

Design and Access Statement

Proposed Open Sided Carport at 55 Lee Road, BLACKHEATH, SE3 9RT

The strategies of the design of the proposed development have been investigated and outlined in this statement.

The proposals are considered to preserve the historic fabric, character, appearance and features of architectural and historic interest of this listed building and its setting. The proposal will not cause harm to, or loss of, the significance of the heritage asset or its setting and the proposal therefore complies with advice in the current Planning Policies

The host building is a designated heritage asset and forms part of a group of buildings (47 to 57), which are Grade II listed.

The site is also located within the Blackheath Park Conservation Area.

The immediate area has no Article 4 directions.

The statutory listing for the building is as follows: Nos 47 to 57 (odd) form a group.

No 55 and 55a Formerly one residence. Early mid C19 pair of Michael Searles style. 2 storeys, attic and basement. Each house has 2 windows in main block under pedimented slate roof of moderately low pitch with deep eaves and soffit over 1st floor. 2 modern windows inserted in tympanum. No 55 has 2-Storey, 2-bay left entrance extension with left bay blank. No 55a has modernised, slightly set back right entrance extension, 2-bay on ground floor, 1-bay on 1st floor; and leading to further garage extension. Stuccoed walls. Parapet front to left wing of No 55, with rusticated outer quoin and 2 flat pilasters supporting cornice. 1st floor sash windows in reeded wood surrounds with blind cases. On ground floor long casement windows open to balcony with round posts, trellised spandrels and key pattern frieze under swept lead roof. No 55 has 7 steps to 4-Panel door in chamfered, segmental arched reveal with large keystone.

No 47 early mid C19. 2 storeys and basement, 3 windows. 2-storey right extension with one 3-light window. Low pitched, hipped slate roof with eaves soffit. Stucco. Moulded architraves to windows, sashes with vertical bars. Console bracketed cornices to ground floor windows. 5 steps to half glazed door, with cornice head and rectangular fanlight, in prostyle Doric porch with square columns, entablature and blocking course.

No 49. Early mid C19. 2 storeys and basement, 3 windows. Gable ended slated roof with wide eaves. Yellow brick walls, stuccoed front. Moulded architraves to recessed sash windows, with glazing bars those on ground floor with console bracketed cornices. 6 steps to half glazed door with margin lights and similar rectangular fanlight, in prostyle porch with square columns, entablature and blocking course, now filled at sides. Set back garage extension at left.

No 51 Early-mid C19. 2 storeys and basement, 3 windows. Low pitched, hipped slate roof with deep eaves soffit. Yellow stock brick. Gauged flat brick arches to recessed sash windows, those on 1st floor with glazing bars, in stucco-lined reveals. Cast iron balconies to ground floor windows. Later, enclosed, stucco Doric porch with cast iron balustrade over. Half glazed door in moulded architrave. Curved wall at right with door giving access to right rear annexe.

No 53 Early-mid C19. 2 storeys and basement, 3 windows. Low pitched, hipped slate roof with deep eaves soffit. Multicoloured stock brick. Gauged, flat brick arches to renewed recessed sash windows in stucco lined reveals, those on ground floor having cast iron balconies. 5 steps, with wrought iron handrail, to 6-panel door (4 upper panels now glazed), with cornice head and fanlight, in wood Doric porch. 2-storey blank extension at right, with small door. Double gates to stable yard and later building at right. Louvred shutters to 1st floor windows of house.

No 57. Circa 1840 with alterations. 2 storeys, 3 windows. Gable ended slate roof with deep eaves. Stucco. Angle pilasters, band at 1st floor cills. Recessed sash windows with glazing bars in flat chamfered stucco surround, those on 1st floor with louvred shutters. Prostyle porch with square pilasters, entablature and blocking course. Sides and front now filled with wood panelling and glazing. Canted bays on returns, ground floor only, have entablature and blocking course and 3 sash windows each.

The proposed open sided Carport has a wide radius barrel zinc roof. The roof is approximately 3200mm. The roof shall be supported by 3 rows of 4 round posts, trellised spandrels and key pattern frieze. The details shall match those of the Balcony details from the main house.

An open sided carport will be located under the dense covering of the existing trees.

We believe that the low height shall ensure that the structure will be obscured the public realm of Lee Road.

A simple pure form with low height open, sided structure necessary to shield the existing parking area. The open sided structure was favoured over an enclosed structure with either a tall gable or hipped roof details.

The layout and plan for the proposed is typical for property of this type away from the main front main range.

Reduced height and matching details shall not seek erode the historic plan form. Matching materials will therefore reduce legibility avoiding harming significance. The proposed design is simple and sits well withing the site context.

The choice of materials / fabric with an open sided structure are considered wholly compatible with the character and form of an early existing building and wider conservation area.

Our proposal follows the proportions of the existing structure and has been set back from the existing main dwelling to ensure that the structure remains wholly subservient and will not detract from the existing parking area.

The proposed follows the historically accepted form of low height additions of the property and surrounding area.

The structure appears suitably subordinate to the listed building, particularly given the siting, adjacent to the taller trees and dense boundary foliage. The reduced height will ensure that the structure remains completely subservient to the existing building.

The simple form of the barrel roof sits well with the adjacent rooflines, given the lower pitch, the structure blends in well.

A reduction in size / height provides a simple plan form which is sympathetic with proportions which are in keeping. The proposed shall not compete with the simple character of the detailing of the existing dwelling, and is not at odds with the Listed Building.

The height of the proposed roof is considerably lower than the existing buildings. This is considered to be a comfortable traditional and less invasive it will not be visible from the Lee Road, given the site levels. The proposed is set back from the front boundary allowing the structure to remain wholly subservient.

In line consistent detailing the posts replicate the existing balcony detailing. The structure shall not result in any harm to the listed building.

The eaves to the proposed will relate well to the detailing of the listed building.

All proposed detailing will be entirely sympathetic to the simple agricultural style of the original dwelling. It is considered that the revised scheme would be sympathetic in a pure visual form.

The proposed building form is wholly subservient and shall cause no harm to the listed building itself through a loss of historic fabric. It remains a low form and shall be a sympathetic structure which would, by reason of its size, scale, height and design not cause harm to the historic significance of the listed building.

The appraisal does not highlight any material planning issues which could compromise the acceptability of this proposal. The proposal is therefore considered to be acceptable development and we seek Officer support.

The proposal is we believe in line with Local Planning Policy Policy This development proposals will conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated, furthermore development should respect the traditional pattern of the form, scale and massing of buildings

The revised scheme is now in accordance with Planning Policy where Works to a listed building should preserve the building, its setting and any features of special architectural or historic interest. The proposed alterations and extensions to the listed building will be minor and sympathetic.

Accordingly, the revised scheme will ensure it is in accordance with local Policy where Presumption in favour of retaining positive features within a Conservation Area.

The scheme will be in accordance with local Policy as the the layout, design and materials proposed within a new development respects the existing local character. The design allows control to be exercised over all new development to ensure that standards of layout, design and external appearance are sympathetic to the character of the urban or rural context of that development.

The revised scheme is we believe fully in accordance with NPPF

Paragraph 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly Exceptional.

Paragraph 201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203. 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.

Other Relevant Policies and guidance Planning (Listed Buildings and Conservation Areas) Act 1990

In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposed is limited in scale, of matching design and therefore it is not an unreasonable form or scale.

The proposed extension does not affect the character of the existing building.

The subservient form is such that it will not cause harm to the existing building. Given the similar detailing as the existing buildings we believe that the proposal complies with relevant Planning policies.

In its current form the proposed extension is considered not harm to the significance of the Heritage Asset and we seek support for the proposal.

Design – Use

It is also important that the building remains in viable economic use in order to ensure its survival and for this it is necessary for the building to be functional.

The small-scale single storey extension works which are in line with the general Planning Policy and Heritage Guidance would allow continued use of the building while preserving historic fabric in situ.

The proposed seeks to erect a low-pitched detached Car port within the existing established parking area.

The proposed external appearance seeks to blend in with the external façade of existing buildings, in terms of design, height and materials by only proposing a low traditional detailed structure.

Detailing has been taken from the adjacent buildings and structure. The proposed scheme makes full use of the existing secluded external spaces.

The designs provide maximum privacy of adjacent dwelling with only windows to the end and front aspects onto the existing private parking and turning areas.

This small-scale development scheme provides a modern density which concurs with the surrounding established developments of the surrounding dwellings / buildings in this locality.

The materials to be used for the roof (Zinc) of the development shall match in terms of colour, type and texture those used on the adjacent buildings. This will ensure that the completed development is in keeping with and conserves the special character of the existing building and to comply with Government advice: Planning for the Historic Environment and Local Policy of the adopted Local Plan.

Amount

The proposed seeks permission for detached Carport

Layout

The proposal seeks to work within the conservation guidelines. The proposal will include only a very limited footprint. The structure is limited in scale, of matching design and position and a wholly acceptable form and scale.

Scale

The site lies within an extensive plot the existing dwelling has access to the private rear garden which accords with the existing dwelling, and other dwellings floor area to plot ratio.

Landscaping

The existing grassed areas are fully established with natural occurring perimeter foliage these shall all be retained. All the existing fencing shall be retained. It is not proposed to remove any of the existing trees.

Appearance

The proposed design has considered the existing dwellings and proposes to build using similar materials into scheme works with sympathetic detailing from the existing buildings and the main adjacent dwelling.

The proposed scheme will seek to preserve the existing street scene and not be overbearing or dominant.

All new soakaways will allow for the re-use of stored water supplies. Economic WC cisterns shall be specified. Where the ability to re-use and recycled water is available these will be investigated at the next detailed design stage.

Access

Vehicular and transport links

The site is located off Lee Road

The nearest Doctor, Chemist, Opticians, Dentists are located locally.

There are buses / tubes to all areas.

The site is accessed via the main road, we propose to keep and serve the property via this established drive.

Inclusive Access

Access to the dwelling will be off the main road, into a single driveway with sufficient parking allocated within the already established site curtilage

The existing access drive shall be maintained.

General

The contractor undertaking the works will produce a quality of life during construction statement prior to commencing works on site, for consideration.

The provision for providing adequate ventilated dedicated space for recycling already exists therefore we would anticipate the retention of this provision.

Noise insulation will be incorporated in the development in line with at a minimum standard as required to meet with current building requirements.

All steps will be taken to minimise / reduce / reuse / recycle and segregate construction and demolition waste.

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