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# **Design & Access and Heritage Statement**

**Erection of side and rear dormers to aid Loft Conversion at:**

**Flat 4, 295 Brownhill Road, Catford, London, SE6 1AG**

Dormer Design: Please refer to attached drawings

1. Roofing slates to match existing in material and colour
2. Hung tiles to dormer cheeks to match in colour
3. Windows to dormers to be double glazed and in aluminium frames

## **Site Description**

295 Brownhill Road is a 2 storey property located on the northern side of Brownhill Road. The property is located within the proximity of Lewisham's Local List as documented in February 2014. The property has been sub-divided into 4 self-contained residential units: Flat 1,2,3 &4.

## **The Proposal**

The owner intends to increase the habitable space of Flat 4 by way of converting the existing attic void. In order to aid the scheme, there will be x2 side and x2 rear dormers windows.

## **Summary**

The proposed loft conversion involving the erection of 4 dormers including the insertion of 2 skylights to front elevation won't detract from the existing street view. A number of neighbouring buildings along Brownhill Road have been approved with similar dormer extensions.

## **Additional Information about this Statement**

### **(1) A description of the heritage asset and its setting**

*Which conservation area does the building form part of?*

The property is located within the proximity of Lewisham Locally Listed Buildings (Listed in 2014) including Former Bromley & Crays Co-operative Society Building – built in 1911 including Baptist Church across the road.

*What is the age of the building?*

This was part of the estate development along the current South Circular Road, A205 by The Archibald Corbett Society and was completed c.1905

*What are the main characteristics in terms of style, building materials and architectural features e.g. window type?*

The property is an early 19<sup>th</sup> century, detached house with a coach house. The roof was originally designed with terracotta tiles with ornamental brickwork, two-storey with a bay window, recessed front door, lower ground level and pitched slate roof.

*What is the surrounding development of the area like? Is the building part of a development of the same age and style, perhaps by the same builder?*

The general buildings surrounding 295 Brownhill Road are mainly residential with some punctuated mixed-use development. The area was a planned development by The Archibald Corbett Society forming 6 bedrooms and the target was for the

Wealthy Class during the late 19th century. It is interesting to note that the estate's original street layout remains unchanged since the concept was realised during the early 19<sup>th</sup> Century. To date, most of these 'Corbett Houses' have retained their original architectural features such as: terracotta tiles and ornamental brickwork

*Describe the street scene: Is it of residential or commercial character? Is there a variety or coherence in building form and types? Is it suburban e.g. are there front gardens to the buildings?*

Brownhill Road is a busy and wide road serving the south circular orbital road, where all the houses look very similar, with large front gardens.

## **(2) An assessment of significance**

*How does the building contribute to the historic character of the area?*

Being in good condition and relatively unaltered externally, this Corbett House makes a positive contribution to the special character and appearance of the area.

*Is it one of its kind? Is it part of group of buildings of similar style and age? Is it one of a pair of semi-detached, or part of a terrace in which the single house forms a unit within a larger entity?*

Section of Brownhill Road that forms the neighbourhood of No.295 is one of the detached houses with attached coach house that make them unique in their settings. The majority of the residential buildings have canted bay windows together with ornamental brickwork.

*Are there any distinctive architectural features?*

The distinctive architectural features include; ornamental brickwork, two-storey bay window, front door/porch, slate roofs,

*How does the setting contribute to the character and appearance of the asset?*

Residents have maintained the original architectural features though the original use as Wealthier Class family Houses have now changed in most cases whereby, they have been converted to meet the current demands for housing.

## **(3) An explanation of the design concept for the proposed development.**

For small scale alterations: *What are the design and proposed materials?*

The proposed dormer roofs respect the existing hiproof pitch with matching materials

## **(4) Describing the impact of the proposed development**

*Would the proposed development be visible from any public viewpoint?*

The side dormers will be visible from the main road and the design pattern is similar to many houses that have been implemented along the road.

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*Would the proposed development involve loss or change to any original features?*

The proposed dormers will not a cause negative impact on the original hip ends.

*For small-scale alterations: If not a like-for-like replacement – what would be the visual impact? Would it preserve and enhance the character and appearance of the building and streetscape?*

The proposed design will preserve the roof profile of hip ends.

## Photographs

Photo 1 – Rear view of No.295





Photo 2 – Side view of No.295



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Photo 3 – Main entrance to principle elevation





Photo 4 – Elevation showing a coach house between 293 & 295



Photo 5 – Side Elevation to No.297





Photo 6 – Rear elevation to No.297

