

Heritage Statement

for a planning application for

adding a single storey side extension, first floor rear extension, bin store, replacing one garden shed with two, widening existing dropped kerb, recovering existing drive, and internal alterations and changes to fenestration @

9 Frank Dixon Close, London, SE21 7BD

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The development site is a detached dwelling within both the Dulwich Estate, and the Dulwich Wood Conservation Area.

The Dulwich Wood Conservation Area does not have an adopted conservation area appraisal but, information about the designation of the conservation area is available on the council's dedicated web-page:

'The Dulwich Wood Conservation Area is located to the southeast of Dulwich Village, and its woods and commons make up the largest expanse of predominantly open space in the borough. The conservation area is bounded by College Road, Sydenham Hill, Lordship Lane and Court Lane, and as well as parkland, the area includes playing fields, allotments, and a golf course. To the north, the formal grounds of Dulwich Park are separated from Dulwich Common by the South Circular. Buildings in the conservation area tend to be around the perimeters of the open space, including some good quality Victorian houses in substantial grounds, although much has been demolished to make way for a number of 20th century residential estates. Some of these, which were built in the 1960s or 1970s, are of some merit in their own right with attractively landscaped gardens, mature trees, and a cohesive architectural form.'

According to the Dulwich Estate website:-

'The 1947 Town and Country Planning Act required the Estate to prepare a 'Dulwich Development Plan' and ... the Estate set up a joint venture with Wates, a large house builder, and between 1957 and the late 1960s over 2000 new homes were built. Designed by the Estate's architects, Austin Vernon & Partners, they set a high architectural standard'.

as you can see from the photograph below, taken in 1966:-



The development site is on Frank Dixon Close which, as it a cul-de-sac, was probably constructed in the 1950's as cul-de-sacs, that is to say dead end residential roads, did not exist much before this, as they are a later C20th innovation.

As for the other houses on Frank Dixon Close, of which there are 9, since 1987, planning consent has been granted to demolish and replace 3, and for significant extensions to all the other 6, as set out below:-

- 1 Frank Dixon Close – Replacement dwelling - 87/AP/1312
- 2 Frank Dixon Close– Single storey rear extensions - 06/AP/1811
- 3 Frank Dixon Close – Replacement dwelling - 17/AP/2369
- 4 Frank Dixon Close – Replacement dwelling - 21/AP/0757
- 5 Frank Dixon Close– Single storey rear extensions - 10/AP/1007
- 6 Frank Dixon Close – Single storey side and rear, two storey side and three storey front extension - 16/AP/5147
- 7 Frank Dixon Close – Two storey extensions - 05/AP/2032
- 8 Frank Dixon Close - Two storey rear extension - 11/AP/1557
- 10 Frank Dixon Close - Two storey side and rear extension - 01/AP/0236

This suggests that the individual houses in Frank Dixon Close are not 'of some merit in their own right with attractively landscaped gardens, mature trees, and a cohesive architectural form'.

It would therefore appear that Frank Dixon Close has been included in the Dulwich Wood Conservation Area not because is of its own 'special architectural and historic

interest, because it is surrounded by areas of 'special architectural and historic interest'.

Therefore, provided any development within Frank Dixon Close is so insubstantial so as not to harm the areas of 'special architectural and historic interest' which surround it, and this proposal is suitably insubstantial, there should be no reason why consent should be refused on the grounds that the site is in a conservation area.

Otherwise, as set out in the London Borough of Southwark's

2015 Technical Update to the Residential Design Standards (2011)

Extensions and alterations within conservation areas should:

- Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals - There is no adopted conservation area appraisal
- Use high quality materials that complement and enhance the conservation area – The proposal uses the same high quality materials as the existing dwelling
- Not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the conservation area – The proposals for not require the loss of existing traditional features
- Not introduce design details or features that are out of character with the area such as the use of windows and doors made of aluminium, uPVC or any other non-traditional materials – The proposals use traditional design details, features and materials