4-6 Dilke Street
London, SW3 4 JE

Design and Access Statement
Planning Statement
Heritage Statement

151a-150612-01
12th June 2015
Design Team

CarverHaggard

Architects
CarverHaggard Architects is a London based architecture practice, formed at the end of 2010, working on a wide range of building and research projects. The practice combines a pragmatic response to the brief with an artful and sensitive attitude to physical, cultural and historical context. Directors Josh Carver and William Haggard set up the practice following ten years experience working on high profile award-winning buildings while at leading London practices.

Price & Myers

Structural Engineers
Price & Myers was established in 1978 as a firm of consulting structural engineers, with the aim of working with good imaginative architects, to make excellent buildings. In their first 35 years we have completed over 22,000 jobs, and won over 400 awards. They have offices in London, Nottingham, and Oxford, and currently employ about 140 people.

GVA Schatunowski Brooks

Rights of Light Specialists
GVA Schatunowski Brooks is GVA’s specialist Party Wall and Neighbourly Matters consultancy team. They have almost 40 years of specialist experience advising property developers, designers, project managers, local authorities and private individuals in relation to Party Walls, Right of Light, rights of way and easements.

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Introduction

The purpose of this report is to demonstrate the analysis, objectives, design development and resulting detailed proposals for the residential redevelopment of 4 - 6 Dilke Street.

The site address is:
4-6 Dilke Street
London, SW3 4JE

The site sits within the Royal Hospital and Thames Conservation Areas and is currently formed of three residential buildings providing one family dwelling house and three one bedroom flats.

This document forms part of a Full Planning Application for the redevelopment of the site by demolition of the existing buildings and erection of new buildings to create two x four bed single family dwelling houses.
Site Context

Location
The site is situated on the southern side of Dilke Street close to the junction with Tite Street. The street is set one street back from Chelsea Embankment and the River Thames to the south.

Chelsea Physic Gardens lie at the western end of Dilke Street, while the Royal Hospital and associated grounds lie further away to the east.
Appendix A - Context

**Historic Context**

**Site**
Prior to Chelsea Embankment’s construction in 1874, Chelsea still had the appearance of a village separate from London. The area was dominated by the Royal Hospital and Physic Gardens.

The Royal Hospital was founded by King Charles II in 1682 as a retreat for veterans and designed by Sir Christopher Wren.

The Chelsea Physic Garden was founded in 1673 by the Worshipful Society of Apothecaries for its apprentices to study the medicinal qualities of plants. It became one of the most important centres of botany and plant exchange in the world.

The block of residential buildings between Chelsea Embankment and Dilke Street were built between 1874 and 1890. The block created a hierarchy between the large formal buildings fronting the river and the more modest mews buildings to the rear.

The block has not significantly changed since their original construction, with only a few modern residential developments at the eastern end of the street.
Physical Context

Local Area
The site is located in an area of great historical and architectural heritage and has many buildings and streets of great importance. The area is predominantly in residential use.

Chelsea riverside is characterised by a mix of attractive house frontages with grand houses and nearly continuous line of trees facing the river. The houses are interspersed with dominant historic landmarks such as the Royal Hospital and Physic Garden.

The area contains many residential buildings of architectural significance, in particular those built during the Arts & Crafts movement. Architects Robert Norman Shaw, Edwin Godwin and Charles Robert Ashbee all produced buildings of significant influence in the surrounding area.

Tite Street
Tite street has a significant cultural history, with a series of artist studios designed by Edwin Godwin including the now demolished studio for James Whistler and the home of Oscar Wilde. The southern end of Tite Street is characterised by grand residential houses. Two mansions face Dilke Street, constructed in the twentieth century, including the Red House designed by Tony Fretton.