

HERITAGE, DESIGN & ACCESS STATEMENT

To be read in conjunction with Drawings P-01 to P-04



Fig.1 Photo showing rear elevation of existing property

Address: 36 Boyne Road, London SE13 5AW

Introduction

This Heritage, Design & Access Statement is in support of the planning application to replace windows to the rear elevation of the kitchen/dining area, and to replace doors and windows to the side of the existing dining, including installation of a new oriel window, a projecting window seat with PPC aluminum or Zinc cladding surround.

Context for the Proposal

The application site is situated on the south side of Boyne Road. The predominant building type is terraced houses, two stories in height, with two storey rear returns and side passages to each property. (See Fig. 2). Each house has front and rear gardens, and lies within the Belmont Conservation Area. There are no Article 4 directions in place.

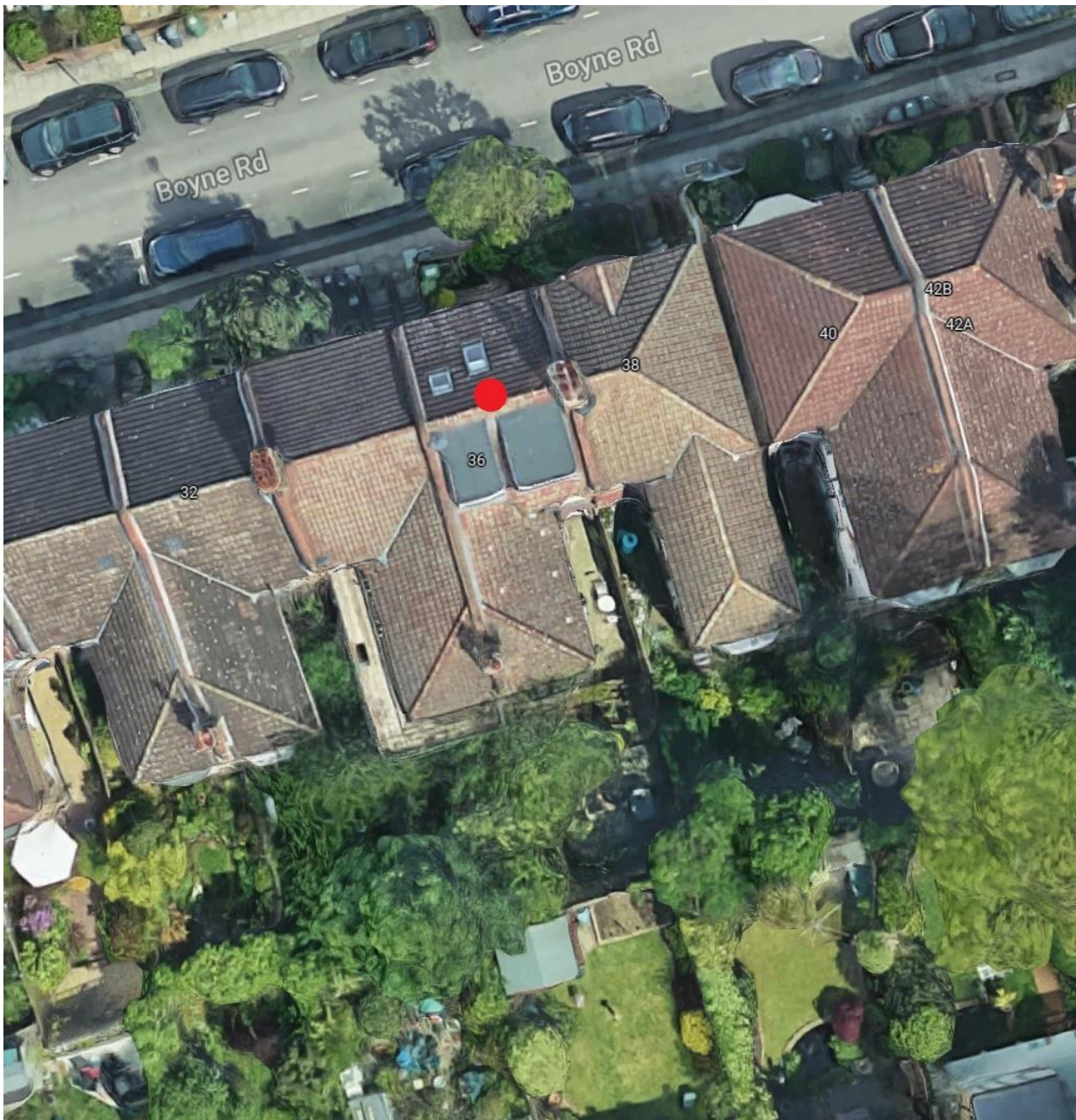


Fig.2 Aerial View showing application site denoted by red dot (Courtesy Google Maps). Note the rear garden tree has been lawfully removed

The site is sloping from rear down towards front, and therefore much of the rear garden is at a level higher than the internal floor level of the house. There are also tall fences to either side of the application site. This ensure privacy between the properties, and has the effect of minimising the appearance of any proposed works to ground floor level from the perspective of from neighbouring properties. A former tree to rear of application site (see Fig. 2, an Aerial photo taken before this year) has been lawfully felled last year, ref DC/23/130127.



Fig.3 View from first floor into rear passage, towards private garden



Fig.4 View of side passage and existing 2.1m height fence with no. 38

Heritage

The application site sits within Belmont Conservation Area, in the Boyne Road area, an Edwardian development dating from 1903-1911. Features of the property include stock brickwork to rear elevation and painted timber windows. It is considered that the timber window & door feature is important to continue in the proposal for consistency of appearance of the proposal. It is noted that within the conservation area, other works such as a side/rear infill single-storey extensions have been approved, including at 7a Boyne Road (ref DC/22/125265), at 77 Boyne Road (ref DC/20/119500, and no. 26 (ref DC/17/101445), and additionally at this application site (ref DC/23/131144), although these formerly approved works are unlikely to go ahead for budget reasons.

Design & Appearance

The proposed design would have no effect on the streetscene, as it sited to the rear of the property. The oriel window height is limited to 2.65m above the garden/side passage ground level, and due to its location will be largely hidden from view from neighbouring properties. PPC aluminium or Zinc flashings around base and top of the projecting oriel window are considered to be high quality materials, which will be durable, whilst the replacement rear windows would be white painted timber frame, for a consistent appearance and to suit the existing dwelling.

Impact

It is considered that the ground floor oriel window and replacement glazing will have an acceptable impact on the surrounding properties. There will be no impact on the adjacent dwelling at no. 34. There is considered to be no adverse impact to the dwellinghouse at no. 38. There is an existing boundary fence in place to height approx. 2.1m, and the maximum height of proposed glazing to the ground floor dining area would be around 2.5m above ground level, set back from the fence line by around 1.5m, therefore it does not in any way affect the privacy of no. 38 nor cause any overlooking to their rear garden amenity nor rear fenestration. The large oriel window replaces two existing windows on the side elevation, as the drawings show, so a precedent of clear glazing in this part of the dwelling already exists.

Policy & Precedent

It is considered that the character of the host property is maintained and enhanced by the proposed works. The materials used will be consistent with the original dwelling, and where new (eg PPC aluminium or Zinc flashings) would be of high quality and durable, only used in a small area, whilst the streetscape, which gives the surrounding area its particular character, remains unchanged. SPD 2019 requires the applicant to demonstrate that the impact on

neighbouring dwellings is not significant – and we believe that the submitted drawings sufficiently show how the proposal would comply with this requirement.

The 2019 SPD has a section (page 30) giving guidance specifically related to rear extensions in conservation areas. The proposal meets the criteria discussed in this section as follows:

- The proposed oriel window is clearly secondary to the host building in terms of location, form, scale & detailing. The oriel window is clearly legible as a later addition, whilst ensuring the proposed height is kept to a minimum and there are no impacts on neighbouring dwellings.
- The proposal respects the original design and architectural forms of the existing building.
- The oriel roof height is low (approx.. 2.65m above ground level) and will not compete visually with the main pitched roof at two storey level.
- It is considered that the proposal is a modern, high quality design which achieves the distinction between old and new, as the SPD seeks to promote.

Conclusion

It respectfully submitted that the proposal to construct the oriel window and changes to fenestration is in accordance with both local and national planning policy in terms of design & appearance, that the design is comparable with other similar approved extensions and precedents, and that the impact on neighbouring properties and amenities is acceptable, and we respectfully request planning permission from the local planning authority on this basis.

Yours sincerely,
John Quinn, Architect ARB reg no 0862501