



Heritage Statement

In support of:
21/03008/FUL Planning Application

Development at:
40 Henry Tate Mews SW16 3HA

For:
Erection of a single storey rear extension

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Table of Contents

| | |
|---|---|
| 1. Introduction..... | 2 |
| 2. Location | 2 |
| 2.1 Henry Tate Mews – the extended site and surroundings..... | 2 |
| 3. History..... | 3 |
| 3.1 The Original Buildings | 3 |
| 3.2 The 2002 Redevelopment..... | 3 |
| 4. The Proposed Development..... | 3 |
| 5. Heritage Assessment | 3 |
| 5.1 Assessment of the Heritage Significance..... | 3 |
| 5.2 Assessment of Impact on Heritage Assets and Setting | 3 |
| 5.3 Mitigation Strategy..... | 4 |
| 6. Heritage Statement Conclusion | 4 |
| 7. Photographs | 4 |

Relevant Documentation

This document is to be read in conjunction with the documentation and plans submitted and registered on 29th July 2021 with Reference number: 21/03008/FUL.

The relevant plans are:

- 40 HTM Location Plan
- 40 HTM Site Plan
- SDS.21.02.01 Existing Layout
- ADS.21.02.01 Proposed Layout
- ADS.21.02.02 Existing and Proposed Elevation CC
- ADS.21.02.03 Proposed section DD
- ADS.21.02.04 Existing Section AA
- ADS.21.02.05 Proposed Section AA

1. Introduction

This Heritage Statement provides supporting information in respect to the planning application for a terraced three storey private terraced residential property known as 40 Henry Tate Mews within the grounds of the Henry Tate Mews, which was constructed in 2002 and lies within the former Park Hill estate.

Whilst the building in which the proposed development materialises is neither a designated nor an undesignated heritage asset, we received a letter from Lambeth Planning requesting this Statement as an additional requirement since the proposed development takes place within a Conservation Area.

This report presents the nature of the proposal and assesses it in the context of the National and Local Heritage policy.

2. Location

2.1 Henry Tate Mews – the extended site and surroundings

The site is located within the grounds of the residential estate formerly known as Park Hill estate. It is located on the North side of Streatham Common and lies within the Streatham Common Conservation Area.

The grounds of Park Hill Estate were redeveloped in the early 2000's by the property developer "Barrats" when it was renamed in Henry Tate Mews.

The immediate surrounding area is mainly residential. The site neighbours with Benhurst Court, a 1930's development to the east, Streatham Common Road N (A214) to the south, Bishops Thomas Grant School to the west and the rear gardens of detached house of Belltrees Grove to the North.

3. History

3.1 The Original Buildings

The earliest evidence of a residential building on the grounds dates from 1716, the Hill House which was demolished in 1831. It was replaced by a two-storey stucco villa named Park Hill. Sir Henry Tate acquired the property in 1880 and it remained his family's residence until his wife's death in 1919 after when, the villa was put up for sale.

In 1923 the villa became a residential institution offering education to girls with learning difficulties. It was run by the Poor Servants of the Mother of God and the villa became known as St Michaels Convent. Until it was sold to a developer in 1999, further alterations, additions and refurbishments took place such as the construction of a Chapel, the extension of the North wing and the sale of part of the grounds that are now occupied by Benhurst Court.

Today the remaining Villa is divided into eight apartments and it is a Grade II listed building.

3.2 The 2002 Redevelopment

Following the sale in 1999, the estate was divided in parts. In 2002 The developer "Barrats" acquired the section of the land that the original coaching yard was and the surrounding outbuildings. The demolition of the outbuildings provided the space to develop 26 new homes framing the old coachyard, in terraced arrangement and private gardens at the rear of the properties (*plan 40HTM Site Plan*).

40 Henry Tate Mews is one of the terraced houses located at the North wing of the 2002 development. Its main entrance is orientated towards the old coachyard whilst it's private garden is located at the North side elevation

4. The Proposed Development

40 Henry Tate Mews is a terraced, three storey residential property.

The proposal is the proportional extension of the ground floor at the rear elevation and at ground floor and only. It will occupy part of the submerged North facing garden and it will house a new kitchen and dining area for the new occupants, a family of four.

The positioning of the property within the sequence of the terraced houses and in particular the orientation and position of the private garden, make the extension completely invisible from any public space and the main courtyard that provide access to all the neighbouring properties within the estate (*plan ADS.21.02.01 Proposed layout & 40HTM Site Plan*).

The proposed extension will only be partially visible from the upper floors of the immediately adjacent terraced properties (no 39 & 41). Special care has been given to the design and finishing materials to minimise the visual impact. The design follows the existing architectural style, incorporating matching clean, modern and linear forms whereas the finishing materials chosen will also match the existing render finish in similar colour scheme.

5. Heritage Assessment

5.1 Assessment of the Heritage Significance

40 Henry Tate Mews is a terraced property in a modern development delivered in the early 2000's. Architecturally, it follows a sympathetic style to neoclassical forms and is constructed with modern materials and finishes of a standard range. It is not listed or locally listed. As such, it does not present any interest of archaeological, architectural, artistic or historic value that could be affected in any way by the proposed development.

The connection of the proposed development and its relation to the setting within the Conservation Area is assessed from two perspectives:

- a) The significance of the current garden area part of which will be occupied by the proposed extension.
Currently the private rear garden is an empty, non-landscaped space. It is paved with concrete tiles and there are no trees or foliage of any significance. It's north orientation and submerged level create an 'sunken' effect that is shaded and underused.
- b) The relation of the area of the proposed development with the surrounding private and public spaces.
The location of the private garden at the rear elevation of the building makes it completely invisible from any public space. The area is not connected in any way with the other pen spaces, gardens and pathways in any way. Neither functionally, nor visually or aesthetically. As such, the proposed extension will not be visible from any public space.

5.2 Assessment of Impact on Heritage Assets and Setting

The points identified in §5.1 indicate that the proposed development will have no impact on any Heritage asset and the surrounding settings.

5.3 Mitigation Strategy

Considering that the proposed development will have no impact on any Heritage asset or the surrounding settings, no mitigation strategy is required.

However, and even if the proposals involve a modern building with no heritage significance, care is given to propose volumes, forms and styles that are complementary and in keeping with the existing character of the newly built structure and use materials and finishes that will enhance and support the existing built and natural environment.

In addition, and despite the challenges the north facing sunken garden presents, attention is given to the landscaping and planting of the restricted area aiming to produce a new garden space that will follow the wider natural environment of the estate.

6. Heritage Statement Conclusion

We believe that the Proposed Development as described in the planning application, supporting documents and plans and this Heritage Statement, are consistent with the Lambeth Local Plan (2015) Policies Q19, Q20, Q21, Q22 and Q23 and the London Plan 2015 Policies 7.8-7.10.

- The proposed development is not in a listed or locally listed building.
- No exterior alterations of the main elevation visible from public spaces is proposed.
- The exterior alterations proposed are at the rear, non-visible and non-accessible elevation.
- Within the context of protecting the Conservation Area character, the positioning of the proposed development will do no harm to the setting or views being completely invisible from public view.

7. Photographs



Main Elevation (South)
View from public Coachyard
No alterations proposed



Rear Elevation (North)
View from public private garden
Location of proposed extension



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