

Heritage Statement –

Project Address - 10 Knatchbull Road, SE5 9QS
Applicant – Mr & Mrs Fishburn
Agent – Studio Sedge
Contact – Toby Crane – 07850166642
Date – 26.10.23

This statement accompanies the submitted drawings

Drawing No.	Revision	Scale	Size	Drawing Title
2311-0000	P1	1:1250	A3	Site Location Plan
2311-0010	P3	1:200	A3	Existing Site
2311-0020	P2	1:100	A3	Existing Plan Ground
2311-0021	P2	1:100	A3	Existing Plan First
2311-0022	P2	1:100	A3	Existing Plan Second
2311-0023	P2	1:100	A3	Existing Plan Roo
2311-0030	P2	1:100	A3	Existing Elevations
2311-0040	P2	1:100	A3	Existing Sections
2311-0100	P4	1:200	A3	Proposed Site
2311-0200	P2	1:100	A3	Proposed Plan Ground
2311-0201	P2	1:100	A3	Proposed Plan First
2311-0202	P2	1:100	A3	Proposed Plan Second
2311-0203	P2	1:100	A3	Proposed Plan Roo
2311-0300	P2	1:100	A3	Proposed Elevations
2311-0400	P2	1:100	A3	Proposed Sections

1.0 Significance of the heritage asset affected

The property is located at 10 Knatchbull Road and is a representative example of the architectural character prevalent along the street. It is not a local building of merit or nationally listed.

It is within the Camberwell New Road Conservation Area, which ‘...lies to the west of Camberwell Village, and includes part of Camberwell New Road as far as the railway line. It includes a triangular area to the south bounded by the railway line and Flodden Road. The conservation area includes significant architecture from several distinct phases, of which the most important are the late Georgian terraces, all of which are listed, along Camberwell New Road. In the side streets, are groups of mainly terraced houses dating from the mid to the later 19th century, with a few detached or semi-detached villas or mansion flats. The layout of the area largely derives from its rapid growth as part of the urbanisation of London in the early part of the 19th century and the new road between Kennington and Camberwell Green provided an opportunity for new development along its length.’

Close by, there are other significant landmarks, such as the grade II listed Sacred Heart Roman Catholic Church at the intersection of Knatchbull Road and Camberwell Station Road to the East, and Myatt’s Field Park at the western end of the road.

The subject property is a three-story building with a basement and a single-story kitchen extension at the rear. Presumed to have been constructed in the late 19th century, it exhibits the characteristic architectural style of the surrounding terrace, featuring red brick with stucco detailing around the windows.

2.0 The contribution of the setting to that significance.

While the building itself is not locally or nationally listed as a heritage asset, its front façade’s conformity to the rest of the street-facing elevations is crucial in maintaining the area’s character. However there is greater variety to the rear of the buildings and roofs where various materials and rooflights have been used.

3.0 The impact of the proposal on the area.

The proposed alterations will be visible from the street due to the addition of a new rooflight. However, this change aligns with the existing character of the area, as other properties, specifically

Nos. 6, 8, 12, 14, 18, and 20, that have windows in identical or similar positions as the proposed rooflight. Consequently, we contend that the proposal is in harmony with the area's existing character and allows for internal improvements and modernization of the property, resulting in a net benefit.