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1807 - Crab Hill

Design and Access Statement

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1.0 Introduction

1.1 Purpose of this document

This document is a Design and Access Statement which sets out proposals for extension and alterations to Hilary Mount, Crab Hill Hillary, Beckenham BR3 5HH. This document accompanies a full planning application.

Hilary Mount is a detached ‘Arts & Crafts’ style house in Beckenham, Greater London.

The proposed design including a two storey rear extension, and other repairs and alterations to the house are designed to take full advantage of the leafy site and surrounding context, and will transform Hilary Mount into a light, spacious family home suitable for 21st century living.

2.0 Context

2.1 Location

The site falls within the London borough of Bromley; and is in a conservation area; Downs Hill.

The conservation area is a cohesive inter-war development mainly in neo-Tudor and vernacular styles. The area is comprised of many large semi-detached residential properties, set in large leafy plots.

The site has good transport links with Ravensbourne station in close proximity.

The site also has good proximity to green space with Beckenham Place Park nearby.



2.0 Context



2.0 Context

2.2 Statutory Consents

2.2.1 Planning History

The site falls within the London borough of Bromley; and is in a conservation area; Downs Hill.

Select recent relevant local applications (granted consent):

18/04526/FULL6 - Alteration and extension of existing single storey garage, construction of a two storey side and rear extension. Larchmont Crab Hill Beckenham BR3 5HH

18/01893/FULL6 - Single storey and part first floor rear extension. 4 Crab Hill Beckenham BR3 5HE

16/03754/FULL6 - Single storey rear/side extension. 2 Crab Hill Beckenham BR3 5HE

2.2.2 Pre-application Feedback

Pre-application advice was sought for this proposal and received from planning officer Victoria Wood on 28th June 2019. Council reference: DC/PREAPP/19/00160 28th June 2019

Overall the feedback was supportive of the principles of the development. A few concerns were raised relating to alterations to the front elevation and a proposed window to the south at 1st floor level. The design has been carefully developed in light of these comments - and responses are referred to later in this document.

2.0 Context

2.3 Existing Building

2.3.1 External Appearance

The property is a two storey detached house within substantial grounds located within the Downs Hill Conservation Area.

The exterior of the building is white painted render at the ground floor and a dilapidated Waney Edge timber cladding at first floor level. Existing windows are single glazed and in poor state of repair - many have cracks and/or are unable to be closed properly.

The front of the property features a two storey white rendered entrance with gable. This includes a tall stained glass window which is in a poor state of repair.



Right: Photograph of front (street) elevation of Hilary Mount

2.0 Context

2.3 Existing Building

2.3.1 External Appearance



Above Left: Photograph of Waney Edge cladding to rear elevation - timber boards are dilapidated and damaged in areas.

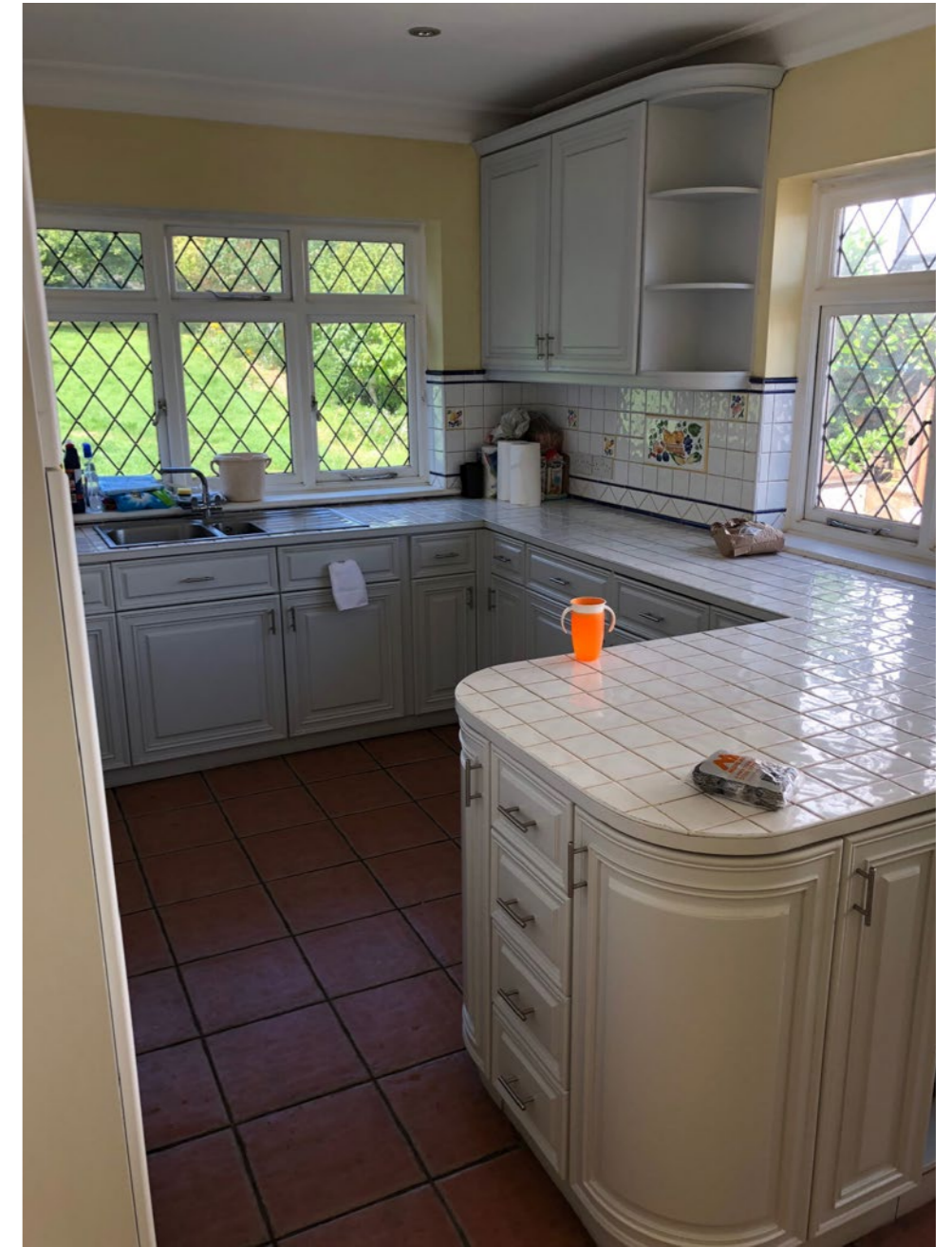
Above Right: Photograph of rear elevation of Hilary Mount



2.0 Context

2.3 Existing Building

2.3.2 Interior Character



Above left: Photograph of stairwell and stained glass window at ground floor

Above middle: Photograph of dining room

Above right: Photograph of kitchen

2.0 Context

2.3 Existing Building

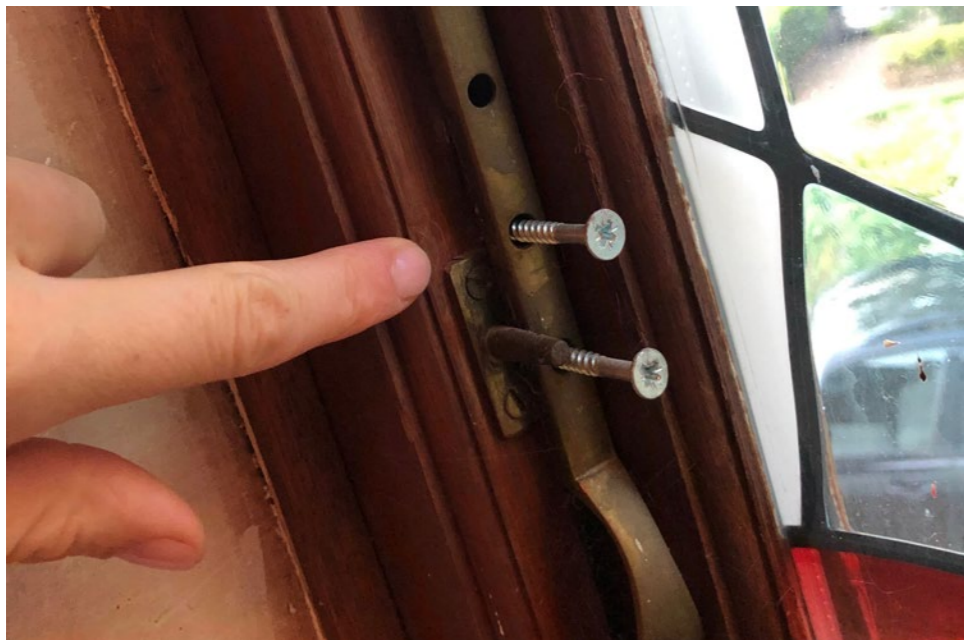
2.3.3 Condition

The building appears to be sound however many elements are in need of repair and renovation.

Timber cladding and render to exterior elevations are damaged and dilapidated.

Many existing windows are single glazed and in poor state of repair - many have cracks and/or are unable to be closed properly. This includes the tall stained glass window to the front (street) elevation which has gaps around the frame and does not close unless screwed shut.

Internally the building is in need of sensitive modernisation and repair work to bring up to standard for modern family living.



Above left: Photograph of dilapidated stained glass window to front elevation - showing screws required to secure shut

Above middle: Photograph of dilapidated stained glass window to front elevation - showing substantial gaps to frame

Above right (top): Photograph of crack to window at front elevation.

Above right (bottom): Photograph of dilapidated window with warping and damage to seal

2.0 Context

2.4 Existing Site Opportunities

The existing house and site presents the following characteristics:

- Morning (East) through to evening light (West);
- The rear garden will be in sun until late evening in summer months;
- Views from principal reception rooms and bedrooms over the rear gardens;
- Opportunity to create a stronger visual and physical axial connection between the main entrance and garden;
- Opportunity to maximise views to the North East and garden, and increase flow between internal spaces and gardens;



Above right: Sketch of existing site plan showing possible opportunities

3.0 Design

3.1 Exterior

3.1.1 Repair and renovation of façades

The proposed design includes replacement of the existing dilapidated Waney Edge stained timber cladding at first floor level, with new stained timber cladding. New cladding is to be straight timber board. Stain colour to be a dark anthracite colour.

Existing dilapidated render to be repaired and reapplied as/where necessary and redecorated.

3.1.2 Replacement windows

Existing dilapidated and damages single glazed windows to be replaced with double glazed windows with timber/metal frames as shown on drawings.

The existing stained glass window is dilapidated and not secure. The proposal seeks to retain the opening and replace with a sensitively detailed timber/metal framed double glazed window.

3.1.3 Front elevation

The Downs Hill Conservation Area is characterized by large plots and houses, of a varying architectural character - many of which have large/tall entrance features. The proposed design includes amendments to the existing front rendered gable feature.

In the pre-application the following concern was raised over the alteration of this feature:

“Concern however is raised over the alterations to the front gable together with the increase in height and loss of the corbel features. It is my informal officer’s opinion that this element should reconsidered as the property makes a positive contribution to the Downs Hill Conservation Area and the loss of this feature would not preserve the character and appearance of the conservation area.”

The site is located within the Downs Hill Conservation Area, and therefore Policy 41 of the BLP and Policy 7.8 of the London Plan is relevant to this application. These policies require new developments to respect and complement the layout, scale, form and materials of existing buildings and spaces; respect and incorporate in the design existing landscape or other features that contribute to the character, appearance or historic value of an area.

Since the receipt of pre-application advice, a study of the conservation area and neighbouring buildings has been carried out to ensure a thorough understanding of the character of the area, and to ensure that proposed amendments to Hilary Mount are in keeping with the scale, form, layout and materials of neighbouring properties and the wider conservation area.



Above right: Front elevations of properties in the area with 3-storey front gables

3.0 Design

Scale of proposed alterations to front elevation:

The conservation area is characterized by large houses in a variety of architectural styles, and a number of these properties share the feature of a dominant feature gable at the front of the property - including the properties directly neighbouring Hilary Mount (see photographs on to right).

The ridge of the gable feature of these houses is typically around the height of ridge line of the main body of the house, with the eaves of the gable at level with the eaves of the main house. This tall (often 2.5 - 3storey) gable elevation feature is also characteristic of recent new-build houses within the area (see photographs on previous page).

As part of this proposal a small height increase is proposed to the front gable feature. The design amendment of this feature has been developed in line with the neighbouring properties. The height of front gable is raised slightly to more closely align the eaves and ridge of the ridge of the gable feature with the eaves and ridge of the main body of existing house.

The scale of the proposed alterations to the front gable is therefore in keeping with the character of its neighbours and of the wider conservation area.

Form/Materials of proposed alterations to front elevation:

The study of neighbouring properties also included a review of appropriate material and detailing. Of particular note on the existing front elevation of Hilary Mount is the corbelled detail at the eaves of the roof. This was noted by the case officer at pre-application who noted concern over the “loss of the corbel features”.

We have reviewed the design of the front elevation amendments in light of this and propose a carefully detailed eaves to the roof with corbel detail at eaves to match the existing building.

In addition the fenestration proposed retains an aesthetic more in keeping with the “arts and crafts” style of Hilary Mount and a number of other properties in the area.

The form and materials of the proposed amendments to the front gable are in keeping with the character of its neighbours and of the wider conservation area.

See diagram overleaf.



Above left: Front (Crab Hill) elevation of neighbouring property 'Downside'
Above right: Front (Crab Hill) elevation of neighbouring property 'Dark Pines'

3.0 Design



Dark Pines
(as existing)

Hilary Mount
(as proposed)

Downside
(as existing)

Above: Diagrammatic street elevation showing proposed street elevation of Hilary Mount and neighbouring properties

3.0 Design

3.1.4 Dormer Windows

A dormer window is proposed to the rear of the property at 2nd floor level and another at first floor level to the north elevation. Both dormers will be sensitively detailed in keeping with the style of the existing house. Windows will be double glazed.

The dormer window to the north will include obscured glass to ensure no loss to the amenity of the neighbouring property.

3.1.5 Rear extension

A modest 2 storey extension is proposed to the rear of the property - projecting only 2.7m from the rear elevation. The extension follows the slope of the roof of the existing house and is sensitive to the character of the existing house. Contemporary glazing is proposed at the rear to create good visual and physical connectivity to the beautiful garden beyond.

This extension was seen to be acceptable by the case officer at pre-application and remains largely unchanged in its form since the pre-application submission. The projection of the extension from the rear facade has increased by 25cm (from 2.475 to 2.7m) since the pre-application submission to allow for a better functioning family dining room inside. This minor development has no negative impact on neighbouring properties.

An extract from the pre-application advice relating to the extension as follows:

“In terms of the overall size and scale of the development, the part one/two storey rear extension is shown to project 2.475m to the rear elevation together with elevational alterations and side dormer, it is considered that given the size and use of materials the extensions would not overwhelm the original host building...

With regards to loss of light, given the location of the extension which would be sited approximately 9.3m from the southern boundary and 3.2m from the northern boundary and taking into account the siting of the neighbouring properties, it is my informal officer that the proposed part one/two storey rear extension and dormer window would not have a significant impact in terms of overshadowing, loss of light, nor would result in an overbearing impact to the neighbouring properties.”

The case officer stated concern over the flank window to bedroom 1 at first floor level due to a potential loss of privacy to Dark Pines. This window has been removed from the proposal to avoid any possible overlooking or loss of amenity. A north facing roof-light is proposed to bedroom 1 instead to increase natural light into the space.

3.1.6 Use Class

There is no proposed change to the use class and the property will remain a residential dwelling.

3.1.7 Access

Access to the property is not altered by the proposed development.

The proposed extension has been designed with access for all in mind, and the key provisions are as follows:

- Convenient vehicular access retained within close proximity of the main (sheltered) entrance door to the house;
- Accessible cycle storage;
- Level access to all primary doors at ground floor;
- Wide and generous circulation;
- Level connecting terrace to rear of house.