



Heritage statement supporting the planning application for consent for building works.

## **Proposal for the extension of 59 Burbage Road SE24 9HB.**

prepared for:

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by:

*The Gentleman Architect*

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National Planning Policy Framework (NPPF) (2012), Section 12 'Conserving and enhancing the historic environment' sets out policy by which we have considered the attached proposals for 59 Burbage Road. These have been arrived at through careful consideration to the proposals of the building itself and to the Dulwich Village conservation area and to the impact to the adjoining properties.

NPPF (Annex 2) defines an 'heritage asset' as-  
'A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest'. They include designated heritage assets and assets identified by the local planning authority (including local listing). In this particular case the Dulwich village conservation area is the designated asset.

The property is a semi-detached house over two storeys with two storey bay to front and attached garage with facilities behind. Original construction is likely to have been in the 1920s. It is generally dated, internally and with worn finishes externally. The property has a protruding window to the rear, similar to others in this section of the road.

The building is of traditional construction with multi-pitched tiled roof over solid brick and block pebble dash walls and timber floors. Windows are metal single and double glazed.

The street is comprised of substantial properties representing an eclectic mix of styles, scales and material finishes, many of which have been substantially extended and modernised. The neighbouring house has been extended to side and rear.

The proposed scheme is for the demolition of existing side garage and proposals of a two storey side extension and part single/part two storey rear extension with loft extension and new dormer proposed.

The main issues in order to preserve the heritage assets of the Dulwich Village Conservation area is to ensure that there is limited impact of the proposal to the appearance of the dwelling and the street scene and upon the amenity of the surrounding occupiers.

Whilst the proposals can be seen from street view, all works proposed are simplistic and modern, using materials and architectural forms to match existing. The design has also taken into consideration neighbouring amenity to prevent affecting the use by both number 576 and 61 Burbage Road.

The two-storey side extension of the proposed scheme, accommodating a W.C and Utility and part of the kitchen to ground floor and part of the master suite to first floor would not result in a loss of amenity to the occupiers of 61 Burbage Road and our clients have had extensive conversations with the residents of no. 61 to ensure this.

The single storey rear element of the proposed scheme would have limited impact on number 57 Burbage road and our client has had very positive feedback from the neighbours.



The two storey element of the proposed scheme would not result in a loss of amenity to the occupiers at both 57 & 61 Burbage Road. Although the extension would be more prominent from the rear elevation of 59 Burbage Road, the extension would not result in a loss of light or outlook and would not result in a significant loss of amenity to the occupiers of this house.

The dormer element of the proposed scheme would not result in a loss of amenity to the occupiers of either adjacent property.

Due to the appropriate scale and sympathetic design of the proposals it is considered that the proposal would have a neutral impact on the character and appearance of the existing house and its conservation area setting.

The proposal would not detract from the appearance and character of the building and the conservation area and would not be detrimental to the amenity of the neighbouring properties.