

## **Design, Access and Heritage Statement** **53 Barcombe Avenue, London SW2 3BG**



**Project no. 2517**

**Dated: 18.12.2023**

**Prepared by:**

**Design and Plan Consultants Ltd**  
**93 Cotmandene Crescent**  
**Orpington BR5 2R**

The purpose of this Design and Access Statement is to facilitate comprehension of the design intent conveyed in the drawings and supporting documentation included in the planning application for the proposed modifications. As well as the back ground floor addition of 53 Barcombe Avenue, London, SW2 3BG.

## Introduction

The plan is predicated on a careful examination of the current property, taking into account factors such as general site qualities, location, typical and desired applications in the neighborhood, transportation needs, connections, etc. We have also considered the comments made by the planning case officer for Lambeth.

Within the Leigham Court Estate Conservation Area, the development has been planned to preserve the exterior materials and character of the existing property as well as the surrounding area.

A small ground floor level rear extension will create an improved layout of accommodation more suited for a slightly larger single occupancy family home.

## Proposal

The updated plan calls for building a small, single-story ground floor extension in order to produce a somewhat larger single-occupancy family home, after initial site and location study and subsequent design considerations.

## Site Analysis and Context

The current structure is a three-story terraced home from the late Victorian era that is located in the London Borough of Lambeth on the north side of Barcombe Avenue.

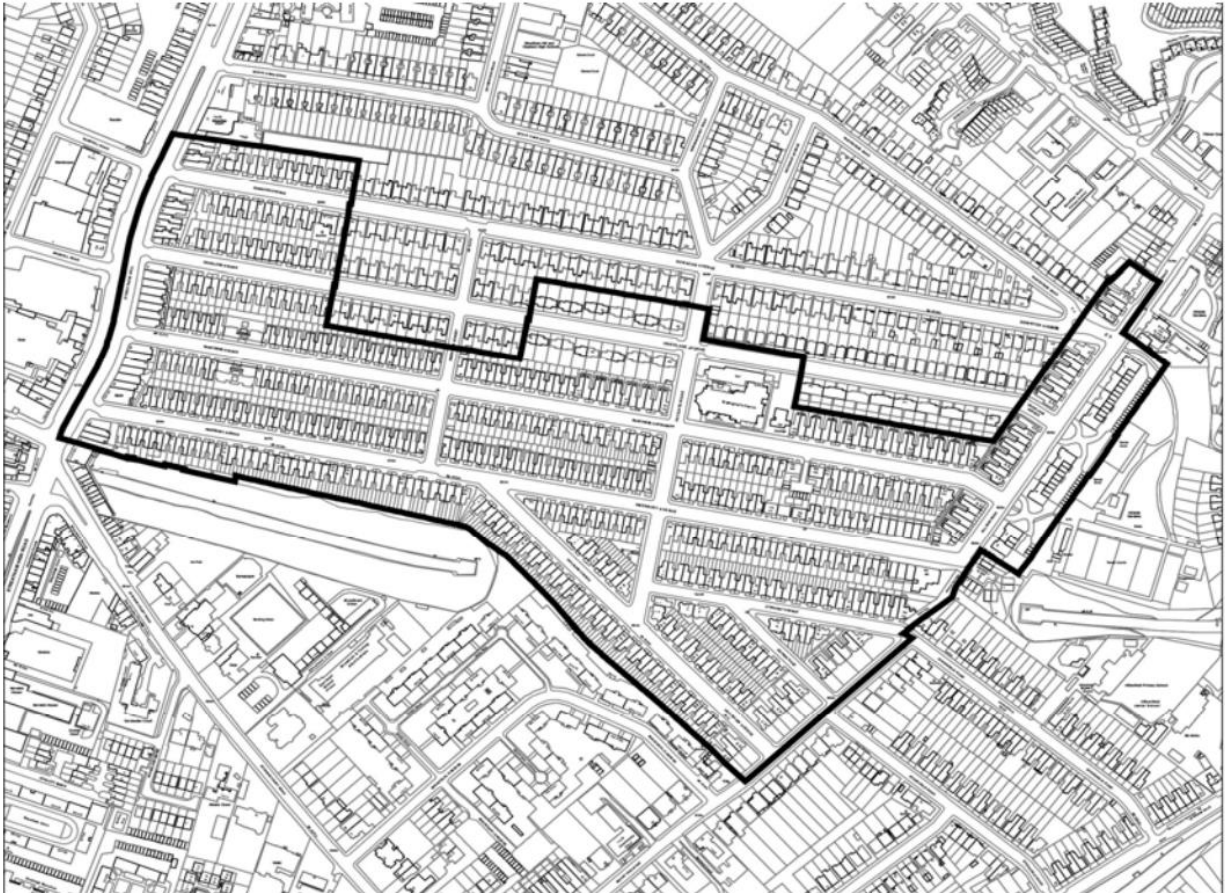
The property is not listed however it is located within the Leigham Court Estate (CA31) Conservation Area.

The late Victorian structure has an arched entryway, corbelling elements to the gabled and bay fronted facades, and red fairfaced brickwork with elaborate terracotta cornices and banding in the facade.

Vertical timber sash windows are painted, and the second floor features a half-round attic light window. The adjacent streets have a gridiron street design, therefore the style is characteristic of them.

The rear of the property is simple and plain in character with fairfaced yellow London Stock brickwork, red brick arched lintels and painted timber sash windows.

## Heritage



Leigham Court Conservation Area

The Artizans' Labourers' and General Dwellings Company built the Leigham Court estate, an early model estate designed to house a social mix of small business owners, office workers, artisans, and other working people, from 1889 to 1928. The estate consisted of maisonettes, flats, and houses as well as shops and a church.

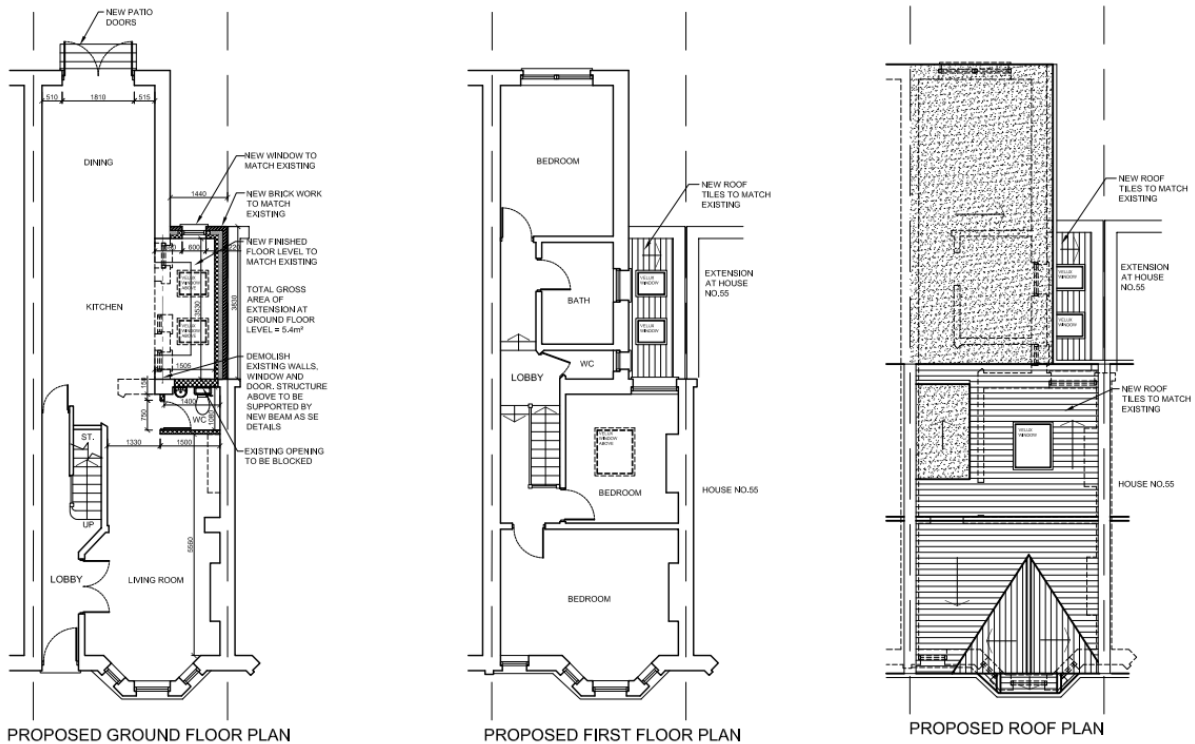
The street names were selected in alphabetical sequence as the Estate was constructed in a grid layout, running south to north. Hence, Barcombe Street lies to the south of the development and consists of lengthy terraces with comparable but different L-shaped homes situated between Hillside Road and Streatham Hill in the east.

### Design principles

The idea behind the concept is to make better use of the existing single-occupancy residential terraced dwelling's deteriorated interior space. To enhance the interior space, an inconspicuous new single-story ground floor addition is suggested, complete with tiny "conservation" type rooflights on the back.

A new, four-bedroom, two-bathroom home with plenty of living space and an open kitchen and dining area that leads directly to the private backyard amenity space would be built as part of the proposal.

The intended use and the dimensions of the rooms have been planned to adhere to the guidelines provided in the Planning Guidance Policy. The proposal has no bearing on the property's current use or any issues pertaining to the amenities provided to Barcombe Avenue's neighboring properties and residents.



## Materials

The front elevation of the proposed development will keep all of its historic Victorian elements and detailing, as well as the entirety of its original external structure.

The small new single storey ground floor rear extension will incorporate a pitched slate roof with a pair of low profile double glazed 'conservation' rooflights and code 4 lead flashings and London Stock fairfaced brick insulated cavity walls to match the existing finishes and detailing.



## Parking & amenity

Right now, there is unlimited public parking available on the street in front of the building.

Many public parks and recreational areas, including Tooting Bec Common (and Lido), Streatham Common, Brockwell Park, Clapham Common, and Dulwich Park (golf club and gallery), are located within walking distance of the property.

## Refuse

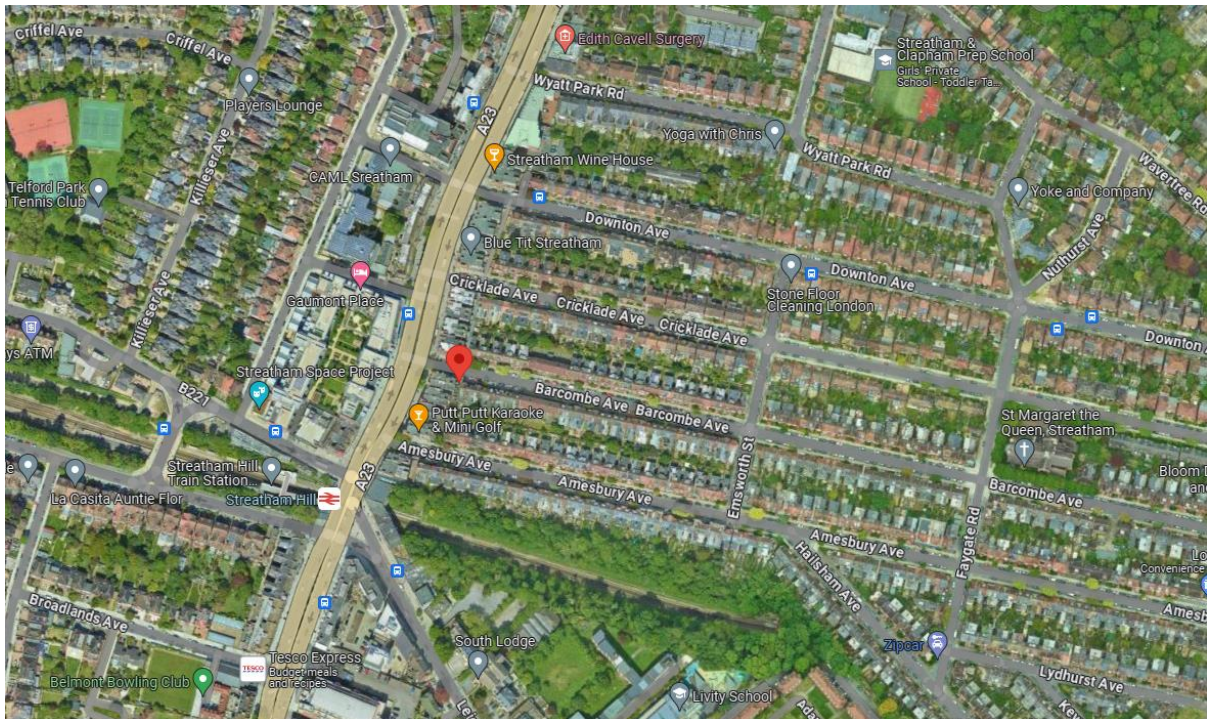
Like all the other existing neighboring properties along Barcombe Avenue, the property will have a storage area for recycling and refuse in the front garden. This area will be available for weekly kerbside collection on the day that the waste management division of the local authority designates.

## Vehicular Access

The property can be conveniently reached by many local bus lines, which stop within 150m of the site. These routes connect to various locations such as Straththam, Crystal Palace, Clapham Common, Brixton, Tulse Hill, Norbury, and Tooting. South Circular Road and the A23 arterial road are both quite close by.

Walking distance from the western end of Barcombe Avenue is Straththam High Road, which offers a wide range of local shopping options.

Streatham Hill train station (TFL zone 3) offers links to the South Coast via the Brighton Main Line and downtown London via the London Bridge for onward public transportation.



## Conclusion

We think that the planned addition to this current house will give the planned new family house better living space.

Furthermore, because the planned external alteration works are small in scale and would be done at the back of the property, the construction will not negatively impact the street scene inside the Leigham Conservation Area.