

BOONHOLT

DATE:
30th Oct 2023

**Planning, Heritage and Design and Access Statement
for planning & Listed Building consent.**

Site Address: Flat 26, The Lycee, 1 Stannary Street, London, SE11 4AD



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INTRODUCTION

Document to be read in conjunction with the drawings & other information submitted - For Planning and Listed Building Consent.

This Design and Access Statement and Heritage Statement has been prepared by Boonholt Design Consultants to support the Planning and Listed Building application for the proposed minor works to Flat 26 located within The Lycee.

The Lycee is a Grade II listed building formerly known as the Vauxhall Manor School Annexe and is located on the South edge of Kennington Conservation Area. The building is presently divided into residential units. The building is now known as the Lycee.

LIST ENTRY - LISTING DESCRIPTION

Heritage Category: Listed Building

Grade: II

List Entry Number: 1358267

Date first listed: 27-Mar-1981

List Entry Name: VAUXHALL MANOR SCHOOL ANNEXE

LOCATION:

Statutory Address 1: VAUXHALL MANOR SCHOOL ANNEXE, KENNINGTON ROAD SE11

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

County: Greater London Authority

District: Lambeth (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 31273 77998

DETAILS:

KENNINGTON ROAD SE11 1. (east side) 5023 Vauxhall Manor School Annexe TQ 3178 5/547 TQ 3177 8/547

II

2. 1897- 1900 dated on left pediment. Late and romantic example of LCC Board School architecture. Large, symmetrical building of seven sections. Central five bay block of three tall storeys under hipped tiled roof having three tiny lucarne-like ariæ stone. Flanking six-storey staircase towers have ogee pyramidal roofs rising to terrace with octagonal drum and tall dome with spike and vane. Intermediate five-store sections, with four closely-set windows under scalloped parapet, lead to pedimented end pavilions of three tall storeys with ornamental panelling in tympanum.

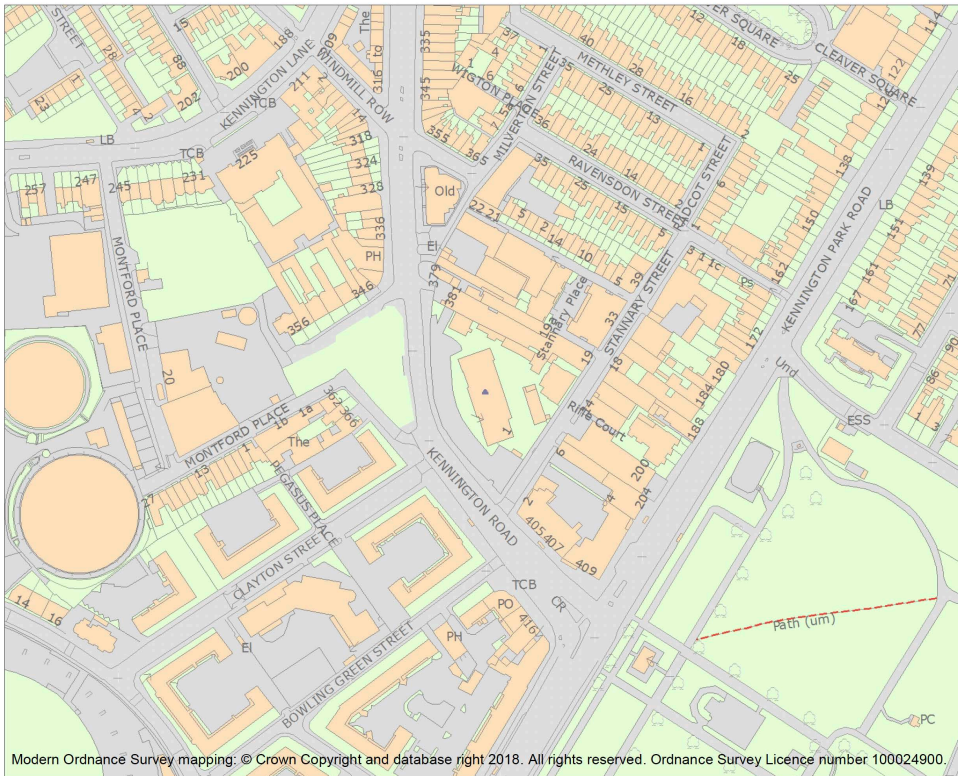
Listing NGR: TQ3127377998

LEGACY:

The contents of this record have been generated from a legacy data system.

Legacy System number: 204364

Legacy System: LBS



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: VAUXHALL MANOR SCHOOL ANNEXE

Heritage Category:	Listing
List Entry No :	1358267
Grade:	II
County:	Greater London Authority
District:	Lambeth
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 31273 77998
Map Scale:	1:2500
Print Date:	30 October 2023



Historic England Map of Listed Building Application Site at Flat 26, The Lycee, 1 Stannary Street.



West (facing Kennington Road) and South Elevations (facing Stannary Street) - flat 26 marked by green outline.

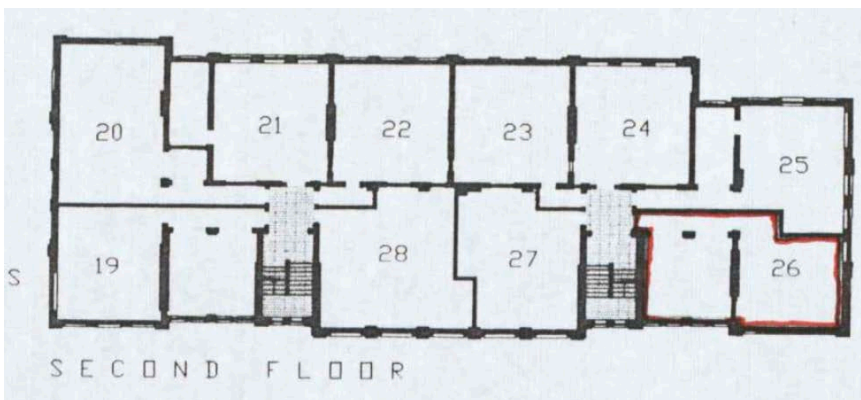
HISTORY OF THE VAUXHAUL MANOR SCHOOL ANNEXE NOW KNOWN AS THE LYCEE.

Development in the greater Lambeth area began in the mid-eighteenth century after completion of the Westminster Bridge, and was further progressed in the early and mid-nineteenth century with railway expansion, the opening of the Vauxhall and Waterloo Bridges, and urban growth south of the Thames. Kennington became a flourishing and desirable neighbourhood for those seeking refuge from the bustling city. By 1900, the Metropolitan Borough of Lambeth was formed.

The Lycee was originally designed by the architect T.J. Bailey and built in the 1890s by the London School Board as part of what was formerly known as the Vauxhall Manor School. The school finally opened in 1897 as the Kennington Manor School.

The Lycee is a long building of solid brick construction containing four three-storeys, double-height volumes (formerly main hall and class rooms) to its perimeter with an infill of five storeys, regular-height ancillary spaces. The volume to the West, when originally built, was separated into five-bays flanked by towers acting as main access stair cores facing Kennington Road. The volume to the East as well as the pedimented wings to the North and South are equally divided into double-height class rooms.

In 1981 the Lycee was listed as Grade II and in 1996 consent was granted by Lambeth Planning Department to convert the Lycee into 39 residential units (ref: 96/01270/PLANAP).



Plan form 1996 layout showing flat 26 marked in red.

DETAIL FLAT 26, THE LYCEE:

The site has a principle boundary to the West with Kennington Road while the main vehicular and pedestrian entry is located to the South accessed from Stannary Street. Flat 26 is accessed through the South West tower stairwell and is located at the top floor of the South wing facing both principle boundaries. The current one bedroom apartment has an open plan main social space and more private bedroom and bathroom facing Kennington Road. There are three large, historic sash windows to the West and one to the South, with four smaller sash windows to the West serving the bedroom/bathroom corridor.

The 1996 conversion into residential units aimed to preserve the original volumes of the classrooms, maintaining height and feeling of space. The flat is entered from a communal lobby off the tower staircase. Flat 26 has a long corridor (entrance door from the lobby) which leads to the main open plan double height living space and kitchen. The bedroom and bathroom are situated off the main living space facing Kennington Road. There is a roof terrace which is currently unaccessible from flat 26 since the door to it is at high level on the North wall of the main living space but has no stair upto it for access. The private terrace is secluded and sits to the rear of the pitched roof to the bedroom and bathroom areas below. It has access to views at a higher level over the pitched roof towards Kennington Road and beyond.

Our client purchased the apartment in 2022. The 2018 granted application Ref. No: 18/02968/FUL & 18/02969/LB allowed for splitting apartments 25 & 26. The splitting of the two apartments into 2 flats was carried out but the mezzanine and stair to access the roof terrace to flat 26 were not implemented at the time. Therefore our client purchased the flat as the split self contained unit as per the application but it did not have the access required to reach the roof terrace.

PLANNING HISTORY:

Ref. No: 98/01805/FUL & 98/01806/LB

Flat 25 and 26, 1 Stannary Street, SE11 4AD

Installation of conservation grade roof glazing to existing roof pitch (facing away from the street) and replacement of existing door at roof level.

Status: Application Permitted

Ref. No: 18/02968/FUL & 18/02969/LB

Conversion of existing flat into 2 flats, together with internal alterations and reconfiguration to include the addition of a kitchen island, mezzanine and staircase to one flat, and formation of new ensuite shower room and reconfiguration of existing mezzanine to one flat.

(Flat 25 and 26).

Status: Application Permitted

KEY PLANNING POLICIES:

Lambeth Local Plan (2020-2035)

Section 10: Quality of the Built Environment

Policy Q11 Building alterations and extensions

(a) When considering proposals for the alteration or extensions of buildings the council will generally expect proposals:

- i. to have a design which positively responds to the original architecture, roof form, detailing, fenestration (including design, materials and means of opening) of the host building and other locally distinct forms (such as group characteristics); such features should be respected, retained and where necessary on heritage assets authentically reproduced;
- ii. to ensure, wherever possible, that new or replacement plant or equipment (for example: meter boxes, pipes, cables, antenna, air conditioning units) are fully integrated into the building, are not placed on publically-visible elevations and, where integration is not an option, are adequately and robustly screened;
- iii. to, wherever possible, include energy efficiency improvements such as more efficient plant, improvements to thermal performance and renewable energy generation; and climate change adaptation measures such as improved shading on southern elevations and natural ventilation.

Policy Q20 Statutory Listed Buildings

Policy Q20 Statutory listed buildings Development affecting listed buildings will be supported where it:

- i. would conserve and not harm the significance/special interest;
- ii. would not harm the significance/setting (including views to and from);
- iii. would not diminish its ability to remain viable in use in the long term; and
- iv. is justified and supported by a robust Heritage Statement. Policy Q22 Conservation Areas- Kennington Conservation Area

Policy Q22 Conservation areas

A. Development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by:

- i. respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc;
- ii. protecting the setting (including views in and out of the area).

B. Façade retention with the demolition of the remaining building is generally not considered appropriate in conservation areas as it results in the loss of historic structures. Development involving demolition in a conservation area will only be supported if:

- i. the structure proposed for demolition does not make a positive contribution to the character or appearance of the area;
- ii. a suitable replacement has been granted planning permission; and
- iii. a planning condition and/or section 106 agreement has been made that the building shall not be demolished until a contract for the replacement building has been made.

Policy PN8: Kennington/Oval

F. supporting and enhancing the heritage quality and attributes of the conservation area, Kennington Park, St Mark's Church and the use of its churchyard for market use.

DESCRIPTION OF PROPOSED DEVELOPMENT:

This application requests permission for alterations to flat 26 mainly for the creation of a safe access to the roof terrace for flat 26, where currently no access is in place, with the inclusion of a modest spiral stair and small platform to the existing terrace door at high level.

Refer to BHDC proposed technical drawings submitted with the application - REFER TO ref no's - P561- 01 EXISTING PLANS AND ELEVATIONS , P561- 02 PROPOSED PLANS AND HARDMAN STRUCTURAL ENGINEERS Document 4702 which details the suggested design for the platform and stair to access the roof terrace.

History

The History of the property has been addressed earlier in this document.

Significance

The Lycee is of historically and architecturally significance - as an example of LCC Board School architecture of the period. The primary external elevations of the building are of highest significance. Internally some of the large volumes and spaces represent an early example of school design and are of medium significance. Ancillary and circulation spaces have previously been altered and are of lower significance.

Conservation & Heritage

The proposals have been designed to be reversible where possible, to employ contemporary detailing where appropriate, and to replicate historical detail where possible to minimise impact (repairs). The repair proposals seek to secure the health of the building in an historically appropriate manner. The new platform and stair are positioned for access to the existing terrace but are deliberately tucked into the corner of the main space to reduce impact and volume as well as be positioned far away from any of the windows (cannot be seen from outside or by any other neighbour). There will be no visual impact on the character of the heritage asset in this setting. The lightweight structure of the platform and balustrading will preserve the visual sense of the large volume of space - it will not detract from the overall effect. The build up of the mezzanine is designed as minimal to preserve the head heights under the platform and to maximise head height under the truss above it. The 2018 application saw a larger mezzanine structure permitted, but we seek to simplify this design to a smaller structure with minimal supports to sit quietly in the space. The small section of new door and wall to the en-suite entrance replaces the existing glass door and partition wall to the same position leaving the purlin visible from the corridor as it does presently. The reason for the removal of the glass panel and door is to provide privacy from the bedroom and main space. Repairing/replacing the existing downpipe/guttering in poor condition to matching cast iron - to match existing historic rainwater goods will enhance the appearance and character of the heritage asset. The small amount of pointing will be carried out in a heritage/restoration manner with matching lime mortar in colour and texture to the existing. The existing modern timber frame and door to the terrace will be repaired and re-painted like for like.

Flood Risk

Whilst the property is in a flood risk area it is situated on the 2nd floor so in the event of a flood it will not affect the property in the same way as if it were ground floor. See flood risk document. Client will of course keep up to date on any flood risk prevention measures as required in any event.

Conclusion

In accordance with Lambeth UDP policies and Conservation Area Guidelines, the development proposals for Flat 26, The Lycee provide an appropriate design solution which preserves the character and setting of the listed building. The minimal design and scale of the stair and platform tucked away into the corner has minimal presence within the space. It is reversible and demountable. Minor repairs preserve and upkeep the listed building and will be made in a like for like fashion.

