
29 Champion Grove, SE5 8BN

DESIGN AND ACCESS STATEMENT

This statement is submitted to the London Borough of Southwark Council to accompany an application for Listed Building Consent for proposed works at 29 Champion Grove, London, SE5 8BN. This application is submitted on behalf of Mr. Damian Thornton, the owner of the property. To be read in conjunction with submitted Heritage Statement and associated architectural drawings.

Description of Existing:

29 Champion Grove is a Grade II listed building, located in the Upper Camberwell Grove Conservation Area. It comprises a pair of semi-detached houses: No.27 and No.29. The latter is a 4-storey Georgian house (including half-sunken lower Ground Floor), with a 2-storey Victorian extension to the north, which has been further extended in recent years, with a single-storey extension at Lower Ground Floor (currently containing the Dining-Room) and the addition of a bay window to the rear elevation.

The property fronts onto Champion Grove and the surrounding area is predominantly residential with the immediate buildings built at a similar scale to the proposed scheme. The property is currently used as a single residential dwelling.

The Victorian extension at Lower Ground and Ground Floor is currently subdivided by a number of non-structural partitions that enclose storage space at LGF and a WC / Bathroom at GF. The Georgian part of the property extends another two storeys and contains Bedrooms and Bathrooms.

Description of Proposal:

Proposals involve general renovation and refurbishment throughout the property, including minor alteration to the existing layout, removal of a blocked-up chimney-breast internally, the addition of a small window to the rear elevation, and inclusion of underfloor heating at all levels.

The submission for Listed Building Consent follows the Pre-Application Advice process including a meeting and feedback report from the council. The Pre-App process was a good opportunity to review and discuss the proposals with the council, and provide additional information to find the optimal balance between upgrading Listed building to modern living standards, and respecting the building's heritage. Through considered proposals and further investigative works to the existing building fabric, it is believed that the current proposals will contribute to the longevity of the heritage asset for years to come. The main alterations for consideration include:

Lower Ground Floor:

- Removing blocked-up chimney-breast and enlarging opening between Kitchen and Dining-Room (including replacing existing steel with new)
- Blocking-up small window from inside only (external elevation unaltered)
- Lowering Dining-Room floor to allow level access from Kitchen and installing new underfloor heating
- Relocating WC to rear Utility Room, separated by new light-weight timber partition
- Creating new opening to WC access from Hall
- Installing under-floor heating throughout, floor levels to be relaid as existing
- Replacing existing ceilings and lighting with new
- Removing modern suspended ceiling to Dining-Room
- General refurbishment / decoration throughout.

Ground Floor:

- Removing chimney-breast in front Bedroom (stack retained externally)
- Installing under-floor heating throughout
- Replacing existing ceilings and downlights with new
- Installing new lighting to Living-Room
- Installing new cornicing in-keeping with building's heritage
- General refurbishment / decoration throughout.

First Floor:

- Amending layout to include new lightweight timber partition and door from stair
- Amending layout to create Ensuite to rear
- Amending existing doors to bedroom and Ensuite
- Installing a new high-level window to First Floor stair landing (rear elevation)
- Installing under-floor heating throughout
- Rebuilding existing partition in studwork
- Adding new ceiling to Ensuite to allow for services / extract
- Replacing existing lighting and adding new downlights to bedroom
- General refurbishment / decoration throughout.

Second Floor

- Re-planning bathroom to include shower instead of bath
- Replacing existing Bathroom ceiling and downlights with new
- Installing of additional downlights to bedrooms
- Installing under-floor heating throughout
- General refurbishment / decoration throughout

Heritage:

As previously mentioned, 29 Champion Grove is a Grade II listed building, located in London Borough of Southwark Conservation Area. It comprises of a pair of semi-detached houses: No.27 and No.29 Champion Grove. The application property, No. 29, consists of a white stucco 3 storey Georgian house and half-sunken basement, with 1 bay set back entrance extension of same height. The front entrance is located up a number of stone steps, leading to large doors with fluted pilaster jambs, cornice head and oblong fanlight; and timber and cast-iron trelliswork porches. Other architectural features include: moulded architraves with square headed casement windows and horizontal glazing bars. Trellised balconies continue across ground and first floor windows to both No.29 and No.27. As noted above, the original Georgian building was extended with a Victorian-era two-storey addition, and further extended in 1999 with a Dining-Room extension. In more recent years, a modern bay window with glass roof has been added to the north-west elevation at Lower Ground Floor. Internally, there are little or no original architectural features surviving, with modern cornicing, doors, architraves and skirting installed. Listing No. 1378465. Please see attached Heritage Statement for further details.

Planning History:

99/AP/0916: Withdrawn

Erection of a single storey side extension with hipped roof.

99/AP/1629: Withdrawn

Construction of lower ground floor single storey side extension to house.

99/AP/1630: Approved/ Listed Building Consent

Single storey side extension to house at lower ground floor; new opening between existing Kitchen & new extension.

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12/AP/3584: Approved/ Listed Building Consent

Replacement of existing single glazed sash window at rear of property (ground floor) with a larger projecting double glazed bay window, to the kitchen/dining area.

20/AP/3240: Rejected Listed Building Consent

Listed Building Consent is being sought for alterations to the existing layout by:

- Lowering of the floor levels to the original part of the house (Lower Ground Floor) including associated structural works and removal of existing joinery and introduction of two new steps to the staircase to overcome the difference.
- Removal existing kitchen pantry (Lower Ground Floor)
- Enlarging existing opening between kitchen extension and modern conservatory and associated structural works including removal of the chimney breast (Lower Ground Floor)
- Lowering of the floor to the modern conservatory (Lower Ground Floor).
- Removal of partitions between WC, Bedroom and Ensuite, and any associated sanitaryware (Ground Floor)

20/AP/3553: Approved Listed Building Consent

Listed Building Consent for removal of pantry (Lower Ground Floor), removal of partitions and the installation of new partitions to create a separate shower room/ W.C (Ground Floor) and replacement of modern built in cupboards and bathroom (Second Floor Level). New window to side elevation over First Floor stair landing.

21/EQ/0042: Pre-Application Advice

Pre-App meeting and report received in April/May 2021 to review and discuss current proposals prior to submission for further Listed Building Consent. Pre-App summary and subsequent correspondence with the council is included in heritage report in relation to key elements of the proposals.

Use:

The existing building is used as a single, private residential dwelling.

There is no change proposed to the use and it will continue to be used as a single, private residential dwelling.

Amount:

The proposal does not include any change to the existing floor area.

Layout:

The proposals include minor reconfiguration of internal modern partitions and the movement of doorways to create a more efficient layout that is in-keeping with how the occupant uses the spaces:

Lower Ground Floor

The proposals seek to further enlarge the existing opening between the Kitchen and Dining-Room by removing the redundant chimneybreast. The removal of historic fabric was initial a concern for the council, however following further strip-out and investigative works, it was deemed that large sections of original masonry has been removed and infilled with modern brickwork, concrete structure and cement mortar . As a result, little of the historic fabric remains and its removal is consented by the council (see attached email correspondence with planning Officer).

The layout is also altered by the addition of a lightweight timber stud partition in the Utility Room, to create a new, larger WC. The existing WC is severely restricted in height and width and is not considered appropriate for modern standards. The subdivision is proposed as a lightweight structure that can be reversed in the future if necessary. The Hall/Utility partition has been further stripped-out and is considered to be a modern

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intervention to the original plan-form; therefore the creation of a new opening is supported by the council (see attached email correspondence with planning Officer).

Ground Floor

There are no layout changes proposed at this level.

First Floor

There are minor layout changes proposed at this level; namely the relocation of the primary bathroom to the rear of the property, to become a Master Ensuite. This change involved amending the location of the existing door openings and the construction of a new lightweight timber stud wall (with new doors) to separate the Master Suite from the staircase.

It is believed the existing stepped-lobby between the front and rear rooms is a modern intervention and does not reflect the original planform. This change was discussed at Pre-App, and agreed by the council. Extract from Pre-App report below:

"The changes to the floor plan relating to the partial removal of a central spine wall at ground floor, the insertion of bathroom and stud walls at first floor, and the addition of new windows to the rear are not considered to cause harm to the significance of the listed building."

Second Floor

There are no proposed layout changes at Second Floor level

Scale:

The proposed works do not alter the existing scale of the property.

Appearance:

Proposals include the addition of a small, high-level window to the rear elevation, located at the first floor half-landing. The new window is to replicate the style of the window above and is considered to be appropriate and in-keeping with the existing elevation.

The proposals also include the restoration of the decorative balconies to the front and rear of the property; restoring broken/missing elements and replacing the timber with traditional ironwork, where necessary. This element of the proposals has been offered to help balance the modern interventions internally, and provide a public benefit by restoring a heritage asset, ensuring its longevity for years to come.

Whilst proposals include the removal of the chimney-stack internally it is to be retained externally and therefore will not alter the external appearance of the building.

Amenity:

The proposal does not impact any neighbouring amenity or the amenity of the existing property.

Access:

The proposal does not alter the access arrangements to the property, which is outlined under 'Heritage' above.

Heads of Terms:

Due to the nature of the works, the proposals do not qualify for Section 106 / CIL payments.

Planning Policies

Listed Building and Conservation Areas Act 1990

Listed Building Consent is considered under the terms of the Listed Building and Conservation Areas Act

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(1990) as amended and updated. The main principles of the Act are repeated in the NPPF (2019), and further reinforced by the council's own policies. It is recognised that the main consideration in this scheme is the **effect of the proposal on the special architectural and historic interest of the listed building**.

Whilst the proposals involve work to a Listed Building, it is important to note any alteration to the building's fabric and or/heritage value has been carefully considered and weighed against the enhancing the property for modern use. Whilst the property as a whole is Listed, it is believed that the original Georgian planform and the external balconies mark the 'special interest' of this particular heritage asset; and have therefore been preserved. It is believed that the Victorian extension, whilst still notable in its heritage, is not considered the primary focus for the Listing; this is reinforced by the granting of alterations to the Victorian building fabric/planform in 1999 and 2012 and the modern renovation seen internally.

The current proposals are considered to be sensitive to the building's heritage, with any new interventions, such as new partitions, proposed as lightweight and ultimately reversible in the future. There is a balance between conserving the significant historical aspects (Georgian planform, fenestration, elements of internal detail, external balconies) and upgrading the building to align with modern living standards (underfloor heating, new lighting, larger WC). By weighing the two aspects, it is believed the proposals will provide an overall enhancement, that will benefit the heritage asset and ensure its longevity for years to come.

National Planning Policy Framework (NPPF) 2019

The revised National Planning Policy Framework ('NPPF') was published in February 2019 sets out the national planning policy and how this needs to be applied; focusing on sustainable development with three key objectives: economic, social and environmental factors.

- *Chapter 2; Achieving sustainable development*,
 - **An Economic Objective:** In this case, it is believed that a high-quality upgrade and renovation of the tired services and finishes outlined in the proposals supports modern family living, whilst ensuring a future-proofing to the heritage asset.
 - **A social objective:** in this case, proposals include installing underfloor heating, upgrading services and creating level access between Kitchen and Dining areas which are believed to address the social objective by ensuring that the dwelling 'meets the needs of present and future generations' whilst not compromising on quality or health/safety.
 - **An environmental objective:** it is believed that the upgrading of services (e.g. installation of new low energy lighting) and installation of underfloor heating will help to reduce the building's energy consumption and contribute to the ever evolving low-carbon economy, whilst not proving detrimental to the building's heritage.
- *Chapter 16 Conserving and enhancing the historic environment*
 - (a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - (c) the desirability of new development making a positive contribution to local character and distinctiveness;

The proposals seek to provide a high-quality, positive contribution to both the occupants (present and future) as well as the public. The interventions proposed to the existing layout and structure have been carefully considered, and weighed against the overall positive contribution to the building and the public realm. For example; period features are to be reinstated where previously lost (cornicing, skirting, panelled doors), helping to elevate the internal heritage value that has previously been lost during renovation. Proposals also aim to provide a public benefit, through the repair and restoring of external balconies, ensure the longevity of the original fabric asset for years to come. In keeping with paragraph 196; it is believed that the harm caused by the modern interventions is balanced by the private and public benefits included in the proposals.

London Plan 2016

The London Plan is the regional planning framework and was adopted in 2016. The relevant policy is considered to be:

- *Policy 7.8 - Heritage Assets and Archaeology*

In line with the above policy, it is believed that the proposals represent less than substantial harm to the heritage asset, with all modern interventions carefully weighed, justified and supported with further documentation or input from third-party consultants. It is also believed that the harm caused by the modern aspects of the proposals, is balanced by public and private benefits that will ultimately 'enhance and secure the future conservation' of such a heritage asset.

Core Strategy 2011

The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

- *Strategic Policy 12 - Design and Conservation*

By employing the services of experienced conservation architects, architectural designers and structural engineers, it is believed that the proposals reflect the highest possible standards of design for buildings and public spaces that is required by the policy. Furthermore, a great deal of analysis, documentation and study supports the proposals and has informed the decision making process. Much of this can be found in the attached reports and heritage Statement.

Southwark Plan 2007 (saved policies)

The relevant policies of the Southwark Plan 2007 are considered to be:

- *3.15 - Conservation of the Historic Environment*
- *3.17 - Listed Buildings*
- *3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites*

As mentioned previously, the proposals are considered to honour the key areas of special interest of the property, whilst enhancing the overall property through upgrading services, finishes and altering the layout to accommodate modern day living. The historic character is retained externally and enhanced through the replacement and repair of external balconies. It is believed that a high-quality renovation is key to preserving this heritage asset to enable it to retain its place in the conservation area for years to come.

We always try to meet our client's needs without detriment to others and therefore hope that this proposal finds favour and progresses without delay.

Yours sincerely,

Rebekah Lindsay

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