

PROPOSED FRONT ENTRANCE PORTICO

HERITAGE STATEMENT

13 CHADWICK ROAD, LONDON, SW15 4RA

Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.

Holly Grove Conservation Area

Holly Grove Conservation Area was originally designated in October 1973 by the Greater London Council under the Civic Amenities Act 1967 and later extended in November 1984, in January 1990, and in September 2008.

Development Plan Policies

The development plan for Southwark is the Southwark Plan, which was adopted by the Council on 28 July 2007, superseding the Unitary Development Plan adopted in 1995. The new plan contains the following policies relating to conservation areas.

Policy 3.15 – Conservation of the Historic Environment

“Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historic or architectural significance. Planning proposals that will have an adverse effect on the historic environment will not be permitted.

“The character and appearance of conservation areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas.

“In this policy the term historic environment includes conservation areas, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a conservation area and ancient hedgerows.”

Conservation Areas

“Within conservation areas development should preserve or enhance the character or appearance of the area. “New development, including Alterations and Extensions. “Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals.

- Respect the context of the conservation area, having regard to the content of conservation area Appraisals and other adopted Supplementary Planning Guidance.
- Use high quality materials that complement and enhance the conservation area.
- Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the conservation area.
- Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or uPVC or other non-traditional materials.

“Where appropriate development in conservation areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the conservation area.

Setting of Chadwick Road

The south side of Chadwick Road has a parapeted roofline, while the north has overhanging eaves, but both have a simple consistency of regularly spaced doors and windows with stuccoed surrounds. Short front gardens and low boundary walls and hedges define the street edge and the most notable element in its character is the avenue tree planting in the pavements on both sides which, with a relatively narrow road width gives the street an intimate quality. The mid/late Victorian character of Chadwick Road extends westwards on its south side as far as the railway cutting, which separates the conservation area from the adjacent Camberwell Grove Conservation Area. The western end of the road is marked by No. 155, a handsome, later 19th century detached villa, set back from the line of the terraced housing, which effectively identifies the entrance to the conservation area. The north side of the road between Lyndhurst Way and the railway never formed part of the Victorian terraced housing development, having been occupied by a brewery towards the end of the century. It now contains modern development which contributes little to the historic character of the area.

Holly Grove Conservation Area

Historical Background

HISTORICAL BACKGROUND

The Holly Grove Conservation Area is situated within Peckham, part of Camberwell parish. The name Peckham or Peckham means 'village by a hill'. At the time of the Domesday survey in 1086 the area was held by the Bishop of Lisieux. The area was predominately agricultural and remained so until the 1700s.

Most of Camberwell parish was still rural until the beginning of the 19th century and Peckham consisted mainly of meadows, arable land and gardens. It provided

BACKGROUND INFORMATION

Site location and description

The application property is a two-storey end of terrace single dwelling house located on the south side of Chadwick Road, in an area that is primarily residential. The property is not listed, though it is located within the Holly Grove Conservation Area.

DESCRIPTION OF EXISTING PROPERTY.

Summary

The existing building is a two storey Victorian mid-terraced house located on Chadwick Road. The property is comprised of a ground and first floors, with a front garden and larger garden to the rear.

Materials

The existing walls are constructed in London stock brick walls, with matching brick material for the soldier course details surrounding the doors and windows. The roofs are tiled in concrete complete with a brick parapet at the front, side, and rear flank walls to hide the traditional butterfly roof.

The front and rear of the property consist of white timber sash windows.

DESCRIPTION OF PROPOSED WORKS

Summary

The proposal is for a front entrance portico.

Materials

The proposed materials are to remain in-keeping with the existing building and properties within its vicinity. The proposed extension will be constructed and finished in London stock brick to match the existing external finish.

Design Consideration

The design has been heavily influenced by local planning policies. Careful consideration has been given to the design to ensure that it will integrate harmoniously within the neighbouring properties of Chadwick Road and the surrounding architecture. The Proposal clearly identifies the relationship to the neighbouring properties ground levels.