

**THE OLD CHURCH
186a DEPTFORD HIGH STREET
LONDON
SE8 3PR**



**DESIGN AND ACCESS STATEMENT
INCORPORATING
CHARACTER APPRAISAL, HERITAGE STATEMENT
AND PLANNING STATEMENT
IN SUPPORT OF
APPLICATION FOR PLANNING PERMISSION**

April 2024



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Introduction

The proposal involves the provision of 3 additional windows at the rear of the ground floor.

Prior to commencing design, analysis was undertaken of the history of the site, its immediate surroundings and the wider local area.

This analysis included:

- Walking the area and compiling a photographic database to gain a greater knowledge and understanding of the character of the area and its setting.
- Review of the National Planning Policy Framework, London Plan, Local Plan, Deptford High Street and St Paul's Church Conservation Area Character Appraisal and other relevant planning policy guidance.
- Assessing local views into and out of the site.

The site and local area

The site is located on the east side of Deptford High Street, on the south-east corner of the junction with Albury Street opposite the junction with Hyde Street to the west. The existing 3 storey property comprises of a commercial unit and 1 bedroom flat at ground floor, with 2 x 2 bedroom flats on the upper floors.

The property is bounded to the south by similar terraced properties. To the north on the opposite side of Albury Street and to the west on the opposite side of Deptford High Street are similar terraced properties. To the east on Albury Street is an area of open space with 3 storey housing beyond on Mary Ann Gardens.

The immediate local area on Deptford High Street is predominantly residential above ground floor commercial uses comprising a mix of terraced properties of varied periods, scale, design and materials.

The site is within Deptford High Street and St Paul's Church Conservation Area. The existing building is not listed or locally listed.

The nearest listed buildings are located to the north-east on the north side of Albury Street, comprising of the terrace of houses at 13-45 Albury Street. 13-37 and 43 are Grade II* listed, and 39-41 and 45 are Grade II listed. 34-40 Albury Street on the south side are also Grade II* listed. The setting of these listed buildings will not be affected by the proposed development.

The site is located in an area of archaeological priority. The property is part of a designated secondary shopping frontage, and lies within the designated town centre.

The site is partially within flood zone 3, although given the existing residential use and location of the extensions at first and second floor level, flood risk is not considered to be an issue for the proposed development



Location plan

Site photographs



182-186a Deptford High Street looking south-east at junction with Albury Street



Rear of 182-186a Deptford High Street looking west at junction with Albury Street and Mary Ann Buildings towards Deptford High Street



Rear of 170-186a Deptford High Street looking south-west at junction with Albury Street and Mary Ann Buildings towards Deptford High Street



190-196 Deptford High Street and 1-5 Albury Street looking north-west at junction with Albury Street and Mary Ann Buildings towards Deptford High Street

Previous planning history

The property has the following previous planning history although none of this is particularly relevant to this application.

- A lawful development certificate was granted on 2nd April 2024 for an Application for a Lawful Development Certificate (Existing) submitted under Section 191 of the Town and Country Planning Act 1990 (as amended) to establish the use of The Old Church, 186A Deptford High Street, as a self-contained residential dwelling (Use Class C3). (DC/24/134752)
- An application for planning permission was withdrawn on 8th December 2023 for Provision of 3 additional windows at the rear of the ground floor at 186A The Old Church, Deptford High Street SE8. (DC/23/133160)
- An application for planning permission was refused on 14th December 2021 for The construction of a two storey extension at first and second floor levels to the rear of the existing flats at 186A Deptford High Street SE8, to provide 2, three bedroom self-contained flats, together with alterations to the rear elevation (DC/21/123732). An appeal against this decision was dismissed on 17th June 2022.
- An application for planning permission was refused on 6th July 2021 for The construction of a two storey extension at first floor level to the rear of the existing flats at 186A Deptford High Street SE8, to provide 2, three bedroom self-contained flats, together with alterations to the rear elevation.(DC/21/121227).
- An application for planning permission was refused on 31st January 2008 for The alteration and conversion of 186a Deptford High Street SE8, together with the enlargement of the basement, construction of a three storey extension to the rear and an additional storey at third floor level, to provide 5 two bedroom, self-contained flats on the upper floors with 3 commercial units on the ground floor/basement, provision of bin and cycle stores and landscape works to the open space land to the rear (07/067666/FT). An appeal against this decision was dismissed on 12th September 2008.

- An application for planning permission was refused on 8th May 2007 for The alteration and conversion of 186a Deptford High Street SE8, together with the enlargement of the basement, construction of a three storey extension to the rear and an additional storey at roof level to provide 5 two bedroom, self-contained flats on the upper floors with 3 commercial units on the ground floor/basement, provision of bin and cycle stores and landscape works to the open space land to the rear (DC/06/064051/FT). An appeal against this decision was dismissed on 22nd October 2007.

Design Statement

The proposal involves the provision of 3 additional windows at the rear of the ground floor. The additional windows will provide improved natural daylight and ventilation to the existing dwelling.

The design has been informed by site analysis, planning policy and planning history. The design is summarised as follows.

- The existing 1 bedroom flat at ground floor level is retained and improved by providing 3 new windows to the east elevation at the rear. The sill level for the new windows is located at 1.7 metres above ground level to maintain privacy.
- High quality detailing and durable materials to match the existing will be used to provide a distinctive design that harmonises with the original host building and local area. Materials comprise of buff London stock brick laid in Flemish bond with flat gauged arches above windows, cast stone window sills and white painted traditional timber framed vertical sliding sash windows.

Planning statement

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan currently comprises the following documents

- The London Plan: Spatial Development Strategy for London (March 2021)
- London Borough of Lewisham Local Plan: Core Strategy (June 2011) and Development Management Local Plan (November 2014)

The London Plan: Spatial Development Strategy for London (March 2021)

The following policies of are relevant to this proposal.

- Policy D4 Delivering good design
- Policy D6 Housing quality and standards
- Policy HCI Heritage conservation and growth

Core Strategy (June 2011) and Development Management Local Plan (November 2014)

The following policies are relevant to this proposal.

- DM Policy 30 Urban design and local character
- DM Policy 31 Alterations and extensions to existing buildings including residential extensions
- DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens

The proposed design meets the requirements of these polices as follows.

- High quality detailing and durable materials to match the existing will be used to provide a distinctive design that harmonises with the original host building and local area. Materials comprise of buff London stock brick laid in Flemish bond with flat gauged arches above windows, cast stone window sills and white painted traditional timber framed vertical sliding sash windows.
- The existing 1 bedroom flat at ground floor level is retained and improved by providing 3 new windows to the east elevation at the rear. The sill level for the new windows is located at 1.7 metres above ground level to maintain privacy.
- The proposed alterations respect the existing host building and will preserve the setting and appearance of the listed buildings at 13-45 and 34-40 Albury Street, and the setting and appearance of the Deptford High Street and St Paul's Church Conservation Area.

- A heritage statement is included within this document.
- The palette of traditional robust and attractive materials has been selected to match the host building and local area.

Heritage statement

Introduction

The following is evident:

- The site is within Deptford High Street and St Paul's Church Conservation Area.
- The existing building is not listed or locally listed.
- The nearest listed buildings are located to the north-east on the north side of Albury Street, comprising of the terrace of houses at 13-45 Albury Street. 13-37 and 43 are Grade II* listed, and 39-41 and 45 are Grade II listed. 34-40 Albury Street on the south side are also Grade II* listed.
- The site is located an area of archaeological priority.

Methodology

Desk based historical research and site inspections have been undertaken to establish the historical significance of the Deptford High Street Conservation Area, and the listed buildings at 13-45 and 34-40 Albury Street, and assess the impact of the proposed new building on their setting.

The significance of the heritage assets has been established from historic research in accordance with the advice of *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment* published by English Heritage.

The historic research and assessment of significance of the heritage assets has informed the proposed design.

Description of the significance of the heritage assets affected

Deptford High Street and St Paul's Church Conservation Areas

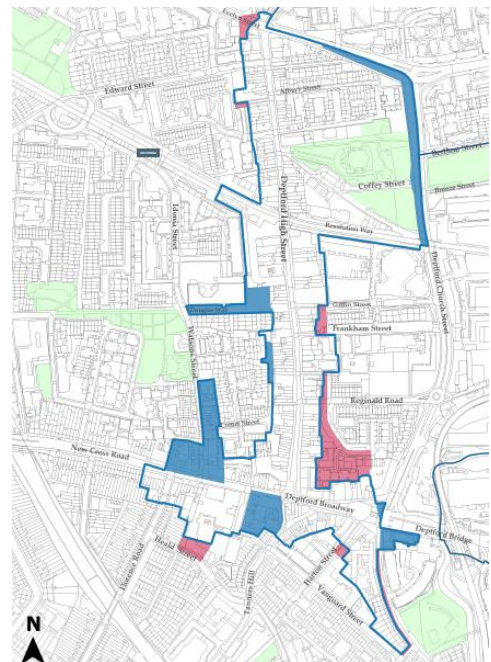
Deptford High Conservation Area and its significance is described in detail in the Deptford High Street and St Paul's Church Conservation Area Character Appraisal published by London Borough of Lewisham and adopted on 11th November 2019. A brief summary is as follows:

Deptford High Street and St Paul's Church conservation areas were designated in 1976 and 1975 respectively.

The area grew following Henry VIII's Royal Naval Dockyard and contains many 18th century buildings including:

- *St Paul's church (Grade I)*
- *the Grade II* listed houses on Albury Street*
- *several small vernacular buildings along Deptford High Street and on Tanners Hill (the latter listed at Grade II).*

The area continues to evolve and is particularly known today for its vibrant street market, independent shops and residential accommodation above and beyond the high street.



Listed buildings

13-15 Albury Street

The 2 properties are Grade II* listed, and hold group value as part of 13-45 Albury Street. The properties were first listed on 19th October 1951. The listing description is as follows.

Early C18. Each 2 storeys, attic and sunk basement, 3 windows. Multi- coloured stock brick. High pitched roofs, No 13 slated, No 15 renewed in modern felt. Each has flat dormer. Parapet front, 1st floor rebuilt. Gauged, red brick arches and jambs to ground floor windows, sashes with glazing bars in flush, moulded frames with recessed panels below. Lower part of No 13 rendered. No 13 has door of flat and 4 fielded panels, cornice head and rectangular fanlight in plain wood reveal with moulded architrave. Panelled

pilasters remain but bracketted cornice hood has been removed for repair, and house is boarded up. No 15 has door of 2, 1, 2, 1, 2 fielded panels with small oval lights inserted in top 2 panels. Moulded architrave. Panelled pilasters and cornice hood on elaborate carved brackets. These houses are part of a GLC scheme to restore the street.

Nos 13 to 45 (odd) form a group.

17 Albury Street

The property is Grade II* listed, and holds group value as part of 13-45 Albury Street. The property was first listed on 19th October 1951. The listing description is as follows.

Early C18. 3 storeys, 3 windows. Multi-coloured stock brick with parapet fronts partly concealing high pitched roof. Old brick chimney at left. Red brick quoins, window jambs and gauged brick window arches, those on 1st and 2nd floor segmental. 2nd floor centre window blocked. 2nd floor windows C19 sashes, 1st floor windows modern casements, ground floor windows late C18 sashes, all in flush or near-flush box frames. Recessed panels below 1st and ground floor windows. Door of 4 fielded and 2 flat panels with cornice head and patterned fanlight in moulded architrave. Frieze with paterae and swags, panelled pilasters, cornice hood on carved brackets. To be restored by GLC.

Nos 13 to 45 (odd) form a group.

19-21 Albury Street

The 2 properties are Grade II* listed, and hold group value as part of 13-45 Albury Street. The properties were first listed on 19th October 1951. The listing description is as follows.

Early C18. Each 2 storeys and attic, 2 windows with blank bay over door at left. High pitched, slated roof. No 19 has 2 and No 21 one flat dormer. Shared old brick chimney. No 19 of multi-coloured stock brick, with parapet front and red brick dressings, partly rebuilt and with lower walls rendered. Windows boarded up. Early C19 6-panel door with cornice head and rectangular fanlight. Doorcase removed for safekeeping. No 21 of multicoloured stock brick with parapet rebuilt in early C19 but retaining sash windows with glazing bars in near-flush box frames under gauged, red brick arches. Recessed panels below ground floor windows. Mid C19, door with cornice head and rectangular fanlight, in moulded architrave. Panelled pilasters and cornice hood on elaborate, carved brackets. To be restored by GLC.

Nos 13 to 45 (odd) form a group.

23-27 Albury Street

The 3 properties are Grade II* listed, and hold group value as part of 13-45 Albury Street. The properties were first listed on 19th October 1951. The listing description is as follows.

Early C18. Each 3 storeys and sunk basement, 3 windows. Multicoloured stock brick with red brick dressings. Parapet front. Mid C19 doors, with cornice heads and plain rectangular fanlights, in moulded architraves. Doorcase pilasters remain but bracketted hoods removed for safe keeping. All windows boarded up. Recessed panels below windows. Ground floors rendered. To be restored by GLC.

Nos 13 to 45 (odd) form a group.

29-31 Albury Street

The 2 properties are Grade II* listed, and hold group value as part of 13-45 Albury Street. The properties were first listed on 19th October 1951. The listing description is as follows.

Early C18. Each 2 storeys and sunk basement, 3 windows, the left one very narrow. Multicoloured stock brick with red brick dressings. Parapet. Gauged brick arches to sash windows with glazing bars, early C19 but in original flush frames. Recessed panels below ground floor windows. No 29 has door of 8 fielded panels, with cornice head and rectangular fanlight, in moulded architrave. Only impost blocks and pulvinated frieze remain from doorcase, the rest of which has been removed for safe-keeping; and the house is boarded up. No 31 door of 10 fielded panels in moulded architrave with pulvinated frieze. Panelled pilasters and brackets with angels' heads support cornice hood. To be restored by GIC.

No 13 to 45 (odd) form a group.

33 Albury Street

The property is Grade II* listed, and holds group value as part of 13-45 Albury Street. The property was first listed on 19th October 1951. The listing description is as follows.

Early C18 with front rebuilt early C19, 2 storeys and sunk basement, 2 windows. Multicoloured stock brick with parapet. Red brick arches to recessed sash windows with glazing bars. Door of 10 fielded panels in moulded architrave. Pilasters and pulvinated frieze only remain of doorcase, the rest having been removed for safe keeping. To be restored by GLC.

Nos 13 to 45 (odd) form a group.

35 Albury Street

The property is Grade II* listed, and holds group value as part of 13-45 Albury Street. The property was first listed on 19th October 1951. The listing description is as follows.

Early C18 house with front partly rebuilt. 3 storeys and sunk basement, 4 windows. Multicoloured stock brick with parapet. Red brick arches to sash windows with glazing bars, mostly replaced, in old flush moulded frames. Recessed panels below 1st and ground floor windows. Lower part of ground floor rendered. Door of 8 fielded panels, with cornice head and rectangular fanlight, in moulded architrave. Panelled pilasters, pulvinated frieze and cornice hood on elaborate, carved brackets. To be restored by GLC.

Nos 13 to 45 (odd) form a group.

37 Albury Street

The property is Grade II* listed, and holds group value as part of 13-45 Albury Street. The property was first listed on 19th October 1951. The listing description is as follows.

Early C18. 2 storeys, attic and sunk basement, 4 windows. Tiled mansard roof with 1 square dormer. 2nd windows from right on upper floors blocked. Multicoloured stock brick with parapet, partly rebuilt. Some red brick dressings. Replaced sash windows in replaced, flush box frames. Recessed panels below ground floor windows. Door of 10 fielded panels in moulded architrave, with pulvinated frieze, panelled pilasters and cornice hood on elaborate carved brackets. To be restored by GLC.

Nos 13 to 45 (odd) form a group.

39-41 Albury Street

The 2 properties are Grade II listed, and hold group value as part of 13-45 Albury Street. The properties were first listed on 19th October 1951. The listing description is as follows.

Early C18 houses with early C19 fronts. Each 2 storeys and attic, one window. Slate mansard roof with 1 square dormer. Recessed sash windows with glazing bars in stucco lined reveals, under gauged flat brick arches on ground floor, cambered arches on 1st floor. Round arched opening to 6-panel door with cornice head and radial fanlight. To be restored by GLC.

Nos 13 to 45 (odd) form a group.

43 Albury Street

The property is Grade II* listed, and holds group value as part of 13-45 Albury Street. The property was first listed on 19th October 1951. The listing description is as follows.

Early C18 house of 2 storeys, attic and sunk basement, 2 windows. Multicoloured stock brick with parapet concealing roof. One low gabled dormer. Upper part of wall rebuilt. Red brick dressings to lower part; wall rendered below ground floor windows. Sash windows with glazing bars in flush box frames. Sunk panels below ground floor windows. Door of 10 fielded panels in moulded architrave. Pilasters and pulvinated frieze alone remain of doorcase; the bracketed hood removed for safe keeping. To be restored by GLC.

Nos 13 to 45 (odd) form a group.

45 Albury Street

The property is Grade II listed, and holds group value as part of 13-45 Albury Street. The property was first listed on 8th July 1973. The listing description is as follows.

Front of house largely rebuilt in late C19 of red brick, but rest of house probably early C18. 2 storeys and basement, 4 windows. Parapet front. Renewed, recessed sash windows on 1st floor. Early C19 recessed sash windows with glazing bars on ground floor. 6-panel door with segmental fanlight.

Nos 13 to 45 (odd) form a group.

34-40 Albury Street

The 4 properties are Grade II* listed, and form a group. The properties were first listed on 5th July 1950. The listing description is as follows.

Early C18 terrace, all that remains of a much longer row. Nos 34 to 38 2 storeys, attic and sunk basement, No 40 2 storeys and sunk basement. 3 bays, the right bay with blank window arch above door. Multicoloured stock brick with brick red dressings, ie window arches (segmental on 1st floor, gauged flat on ground floor) and jambs, quoins and, in No 40, quoins of quasi-pilasters through parapet. Stone coped parapets conceal high pitched tiled roofs with low pedimented dormers. Tall, rectangular chimney stacks. Sash windows, with glazing bars in flush moulded frames have sunk panels below. Doors of 6,8 and 10 fielded panels, the upper panels glazed in No 34 and 36 which have plain rectangular fanlights. No 38 has later patterned fanlight. Moulded architrave, swell frieze. Sunk panel pilasters support elaborate carved consoles and cornice hood. Many interior features of high quality remain, ie several complete panelled rooms, marble fireplace surrounds (some in corners) shelved alcoves and cupboards (1 marble lined with marbled shell hood.) Also staircases with twist balusters, 3 to a tread, cut string and carved tread ends, ramped handrails and fluted column newel posts.

Nos 34 to 40 (even) form a group.

Assessing historic significance

The existing site holds no historic significance.

The significance of listed buildings at 13-45 and 34-40 Albury Street is recognised by their listed status.

The significance of the Deptford High Street and St Paul's Church Conservation Area is recognised by the conservation area designation.

The National Planning Policy Framework (NPPF) states the following as one of the core planning principles in achieving sustainable development.

Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

The glossary in Annex 2 of the NPPF defines significance as follows.

Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

English Heritage's *Conservation Principles, Policies and Guidance (2008)* lists the following criteria that contribute to the significance of a building.

- *Evidential value derives from the potential of a place to yield evidence about past human activity.*
- *Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*
- *Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.*
- *Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

Significance of property

The significance of the property can be summarised as follows in relation to the criteria identified by the National Planning Policy Framework and English Heritage.

National Planning Policy Framework criteria

Archaeological interest

The property may hold archaeological interest for information it may provide about the history of the area, although the excavation required for the existing and former buildings on the site mean the site is likely to have low archaeological significance.

The proposal requires no ground works that will affect archaeological significance.

Architectural and artistic interest

The existing site and building hold limited architectural and artistic interest. The listed buildings at 13-45 and 34-40 Albury Street hold architectural and artistic interest as statutorily listed buildings. The Deptford High Street and St Paul's Church Conservation Area holds architectural and artistic interest.

The sympathetic design for the 3 new windows respects the existing host building and will preserve the setting and appearance of the listed buildings at 13-45 and 34-40 Albury Street, and the setting and appearance of the Deptford High Street and St Paul's Church Conservation Area.

Historical interest

The existing site and building hold no historical interest.

English Heritage criteria

Evidential value

The property may hold archaeological interest for information it may provide about the history of the area, although the excavation required for the existing and former buildings on the site mean the site is likely to have low archaeological significance.

The proposal requires no ground works that will affect archaeological significance.

Historical value

The existing site and building hold no historical interest.

Aesthetic value

The existing site and building hold limited aesthetic value. The listed buildings at 13-45 and 34-40 Albury Street hold aesthetic value as statutorily listed buildings. The Deptford High Street and St Paul's Church Conservation Area holds aesthetic value.

The sympathetic design for the 3 new windows respects the existing host building and will preserve the setting and appearance of the listed buildings at 13-45 and 34-40 Albury Street, and the setting and appearance of the Deptford High Street and St Paul's Church Conservation Area.

Communal value

The existing building makes a contribution to the communal value of the streetscape, and the setting and appearance of the Deptford High Street and St Paul's Church Conservation Area.

The sympathetic design for the 3 new windows respects the existing host building and will preserve the setting and appearance of the listed buildings at 13-45 and 34-40 Albury Street, and the setting and appearance of the Deptford High Street and St Paul's Church Conservation Area.

Heritage impact assessment

Contribution of the existing site on the setting and significance of the heritage assets

The existing building makes a contribution to the communal value of the streetscape, and the setting and appearance of the Deptford High Street and St Paul's Church Conservation Area.

Impact of the proposal on the significance of the heritage assets

The sympathetic design for the 3 new windows respects the existing host building and will preserve the setting and appearance of the listed buildings at 13-45 and 34-40 Albury Street, and the setting and appearance of the Deptford High Street and St Paul's Church Conservation Area.

The palette of traditional robust and attractive materials has been selected to match the host building and local area.

Visual impact

The proposal has no impact on strategic or local views and does not affect the setting of any listed or locally listed buildings. The proposed additional windows will preserve the character, setting and appearance of the original host building, local streetscape, and Deptford High Street and St Paul's Church Conservation Area.

Impact on neighbouring amenity

The proposed new windows will have no adverse impact on the amenity of neighbouring properties.

Sustainability

Sustainability has been a key consideration informing the proposal. The proposed additional windows will improve natural daylight and ventilation to the existing dwelling. The proposal is beneficial to the existing property given the current climate and energy crisis.

Flood risk

The site is partially within flood zone 3, although given the existing residential use, flood risk is not considered to be a consideration for the provision of 3 additional windows at the rear of the ground floor to improve the existing dwelling.

Access statement

The applicant has adopted a commitment to ensure that access for disabled people is maximised where reasonably possible.

The applicant is aware of their responsibility encompassing the principles and practices that form the basis for The Equality Act. The applicant has appointed design staff and will appoint contractors who are familiar with the principles and practices of The Equality Act. The design and construction team will encompass these principles and practices and adopt performance indicators where possible from BS 8300 or Approved Document M of the Building Regulations.

The proposal involves the provision of 3 additional windows at the rear of the ground floor.

The existing entrances and access provisions are retained. There are no principle departures.

Conclusion

The design for the provision of 3 additional windows at the rear of the ground floor to improve the quality of the existing dwelling has been developed through research of the site and the local area.

The proposed additional windows respect and maintain the character and appearance of the original host building and local area.

This is a highly sustainable proposal which improves the quality of the existing dwelling on previously developed land in an accessible urban location close to public transport and local amenities. The proposal complies with the policies of the National Planning Policy Framework, London Plan, Local Plan, and other relevant planning policy guidance.