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HERITAGE STATEMENT

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

1. TELEGRAPH HILL CONSERVATION AREA

Telegraph Hill Conservation Area was designated in 1990. The main body of the conservation area was developed by the Worshipful Company of Haberdashers during the late part of the nineteenth century. The Telegraph Hill Conservation Area is exemplary of a late Victorian planned residential suburb that included (and still includes) schools, places of worship and public parks all designed and built as an integral part of the neighbourhood. Conservation areas are designated by the council for their special architectural or historic character and appearance.

2. THE CONSERVATION AREA TODAY

The Telegraph Hill Conservation Area is located mainly on the slopes of Telegraph Hill in South East London. The northern boundary is formed by the level course of Queens Road and New Cross Road (part of the major roads A202 and A2 respectively), from where the land rises southwards to the public park at the top of Telegraph Hill at c. 50 metres above sea level. The conservation area measures 0.77 square kilometres in area (c.200 acres) and contains approximately 2,600 buildings. It was developed as a residential estate and remains so today. Though the 19th century houses were built for occupation by single families, many have now been divided into flats or student accommodation. Late 20th century blocks of flats occupy the sites of major World War II bomb damage in Ommaney Road and Erlanger Road.

The area is bounded south and east by railways whose leafy deep cuttings have been designated sites of nature conservation importance. Queens Road and New Cross Road are busy highways with the accompanying adverse impact of noise and air pollution. With the exception of a secondary vehicular through route along Lausanne Road (A2214), Gellatly Road and Drakefell Road (B2142), other roads within the conservation area are generally quiet and carry low levels of traffic.

3. 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.

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

Yours faithfully,

Mark & Victoria Lynch