

## Heritage 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.

## **Historic Building Impact**

We have carefully assessed all the proposed aspects and elements which constitute the historic and special architectural interest/character of the building. In doing so we have carefully designed a solution to the space requirements, which limit the impact on the existing historic and special architectural interest/character of the building.

We do not consider that the proposed works have any negative adverse impact on the fabric of the building. The works are limited to the single storey building which have already had previous extension undertaken at some earlier stage.

The main building and front elevations shall be unaffected by the works.

We have retained all of the existing features. All of the existing modern opening are to be retained and unaffected by the proposals.

We have sought to provide a robust and comprehensive approach in our proposed solution to make the internal spaces more workable and to provide a flexible internal solution which shall enhance the appreciation of the dwelling as a whole.

The approach we took at the very start of the design process was to minimise the external disruption, and to work with matching detail design features, the design took into consideration the minimal impact.

The proposed works shall be undertaken with minimal disruption to the existing main dwelling.

In line with the Supplementary Planning Document the proposed design shall be of the highest quality, which will not detract from the existing building and surrounding area.

The proposed development respects the existing building, and local character, and shall not impact on the building's setting. The proposed elevations shall enhance the views.

In line with the SPD which encourages individual high quality, works which will be executed to a very high standard.

We have carefully considered the proposed scale, height, width and length of the proposal.

The solution which we felt respected the existing dwelling and all historic features and to enhance the relationship to the existing building.

The special character and fabric of the listed building will with the introduction of existing identical features will ensure minimal amendments to the rear and side elevations.

The proposed work and detail will create a sympathetic visual balance, and the retained architecture features shall be maintained, along with the materials, decoration, lighting, colour and texture.

The new extension will be in keeping with the existing, and the proposed with not detract from the visual aspects of the main building or surrounding buildings / features in the locality.

The works will suit modern standards of living and the alterations required to adapt the historic fabric should we feel not raise any conflict with the conservation authorities, and we hope that the minor works merits support.

The materials shall complement each other in terms of colour mix and texture. They are sensitive within the local setting and are low maintenance. All existing material shall be used so that they relate to the historic character of the building. Have environmentally friendly materials been considered?

55 Lee Road has a predominant character set in its own grounds it is a substantial dwelling, the proposed with the careful mix of local materials shall provide a subservient complementary element to the existing building.

The proposed development is an effective use of valuable residential space in the area.

In line with the Supplementary Planning Document the development has been limited to element which is in keeping with the surrounding area.

The proposed development will be sustainable and of very high quality. The development will use renewable and shall have the inclusion of recycling facilities.

**December 2023**