



HERITAGE, DESIGN AND ACCESS STATEMENT

**23 THE GLEBE, BLACKHEATH. LONDON. SE3 9TG
FR/TG.23
JULY 2021
FRED RICHARD AND ASSOCIATES**

Aerial Photo



Details

Location 23 THE GLEBE, BLACKHEATH. LONDON. SE3 8TG
LPA London Borough of Lewisham
Site Area 255.8 m²

Road Map



1.0 INTRODUCTION

Planning permission is sought for the creation of new front and rear windows on the first floor and the removal of side windows situated on the first floor at no 23 The Glebe, Blackheath. London. SE3 9TG

SITE AND SURROUNDINGS

This property is an end of terrace private residential property built in the 1950's set within a group of similar properties in the Glebe & Lawn Terrace. The front faces west towards The Glebe within its lime trees and the house backs on to private gardens in Law Terrace in similarly wooden surroundings. The present site has a 3meter brick wall joining the rear of the house to a 3meter square brick shed extending into the garden area.

The application site is located on eastern site of The Glebe. The site relates to a two-storey end of terrace dwelling house. The terrace that the application site is a part of is made up of four dwellings.

The surrounding area is predominately residential terraced and semi-detached properties.

The property is located within Blackheath Conservation Area. The conservation area is not subject to Article 4 direction. Furthermore, the application site is not close to a listed building or non-designated heritage asset.

THE BLACKHEATH CONSERVATION AREA

The Lewisham Council website describes the Blackheath Conservation Area as follows:

"..Designated jointly with Greenwich in 1968, this was London's first conservation area, and is Lewisham's largest and most diverse in character. The areas possess outstanding qualities of townscape and special historical architecture which is enhanced by the wide-open spaces of the heath. The latter is within the buffer zone of the Greenwich World Heritage Site. The area was extended in 2001 to include four new sites around Belmont Hill and Belmont Park.

The main focus of historic settlement is the village of Blackheath. The majority of buildings date from around 1790 to 1880 and the village contains many well-preserved shops in buildings of varying Georgian and Victorian styles rising from the station to the heath.

The construction of the railway, arriving in Blackheath in 1849, was a major factor for the suburban expansion of the area during the second half of the century

leading to the development of high quality Victorian houses, some of them designed as architectural set pieces, grouped in pairs or in formal uniform terraces, often on a grand scale. The conservation area contains a high number of listed and locally listed buildings. The area was last reviewed in 2007 and a conservation area appraisal written that explains the history and character of the area and why it is considered of special interest..."

"...This character area takes the form of the long linear Lee Terrace and the sloping curved crescent forming The Glebe. Both these areas are characterised by mature trees, which line much of the roads. Groups of villas of varying architectural detail and quality set behind hedges and mature trees characterises much of Lee Terrace. The houses are on a grand scale and set into complementary groups. Houses make a positive contribution both individually through proportion, ornamentation and use of distinctive materials and as complete architectural compositions. This is particularly true of Nos. 22-32 (1847) and Nos. 47-61 Lee Terrace (1833- 34).

A strong defining part of this road is the boundary walls. These brick walls, of varying height, and the trees and hedges are an important part of the quality of this road. The walled front gardens provide an important setting to these large houses. As such their retention is essential in maintaining the strongly defined public and private spaces to both Lee Terrace and The Glebe.

The Glebe comprises a small group of high quality Italianate and Gothic villas of c1849-50 built around a horse shoe shaped street, open at both ends. Some of the villas survive intact and are set in their large generous treed plots although the historic set piece is somewhat diminished by later infill building. Scale and building lines are however consistent in this small group and this forms an important part of the character of this road.

Houses are predominantly two storey but on a grand scale and often utilize the roofspace for additional accommodation. This is best executed in Nos. 47-61 Lee Terrace (present on the Tithe map of 1839) with the half lunettes to each pair lighting the additional storey. Building lines in groups are important throughout the character area and are consistent in groups; for example, 22-32 and Nos. 47-61 which are set forward and dominate the street scene with their imposing scale and use of the characteristic shared pediment.

The shared pediment is seen in various guises in this sub area but is characteristic of many of the villa groups in and around the Blackheath Conservation Area. It is a powerful and dynamic architectural device which effectively gives two houses the perceived grandeur and status of one large villa. This effect would have been a very attractive attribute to the original occupiers of these houses. The quality of built form and townscape is varied in this character area but is complemented by the presence of mature trees throughout to front and back gardens. This contributes to what has been referred to as an Arcadian quality to this part of the conservation area.⁴ In addition, the eye is led along the road by the extended boundary walls, which perhaps more than in any other character

area makes a considerable contribution to the character and appearance of this part of the conservation area...

Description of the Heritage Asset and its setting

Number 23 The Glebe is a two storey 1960's brick built end of terrace dwelling in the Blackheath Conservation area. The property presents double glazed white windows. The property is situated in a quiet residential where the properties comprise a mix of terrace building, 4-5 storey blocks of flats, town houses and larger Victorian houses. Most properties present a front garden with off street parking space.

Assessment of significance

23 The Glebe is not unique in the street or is part of a group of buildings of similar style and age. The property has no distinctive architectural features.

The existing site currently accommodates a 3 bed, 2 storey semi-detached house with a garage on the ground floor and a large front and rear garden.

The character of the residential properties in the vicinity of the application site is predominantly 2 storey semi-detached houses and terraced houses. Some of the properties along Walsham Close have attached garages to provide off-road parking.

PLANNING HISTORY

The application site has 3 planning history, and they are as follows;

DC/20/117054: Lawful Development Certificate (Proposed) in respect of the construction of an extension to rear roof slope at 23 The Glebe, SE3, together with the installation of 2 rooflights on the front roof slope, the removal of a chimney and removal of windows from the side elevation. **Certificate of lawfulness Refused.**

DC/20/117949: The construction of a part one/part two storey, three bedroom house on land to the side of 23 The Glebe SE3, together with the formation of vehicular access and hard standing at the front. **WITHDRAWN.**

DC/20/118081: The demolition of the existing brick shed and the construction of a single storey rear extension at 23 The Glebe SE3 together with formation of a vehicular access and hard standing at the front of the property. **Approved on the 10th September 2020.**

PROPOSAL

This application is seeking planning permission for the creation of new front and rear windows on the first floor and the removal of side windows situated on the first floor at no 23 The Glebe, Blackheath. London. SE3 9TG.

The proposed first floor front window will open into an habitable room. The location of this window will improve the facility of the habitable room and would also match the existing window situated at the first floor front windows at No 21 The Glebe and 19 The Glebe.



View of No 19, 21 and 23 The Glebe

The proposed first floor rear window will open into the WC. The location of this window will improve the facility of the WC and would also match the existing window situated at the first floor front windows at No 21 The Glebe and 19 The Glebe.

Furthermore, the first floor side windows to the habitable room and the WC would be removed. The proposed first floor front window will open into an habitable room. The removal of this window will improve the facility of both the habitable room and the WC.

Impact of the proposed development

The extension has been designed to improve the facilities of the habitable room while also matching the front view of existing houses at No 19 and No 21 The Glebe.

Conclusion

In line with the above, the proposal has been designed in accordance with the relevant policy and we would therefore be grateful for consent.

