

Mark and Victoria Lynch
29 Erlanger Road,
London,
SE14 5TF

Planning Department
Catford Library
Laurence House
1 Catford Road
London
SE6 4RU

18 February 2021

DESIGN AND ACCESS STATEMENT

Planning Application for 29 Erlanger Road, New Cross, London, SE14 5TF

1. DESIGN STATEMENT

Erlanger Road, situated within the Telegraph Hill conservation area, is comprised of an assortment of property configurations built from the 1870s, with a predominance of 2 and 3 storey terraced houses. Number 29 Erlanger Road is part of a terrace of 2 storey houses and is typical of those to the lower portion of the road between Sherwin Road and Queens Road.

When purchased by the current owner, the property and front curtilage was in an extremely poor condition and in need of repair and maintenance with many of the original features lost including the tiled front pathway.

Our proposal seeks to reinstate some of these original features, enhancing the frontal appearance, much in keeping with original design and character of the Telegraph Hill Conservation Area. Great care will be taken when carrying out the works, which will be carefully executed using high quality materials and to an excellent quality of workmanship.

The following photos show the property in its current state:

- 01** View showing no29 Erlanger Road in its entirety.
- 02** View showing existing pathway and front steps of no29.
- 03** View showing existing front yard of no29 towards no 31 Erlanger Road.
- 04** View showing existing front yard of no29 towards no 27 Erlanger Road.
- 05** View of the side pathway of no29 towards the side entrance door.







2. PROPOSAL

We propose to:

- Remove existing concrete pathway and entrance and replace with a new traditional Victorian style checkerboard pathway and entrance using black and white 50mm ceramic tiles, bordered with red diamond laid tiles and an outer black strip of rectangular tiles, in keeping with the original design and character of properties in the Telegraph Hill conservation area.
- Remove the existing concrete steps to the front door and replace with 2 no Heathermoor buff Yorkstone steps with a full bullnose.
- Install 1 no Heathermoor buff Yorkstone threshold to connect the public footpath with the Victorian style checkerboard pathway.
- Increase the flower bed depth to 1.3m either side of the pathway along the front wall. To be soft landscaped with a range of seasonal plants and perennial shrubs.
- Paint the previously rendered retaining wall between 29 and 31 Erlanger Road white to match the front of the property façade.
- Install 600 x 900mm beige, honed and sawn sandstone slabs to the right and left of the Victorian style pathway. All areas will have a fall of 1:80 from the property façade towards the flower bed to allow rainwater to naturally soak into the ground.

- Install 600 x 900mm beige, honed and sawn sandstone slabs down the side of the property with a 1:80 fall from the side entrance door to a drain channel connected to the existing rainwater gully, this will be installed to allow drainage for the side of the property.
- Install a natural cedar timber fence 0.8m high by 4m wide on the boundary line between 29 and 27 Erlanger Road.

3. SITE VISIBILITY

The proposed works to the property are within the front curtilage and will be visible from Erlanger Road.

4. ACCESS

No newly proposed vehicle or pedestrian rights of way have been created with this application, street parking arrangements and access to the property remain unaffected.

5. SUMMARY

The proposal has been considered in relation to Lewisham planning policies, the existing form and character of the property and its location within the Telegraph Hill Conservation Area.

The works are similar in style to neighbouring properties in the vicinity and will hopefully encourage other homeowners wishing to replace any out of character front yards to adopt a similar replacement strategy with consideration for the overall positive effect upon the area.

6. PLANNING PRECEDENTS

There are several local precedents for similar front curtilage treatments to properties within the Telegraph Hill Conservation Area and these are evident in the streetscape of Erlanger Road.

Previously approved planning applications include:

6.1 Example 1

Date: 01.05.2019

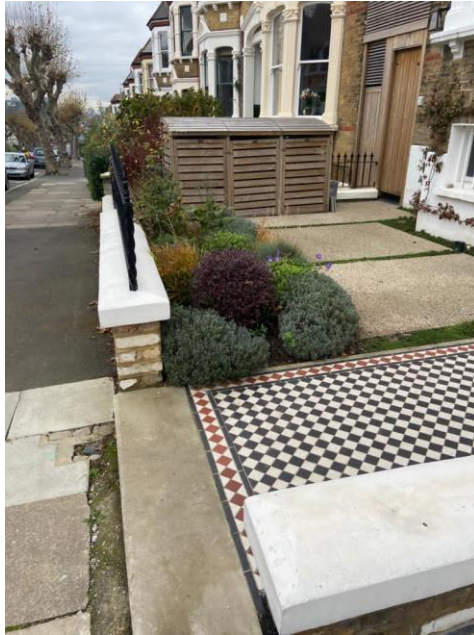
Application number: **DC/19/110785**

Address and Proposal: **77 ERLANGER ROAD, LONDON, SE14 5TQ**

Retrospective planning permission for works to the front garden including front and side boundary walls with railings above, timber side gate, installation of replacement tiled path, entrance steps with railings, a free-standing bin store, repainting of brickwork and associated landscaping.

Decision: Granted

Completed project photos:



6.2 Example 2

Date: 23.08.18

Application number: **DC/18/107121 and DC/18/107119**

Address and Proposal: **75 and 73 ERLANGER ROAD, LONDON, SE14 5TQ**

Construction of replacement steps of 75 Erlanger Road to original style (joint project with 73 Erlanger Road), specifically replacing the current 5 concrete steps with 6 Darleymoor Buff Yorkstone steps, replacement of the concrete tiled path with Victorian styled red, white and black tiled path, removal of brick pillars to the left and right of the steps and replacement with wrought-iron railings, constructed of a low stub wall between 73 and 75 Erlanger road steps and paths to the front boundary, the removal of the central brick pillar between the front gates of the two properties and replacement with wrought iron upright to support the existing gates to match the metal work on the front wall, which will remain unchanged, at 75 Erlanger Road SE14.

Decision: Granted

Completed project photo (number 73 Erlanger Road):



6.3 Example 2

Date: 17.11.16

Application number: **DC/17/103289**

Address and proposal: The change of materials to the existing front garden at **71 Erlanger Road SE14**

Decision: Granted

7. APPLICATION SUPPORTING DOCUMENTATION

7.1 Plan drawing of proposed works for 29 Erlanger Road (separate attachment ref: 7.1), including:

- Proposed layout
- Paving and Victorian style checkerboard pathway and entrance dimensions
- Location of side pathway drainage channel and existing gully
- Increased flowerbed dimensions
- Paving fall of 1:80 to flowerbed natural soakaway
- Location of natural cedar timber fence between 29 and 27 Erlanger Road

7.2 Proposed materials

- a. 600mm x 900mm beige, honed and sawn sandstone paving. Supplied by London Stone:

<https://www.londonstone.co.uk/stone-paving/sandstone-paving/beige-sawn-sandstone-paving>

Product example image



- b. Heathermoor buff Yorkstone steps and threshold. Supplied by London Stone:
<https://www.londonstone.co.uk/stone-paving/sandstone-paving/heathermoor-buff>

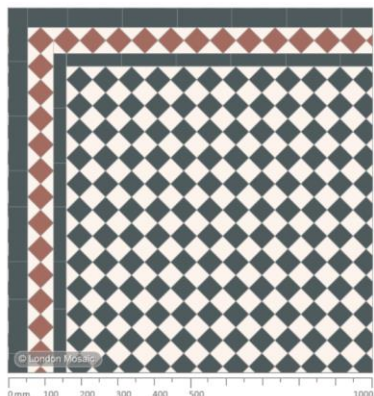
Product example image



- c. Traditional Victorian style checkerboard pathway and entrance using black and white 50mm ceramic tiles, bordered with red diamond laid tiles and an outer black strip of rectangular tiles. Supplied by London Mosaic:

https://www.londonmosaic.com/catalogue-victorian-and-modern-tile-design.htm#!classic_50_dia_35mm2L_v2

Product example image



d. Natural cedar timber fence. Materials supplied by Champion Timber:

<https://www.championtimber.com/14-x-44mm-cedar-landscape-batten-planed-chamfered-4-edges-1950cc4e>

Product example image



Should you require any further information please do not hesitate to contact us.

Yours faithfully,

Mark & Victoria Lynch