

Design, Access & Heritage Statement



136 New Cross Road, SE14 5BA

Rev A (15/07/2020)

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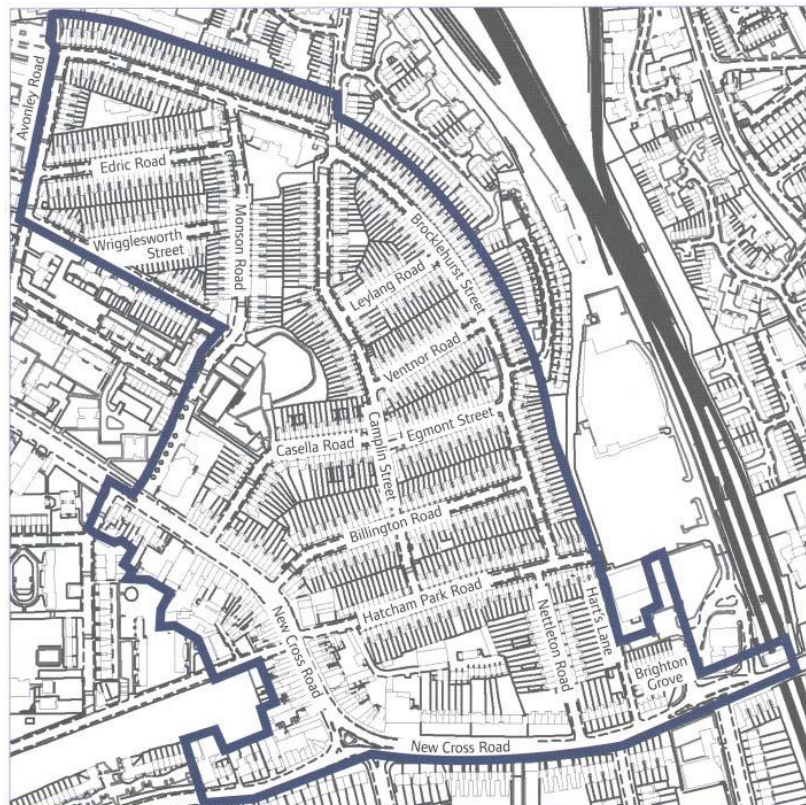
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1. Site Context

- 1.1. The application site relates to a two storey, mid terrace property on the north eastern side of New Cross Road. The modest two storey terrace form part of short terrace of 6 properties from 136-148 believed to be built in the late 19th century on land at the edge of the former Hatcham Park estate on its left hand side.
- 1.1. The properties typically had sash windows are typical of this period with only one vertical central glazing bar. The brick lintels are curved with a stucco keystone whereas the earlier terraces have gauged brick flat arches and no keystones. Nos. 132 and 134 New Cross Road are a pair of three storey stock brick houses with plain slate roofs and prominent moulded brick lintels over their sash windows and french doors.
- 1.2. The property sits within the Hatcham conservation area which covers a commercial area along New Cross Road as well as a residential area of terraced housing between New Cross Road and New Cross Gate station. New Cross Road is an old road which originally linked the Kent countryside to London until the area began to develop slowly from farms and country houses in the eighteenth century.
- 1.3. Hatcham Park was one of those country houses which was built on land owned by the Haberdashers' Company. The coming of the railway to New Cross Gate in 1835 prompted speculative development and Hatcham Park was demolished to make way for terraced housing which was strictly controlled by the Haberdashers.



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The railway

- 1.4. The railway which opened up in 1844 played an important role in improving connectivity to the area opening it up to the working man who could work in the City and live in the suburbs. The 1844 map shows a small amount of housing along New Cross Road which is now listed and some buildings further north on both sides of New Cross Road. The railways arches had a significant influence in the way residential and commercial developments happened in the area often acting as a buffer between the residential and industrial characteristic of the area.

Local Character

- 1.5. New Cross Road is the oldest road in the area, appearing on the Haberdasher's map of 1619 and as such contains earlier buildings than other roads in the conservation area, having a significant number of buildings - mainly houses - by the 1840s.
- 1.6. New Cross Road provides the boundary between Hatcham and the Telegraph Hill conservation area which was also developed by the Haberdashers Company. The hub of activity and visual focus in this part of New Cross Road is the island site, a busy traffic junction containing a listed ventilation pipe surrounded by the area's most elaborate buildings.
- 1.7. The character of the road today is mainly mixed use with commercial properties at ground floor level and residential properties on the upper floors. The application property's existing character replicates this use.

Local properties of Architectural interest



The Five Bells pub

- This building is a grade II listed building. It represents a good example of a corner building fronting two streets. It also contributes to, the street has the atmosphere and bustle of a main shopping street, but moving northwards from this point, the street starts to lose the busy town centre feel.



The Barclays Bank

- A key corner building, built in the 1880s-90s and designed in the neogeorgian style. It is a tall building for the area and helps provide the sense of arrival in the town's centre with its three storeys plus attic rooms. The ground floor's importance is demonstrated by the rusticated stonework and pedimented entrance.

Application property in context



- View of 130- 140 New Cross Road.
- The shows discernible difference in high and scale of the terraces property most striking being the exposed brick form of No.130-132. Where much of the original front elevation detailing have been retained. With the exception of a roof extension.
- View of 132- 148 New Cross Road.
- It is possible to discern modern first floor additions and the loss of the original London roof form.
- The second floor addition starts from the existing parapet retaining the front coping details and squating the new second floor windows to appear subordinate to the first floor arrangement.
- View of 136- 156 New Cross Road. It is possible to discern modern first floor additions and the loss of the original London roof form.

Recent and modern additions



- Example of modern residential properties on Hatcham Park Road. Contemporary buildings are three storey tall and higher than existing Victorian properties on road.



- Contemporary Zinc cladded mansard roof extension on top of an existing three storey property visible from the street



- Zinc Cladded roof extension in close proximity to a listed building's

2. Proposed work.

- 2.1. Erection of a single storey rear extension with flat roof and roof plant.

3. Relevant Planning History

DC/19/112258 The construction of a mansard roof extension including raising parapets at 287 New Cross Road, SE14 together with the alteration and conversion of the upper flat into 1 x No. one-bedroom and 1 x No. two-bedroom self contained flats.

Granted 08 Oct 2019

DC/18/110092 The construction of two rear roof extensions to provide a self-contained unit at 455-455A New Cross Road, SE14, together with the construction of two single storey extensions at ground floor level, including one to the existing retail unit incorporating a staircase, the alteration of an opening to form a door leading onto a new outdoor terrace with balustrading, the insertion of three front rooflights to 455A and the installation of a gate within the rear boundary wall. Granted 28 May 2019

DC/16/099279 The construction of a roof extension to the rear roof slope at 384C New Cross Road SE14, together with the installation of a rooflight in the front roof slope and window in the rear elevation.

Granted 09 Feb 2017

DC/15/094478 - The construction of a single storey rear extension with a green roof and a mansard roof extension to create additional accommodation at 150 & 152 New Cross Road, SE14, together with replacement timber sash windows to the rear elevation. - Granted 09 Feb 2016

4. Relevant planning policy

London Plan (2021)

Development Management Local Plan (November 2014) The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan of particular relevance to this application:

- DM Policy 1 Presumption in favour of sustainable development
- DM Policy 22 Sustainable design and construction
- DM Policy 26 Noise and vibration
- DM Policy 29 Car parking
- DM Policy 30 Urban design and local character
- DM Policy 31 Alterations/extensions to existing buildings
- DM Policy 36 New development affecting designated heritage assets and their setting

Alterations and Extensions Supplementary Planning Document (April 2019)

This document sets out guidance and standards relating to design, sustainable development, renewable energy, flood risk, sustainable drainage, layout, neighbour amenity, the amenities of the future occupants of developments, safety and security, refuse, self containment, noise and room positioning, room and dwelling sizes, storage, recycling facilities and bin storage, noise insulation, parking, cycle parking and storage, gardens and amenity space, landscaping, play space and materials.

Paragraph 5.12 (Introduction of a New Mansard) of the Alterations and Extensions SPD states that this type of roof can be added to a building with a shallow pitched roof form as an extension where it has been established that it is acceptable in principle. The guidance goes on to advise that for mansard extensions to London butterfly roofs, the front parapet wall and any decorative coping must be preserved and the extension should appear subservient behind this. It should be set back by

a minimum of 0.25m from the front parapet wall and align with its neighbours in terms of profile and materials.

- **Hatcham conservation area character appraisal (2019)**

5. Planning Considerations

5.1. The main issues to be considered in respect of this application are:

- Principle of Development
- Design
- Residential standards
- Impact on Adjoining Properties
- Highways and Traffic Issues

- Principle of Development

5.2. The existing property comprises an underside 2 bedroom property. It does not meet the criteria of or valuable resource which should be retained in order to meet identified housing need and provide housing choice.

5.3. given that the property is 2 small sized bedroom it is not benefit from any protection. The existing flat does not benefit from any external amenity space and as such, the unit would not be considered suitable for family use. As such, the principle of development is accepted.

Design

5.4. Area forms a cohesive section of town with a legible character, with a particular strength in its urban fabric, and architectural form in the townscape. The application building is separate in architectural character to the adjoining building, No.13 which appears as a high status grand Victorian group. The application building differentiates from the adjoining buildings with different fenestration and brick.

5.5. The proposed extension would not be visible from the public realm. The proposed extension would appear similar to other full width and depth extensions in the garden of neighbouring properties. It should be noted that the ground floor garden area is mostly used by commercial properties. Similarly, the flat roof design is consistent with those of extension and outbuildings within the rear gardens of neighbouring properties. Its exterior would be a mixture of timber cladding and smooth render. would comprise a timber cladded exterior

Impact on Adjoining Properties

5.6. The extension does not have any side facing windows. Similarly, the flat roof area, is not subject to any enclosure and currently hosts plants, as such it is not suitable as an amenity space. Therefore, 4 it is unlikely to give rise to adverse overlooking impact.

5.7. This application is supported by a noise impact report, in accordance with DM Policy 26. As such it is not considered that the development would give rise to adverse noise impact on the neighbouring properties.

6. Conclusion

6.1. The proposed scheme should be recommended for approval subject to condition.