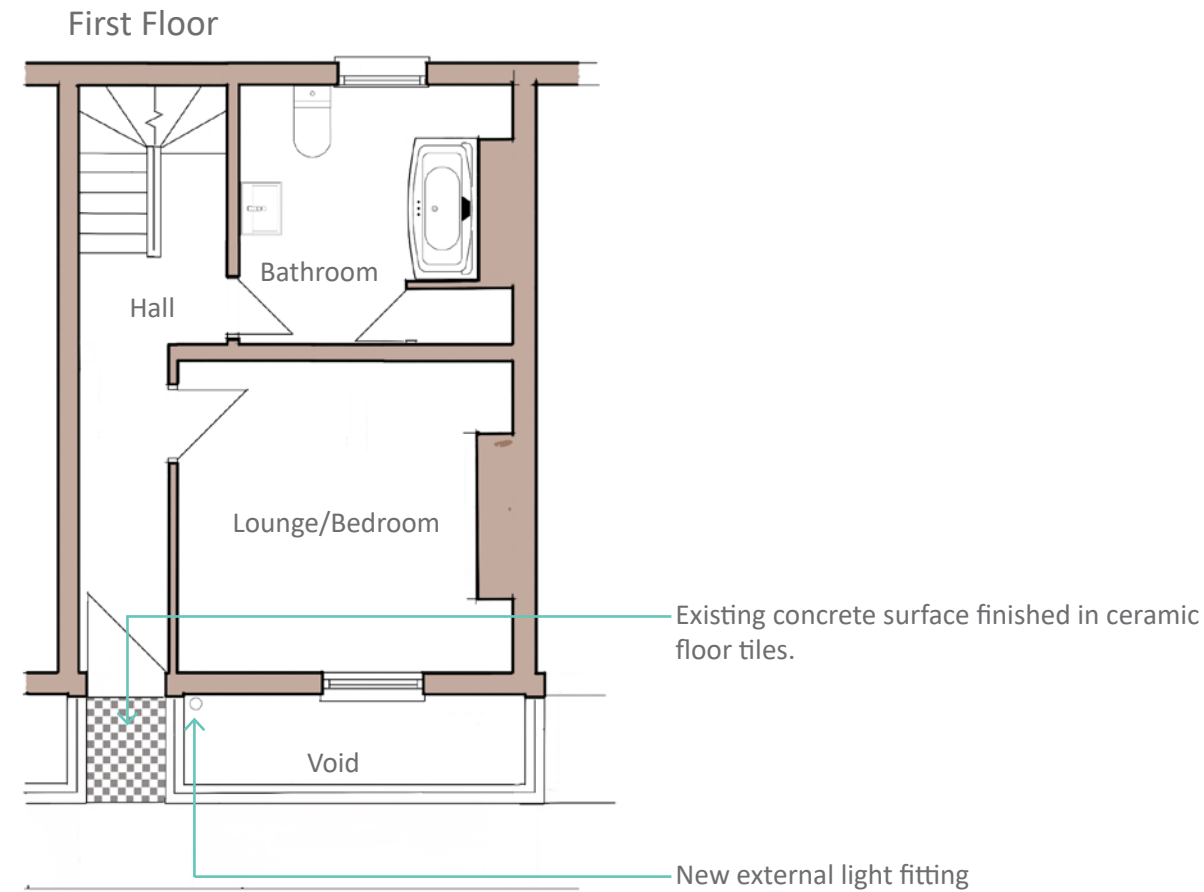
The Proposal

The applicant intends to upgrade the property by transforming the cramped and dim cellular lower ground floor living space into a bright modern open plan arrangement. This will be achieved by removing the internal partitions to create an attractive singular living space.

A crucial part of the upgrade is the conversion of the small lightwell window into a French door. The french door will provide access to the lightwell for maintenance, increase the daylighting levels within the living space and improve ventilation. At present the lightwell is poorly maintained due to the difficulty of gaining access to it.

The design of the opening for the new door will respect the existing facade design and maintain the current window width and arched lintol. The doors and frames will be timber with double glazed panels.

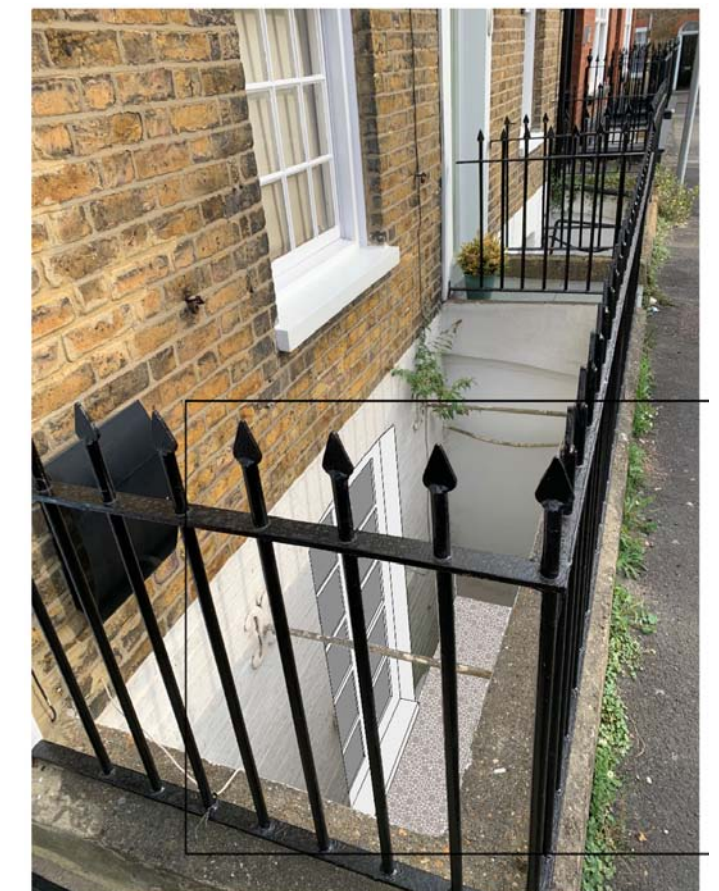
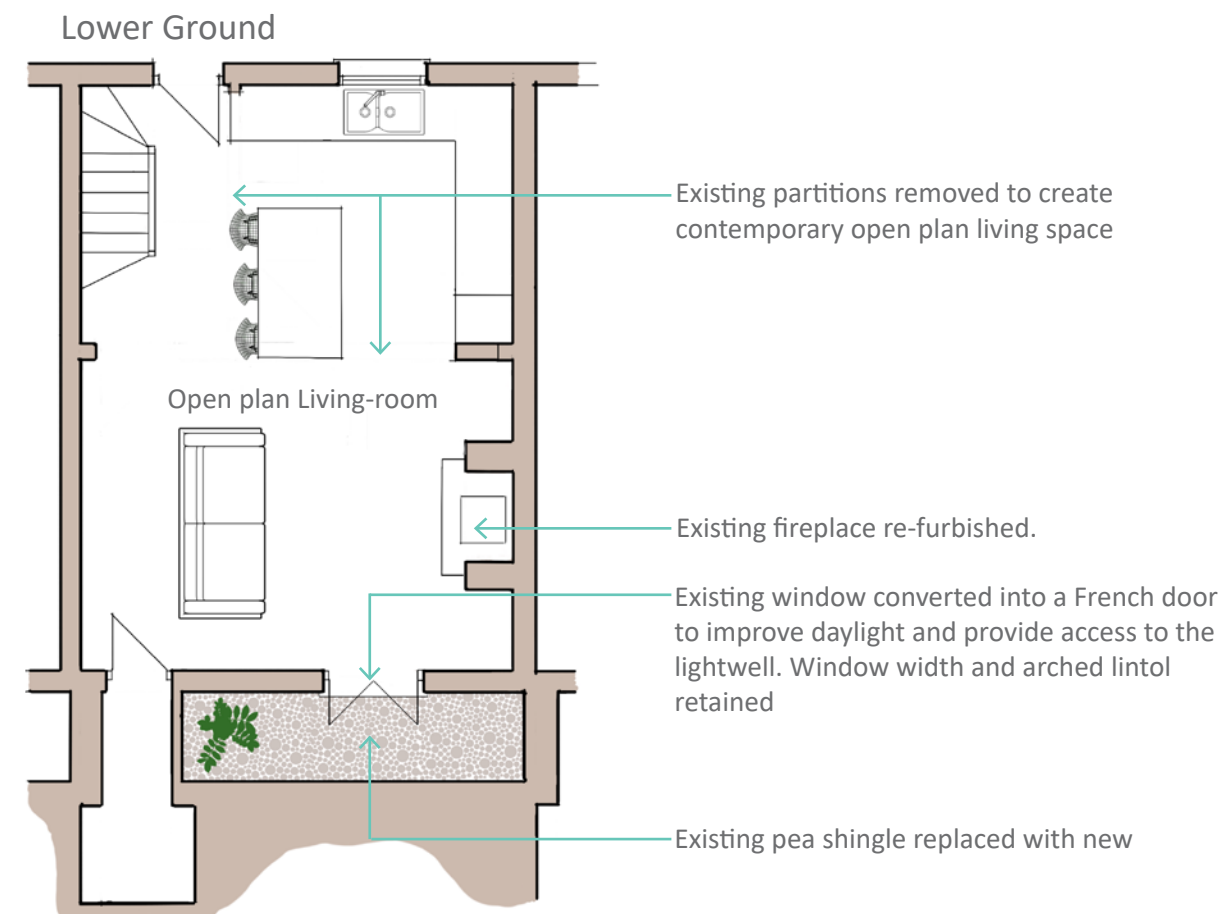
There is no impact negative upon the conservation area as the new door is below ground level and not visible from the street unless close up and looking into the lightwell. With access to the lightwell now facilitated, the lightwell can be maintained so weeds and litter can be removed improving the aspect of the lightwell for the passerby.



Portion of brickwork to be removed



Street Elevation - new doors are below street level and out of view.



Impression of new french doors