

71 Beaconsfield Road

Blackheath

DESIGN, ACCESS & PLANNING STATEMENT

OCTOBER 2023

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1 EXECUTIVE SUMMARY

1.1 EXECUTIVE SUMMARY

This Planning Statement has been prepared by ArchiTech and is being submitted on behalf of Dr. Tsitskaris & Ms Safarini in support of their planning application for 71 Beaconsfield Road SE3 7LG.

The primary purpose of this application is to seek approval for the proposed development, which includes a part single, part double storey rear extension. The scheme also includes replacement fenestration throughout and the re-rendering of the property.

The Design and Access Statement and supporting drawings address all relevant planning considerations. The assessment aims to demonstrate that the proposed development is of high quality and is sympathetic to the character of the subject property and the appearance of the conservation area. It also aligns with Local and National Planning Policy, including relevant Conservation Area policies.

The appearance and scale of the proposal amendments have been designed with due consideration to the existing developments to the properties in the locality. It is The intention that the proposal will improve the appeal of the dwelling and will not in any way disturb the streetscape.

Consequently, it is recommended that the application is granted.

1.2 SUPPORTING DOCUMENTS

This statement should be considered alongside the accompanying submitted plans, which include drawing numbers BR100, BR101, BR102, BR200, BR201, BR202, BR203, BR300. The plans provide visual representations and additional details pertaining to the proposed development.

The heritage statement prepared by Fuller Long further supports this submission.



View of 71 Beaconsfield from Beaconsfield Road

2 THE SITE & SURROUNDING AREA

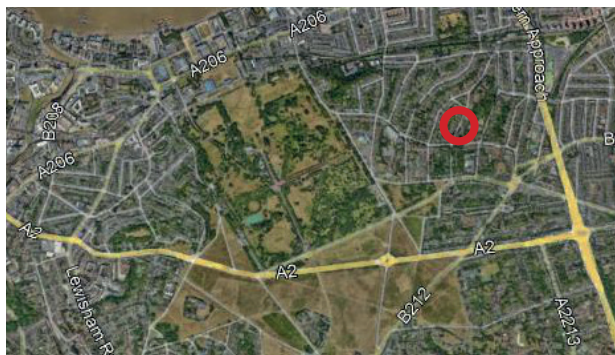
2.1 LOCATION

Beaconsfield Road is located in the Royal Borough of Greenwich within Blackheath Westcombe, a ward within the Royal Borough.

It is a wide tree lined road characterised by its substantial, detached houses. The style varies comprising a disparate assortment of late Victorian, Edwardian, inter-war and post-war buildings.

It is a well connected location, 1km from Blackheath Common and 1.5km from the centre of Greenwich and the River Thames.

The subject of this application - No. 71 Beaconsfield Road - is not a listed building, but is located within the Westcombe Park Conservation Area.



Aerial map indicating the site within its wider context



Aerial map indicating the site

2.2 THE SITE

The application property, no. 71 Beaconsfield Road, is located in the central section of Beaconsfield Road. Mycenae House, a popular community venue, sits behind Garden House.

The streetscape in the area is characterised as tree-lined, generous, and fronted with large, detached family homes. A number of dwellings on the eastern edge of Beaconsfield Road are obscured with tall fences and / or vegetation. No. 69 and 67 are such examples.

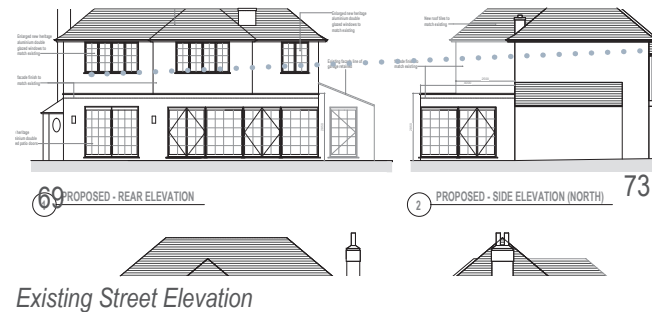
The applicant property is located on a good-sized plot between two substantial dwellings; numbers 69 and 73. The applicant property and its adjacent properties are detached dwelling-houses with generous rear and front gardens.

To the rear of the property sits Garden House, a 3-storey purpose built block with 12 flats. There is a row of parking spaces in front of Garden House that

borders the rear boundary of the application site. Mycenae House, a popular community venue, sits behind Garden House.

Another noteworthy characteristic of Beaconsfield Road is that it slopes in two directions. Ground levels tend to fall away to the north towards the river. There is also a gradual fall from East to West.

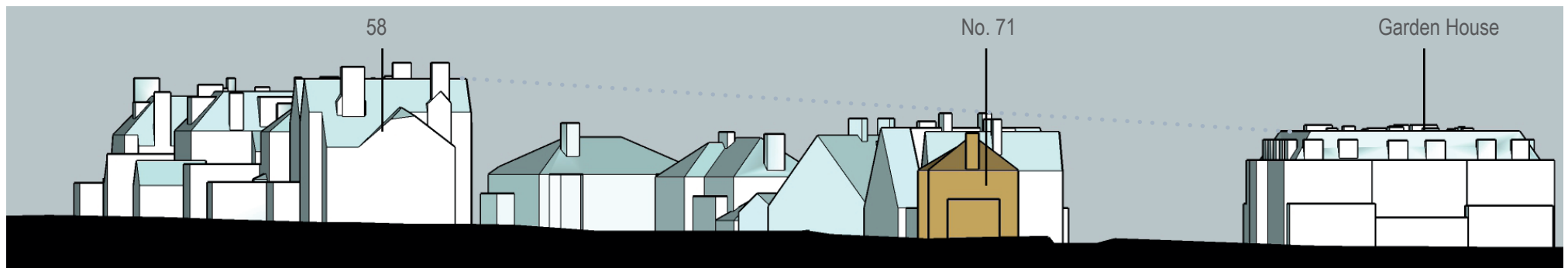
As indicated in the street elevation, no.73 is elevated with no. 69 sitting at a lower level than no. 71. The applicant property is also considerably lower than no. 58 across the road and Garden House.



Beaconsfield road looking North



View of no. 71 and 73



Street Elevation indicating the varied scale and roof types of the residences on Beaconsfield Road. (3D model extract from Vu City)

2.3 THE EXISTING PROPERTY

The grounds of no. 71 Beaconsfield Road are spacious, relatively flat, bound by a low wall to the front and a timber fence to the rear. The house is an attractive single family dwelling in Tudor Revival style, predominantly rendered. The property is laid over a rectangular plan, under a hipped roof with chimneys.

The existing layout provides a reception, dining, kitchen and a cloakroom on ground floor and three bedrooms and one family bathroom at first floor. The garage sits to one side of the property and is mostly used as a store due to its restricted size.

The property has largely retained its original form and volume without any known major modifications. The existing property is modest in size as it provides 100m² of space over two levels. The property is one of the smaller properties on Beaconsfield Road.

The principal elevation is three bays wide with an attached garage to the north; a projecting bay with exposed studding at first floor level is a striking feature. Joinery comprises multi paned windows painted white.

The rear elevation is also finished with white render. There is a set of patio doors leading onto the rear garden. The rear garden is also connected to the front via a narrow side path.

The exiting garage is extremely narrow, making it practically and physically impossible to park a modern family car.



Front view



Aerial view of roof



Rear elevation

2.4 PLANNING HISTORY

Planning Applications linked to no. 71 are as follows:

12/2724/TC – No Objection

Fell Magnolia Grandiflora approximately 2ft from the side of the house at the front garden, causing damage to drains, causing flooding, and gas and electricity supply.

The applicant has also recently applied for a single storey extension under permitted development.

23/1739/CP

Certificate of Lawfulness (Proposed) is sought for a single storey rear and side extension involving garage conversion into habitable space.

3 DESIGN

3.1 CLIENT BRIEF

The client commissioned Architech to explore ways to enhance the property and bring it to a size and layout that will meet the spatial needs of the applicants' growing family.

The existing property has an insufficient number of bedrooms and bathrooms. It also requires a lot of updating. Externally the property is tired, the walls and roof tiles are damaged creating damp and the existing windows are drafty giving the house an unsatisfactory energy rating.

The client's brief was to look at ways to sympathetically extend the property in a way that suits the location, plot size and overall character of the area.

The client is herself a practicing architect with over 15 years of experience in town centre regeneration and has a deep appreciation of design and quality of detail. The client intends to renovate and extend the house to a high standard that will be sympathetic to the local character whilst meeting modern living needs in terms of space and specification.

Fuller Long have also been appointed to provide heritage and conservation advice and overview the work to ensure it maintains and enhances the area's heritage and character.

The applicant property's existing use is residential and this remains unchanged by the proposals.

3.2 DESIGN OBJECTIVES

In response to the brief and project aims, the proposals generally seek to improve and maximise the potential of the existing house, both functionally and aesthetically.

The principle development objectives are to:

- Improve the residential amenity
- Contribute positively to the streetscape
- Minimise impact and enhance the character and appearance of the conservation area
- Minimize Impact on the amenity of the neighbouring properties



3.3 THE PROPOSAL

The proposals seek to re-use the existing property and include a single storey rear extension with a central bay double storey extension. The proposals also include a garage conversion.

Other minor works include the replacement of timber framed fenestration throughout with units matching the appearance of the existing, save for the first floor southern window which will be slightly enlarged.

A previous application was submitted and was later withdrawn following feedback from the officer. The feedback includes:

- Cutting back the length of the rear extension and stopping before the garage to avoid a wrap around extension
- Removing the front ground floor extension
- Removing the crown roof
- Reducing the size of the rear second storey extension

The revised proposals take these suggestions into consideration and a revised scheme is put forward for approval.

3.4 LAYOUT

In terms of layout, the proposals seek to improve the property's bedroom and living accommodation to create a modern family dwelling. The main modifications to the layouts can be summarised as follows:

- The ground floor modifications and extension, will allow for a more balanced and comfortable living space for the family. The kitchen, dining room and existing lounge will be enlarged and opened up to create an open plan living space. A new study will provide a quiet space to facilitate working from home. A utility space and a cloakroom will also be created on the ground floor providing the necessary facilities for a modern lifestyle. New large patio doors will connect the indoor spaces to the rear garden.
- There is currently only one bathroom for the family on the first floor. The extended bay will provide additional floor area to slightly increase the second bedroom and allow for an en-suite for the master bedroom.

3.5 SCALE

The proposals have been developed, conscious of the relationship to the more substantial adjacent dwellings. The proposals remain subservient in scale and massing to the neighbouring properties, seeking to maintain that balance in the street-scene.

The depth of the proposed ground floor extension has been limited to 4m and has been cut back to exclude the garage length.

The first floor rear extension has been designed with minimum volume increase. The depth and width have been reduced from the previous submitted application. The roof profile was also altered to reduce the mass of the extension. The new double storey extension projection is designed to draw parallels with the neighbouring buildings as it creates a 'cruciform' building outline, similar to the projecting bays of no.67 and no.69.

The hipped roof over the first floor rear extension forms a continuation of the projecting pitched roof on the front elevation. Consequently, this roof will not introduce a completely new feature to the rear of the houses, but rather create a harmonious architectural element that also ties in with the existing neighbouring forms.

The distance between the properties on first floor is generous. This reduces the impact of the proposed changes to the neighbouring properties.

The ground level of the number 73 Beaconsfield Road is approximately 1 metre higher than the ground level

of the application site. Additionally, the entire part of the first floor proposed extension will be well within the 45-degree visual line drawn from the corner of the first floor of 73 Beaconsfield Road. This suggests that the proposed extension will not infringe upon the privacy of number 73 or cause any amenity concerns.

The dense vegetation, between no. 69 and 71 along with the separation and restricted depth of the proposed extension are all factors that will mitigate

any visual or privacy impact on no.69. In addition the two dwellinghouses are not parallel which allows for an outlook from no. 71 that diverges away from no.69.

To the rear of the application site, sits a purpose built block of flats with an adjacent parking area. There is considerable space between the application building (extension) and the block of flats. Furthermore the forms created at the rear with the new hipped roof create a more articulated massing that sits harmoniously alongside the adjacent properties.

That along with the re-landscaping of the currently overgrown rear garden will also greatly improve the outlook from the flats.



Existing

Proposed

3.6 APPEARANCE

The existing dwelling house has a number of distinct features that differentiate it from the neighbouring properties. The existing property has some charm in detail that gives the property its character. Mock Tudor half-timbered frames create a contrasting and visually appealing element against the white rendered exterior of the house. This character of the house will be maintained and enhanced.

All materials for the project will be carefully selected to match the existing. Specifically, the same matching roof tiles used on the original roof will be utilised. This cohesive choice will help the newly proposed extension and remodelled roof seamlessly blend in with the existing building.

No windows were proposed on the side flank walls. All new windows will feature matching window frames in terms of position, colour and design ensuring they align with the original windows of the house. This approach aims to maintain the original character and aesthetics of the property..

3.7 INCLUSIVE ACCESS

The proposals maintain the direct accessibility from the front albeit with a stepped approach to the front door. Level access is not currently available.

Internally, the existing property has a wc at ground floor level making it accessible, but generally maintain the good existing provision of accessible facilities.

3.8 VEHICLE AND TRANSPORT LINKS

As this is an application for modifications to an existing single family dwelling house, there are no material effects on refuse collection and parking.

The property is easily accessible by car, from the A2 to the wider London network. The property will provide parking on the driveway for residents in lieu of the garage that is no longer fit for purpose. The proposals do not affect the overall parking provision or access.

Beaconsfield Road is served by a mainline train station (Westcombe Park), which is within walking distance with trains offering a direct service into central London and the wider network. The area also has a very good bus network.

Local amenities and shops are available around the train station and Blackheath Standard. This makes car ownership optional, with most daily activities viable by foot or public transport.

4 PLANNING POLICY

4.1 POLICY BACKGROUND

The relevant policy background for this submission includes at the National level, the NPPF (2021), The London Plan and local documents which make up the Local Development Framework policies for the Royal Borough of Greenwich.

The National Planning Policy Framework (NPPF, 2021)

- The National Planning Policy Framework (NPPF, 2021) states that the purpose of the planning system is to contribute to the achievement of sustainable development. This includes conserving and enhancing heritage assets.
- Policies 189-208 of the NPPF are related to conserving and enhancing the historic environment. Policies 194 of the NPPF require local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance.

- Policy 191 states: *“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”*
- Policy 203 states: *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

The London Plan (March 2021)

The London Plan (March 2021) includes policies on Heritage conservation. Policy HC1 states that Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and

enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area. It also states followings:

Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

1. *setting out a clear vision that recognises and embeds the role of heritage in place-making*
2. *utilising the heritage significance of a site or area in the planning and design process*
3. *integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
4. *delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

The Royal Greenwich Local Plan

The Royal Greenwich Local Plan: Core Strategy with Detailed Policies “Core Strategy” (July 2014) states that the purpose of the planning system and the conservation area with adopted supplementary planning documents, area appraisals and management strategies is relevant to consider and number of issues including whether the proposal will have a positive or negative impact on the original house and its surroundings, whether the extension will cause a loss of residential amenity to neighbouring properties.

Policy DH(h) Conservation Areas i) Character and Setting states that Planning permission will only be granted for proposals which pay special attention to preserving or enhancing the character or appearance of the Conservation Area. The local scale, the established pattern of development and landscape, building form and materials will all be taken into account. Development on sites in the vicinity of a Conservation Area and which would have a visual effect on its character or appearance, should respect the setting of that area.

Supplementary planning documents (SPD), Residential Extensions, Basements and Conversions Guidance (Dec 2018)

The policy sets out guidance: Conservation matters for consideration as follows:

Planning applications are judged against stricter criteria within conservation areas where all proposals must seek to preserve or enhance, and not cause harm to the special character or appearance of the area.

Any planning application in a conservation area will be expected to take account of the adopted conservation area Character Appraisal and Management Strategy (CAMS) where one is in place, as well as the guidelines set out in this document.

5 CONCLUSIONS

5.1 CONCLUSIONS

The application site is located within an established suburban area that falls within the Westcombe Park Conservation Area. The designation indicates the significance and importance of preserving the architectural and historical character of the area.

The proposed rear extension aims to extend the existing detached dwelling house, which is not a listed building. The design of the proposed extension is proportional to the original house, ensuring visual harmony and consistency with the surrounding properties.

With regard to the amenity of neighbours, the proposal is deemed to have no adverse impact on residential amenities. This means that the extension will not cause any negative effects such as overlooking, loss of privacy, or excessive overshadowing to neighbouring properties.

In summary, the proposal is compliant with relevant planning policies and regulations. Furthermore, it is considered to be a sustainable development, taking into account the preservation of the Conservation Area and the overall enhancement of the property. Therefore, it is recommended that the application for Planning Permission should therefore be granted.

