

**88, Bermondsey Street
LONDON SE1 3UB**

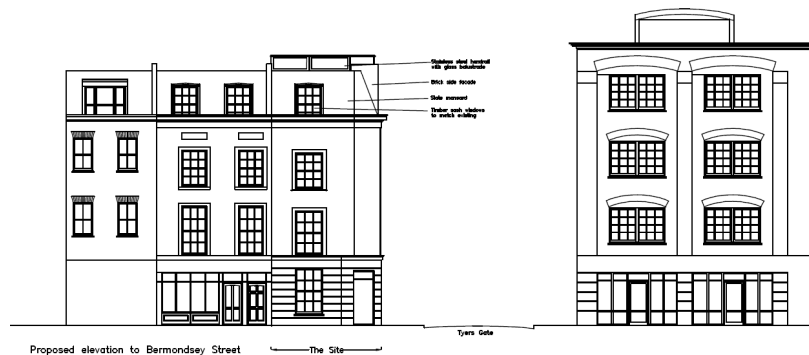
Heritage statement

The site lies just inside the Bermondsey Street Conservation Area and as such the proposal has been designed in accordance with Conservation Area design guidance.

The adjacent properties in the terrace all have roof level extension in the form of mansard roofs and some properties have roof gardens associated with these mansards. Some of the adjoining properties are residential at upper levels but all properties have a commercial use at ground floor level



The proposal seeks to complete the existing roof level mansard extensions following the form of both the mansard and the dormer windows onto the Bermondsey Street elevation. The materials of the mansard and dormer will match the existing adjacent dormer. The proposal therefore both retains and also enhances the conservation area by making the Bermondsey Street elevation more consistent at roof level but in character with the existing.



As the property is a corner site the mansard returns along Tyers Gate to the end of the splayed corner. The façade along Tyers Gate is built up above the retained parapet and cornice and set slightly behind the existing building line. This façade thus mirrors the scale of the building at 2 Tyers Gate opposite. Windows in this façade match the first and second floor windows below. The proposal along this façade retains the character of the conservation area by the use of matching materials and detailing and scale.

To the rear of the property the proposed extension is not visible from street level, however the form of the return mansard and dormer mirrors the front dormer. The proposed glazed stair tower has been designed be a light structure in order not to overbear on the adjacent roof terrace, and also to continue to provide light to the stair below which is currently lit by a skylight.

Deborah Parker
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