

HUTCH

Hillary Mount, Crab Hill, Beckenham BR3 5HH

DESIGN AND ACCESS STATEMENT

1. Location, use, relevant planning history

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Site Address

Hillary Mount
Crab Hill
Beckenham
BR3 5HH

Location

This Design and Access Statement has been prepared to demonstrate the principles and concepts that have been applied to the proposed residential alterations to Hillary Mount, Crab Hill in Beckenham. The house is located within the Downs Hill conservation area within the London borough of Bromley. The boundary of the site is indicated on location and site plan drawing 20001_P001/- as well as the adjacent image (in red).

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

Use

Refurbishment of an existing Arts and Crafts style single family home. There are no proposed changes to the use class and the property will continue to be a residential property.

Relevant Planning History

For Hillary Mount (application site):

DC/19/03715/FULL6 - Part one/two storey rear extension, side and flank dormers together with elevational alterations.
Hillary Mount, Crab Hill, Beckenham, BR3 5HH

Status: Permission granted

For adjacent properties:

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

Status: Permission granted



Site overview with Hillary Mount marked in red

Design, character and extent of the proposed development

This planning application builds on the previously approved application DC/19/03715/FULL6 which consisted of a part one/two-storey rear extension, a loft conversion with side and flank dormers and a raised front gable with elevational changes.

This application incorporates all of these previously approved alterations but with a proposed small increase of 1.3 metres to the rear over both the ground and first floors – the associated proposed drawings have been prepared to show the scheme as a whole with the additional proposed extension clearly marked, to demonstrate the minor impact that the additional 1.3 metre rear extension has on this scheme.

This minor modification to the proposed scheme is to create a more usable dining and living area on the ground floor and to incorporate sufficient storage, over both floors, to suit modern family living. As well as further maximising the potential of the existing elongated garden site, the rear extension continues to follow the form of the proposed roof, further integrating the house with its context and landscape.

Scale and Materials

Having carefully reviewed the design of the rear elevation amendments in comparison to the building's surrounding context, the proposed refurbishment is still in keeping with the scale of the host and neighbouring buildings, and in particular continues to be subservient to the adjacent neighbouring property 'Downside' to the North. Page 03 further demonstrates this, with a series of diagrams illustrating the minimal impact of the additional 1.3m extension in relation to the prior approved rear extension.

High-quality materials are selected to be a continuation of the prior approved scheme, further extending the proposed straight, stained timber board cladding with contemporary detailing to the rear extension. The scale of the glazed openings reflect the proposed adjustments to the internal plan layout, as well as being sympathetic and in proportion to the host building. They will not adversely impact the appearance and character of the surrounding area and are in keeping with the surrounding existing dwellings – they are also not visible from the road.



Front view of Hillary Mount



Rear view of Hillary Mount



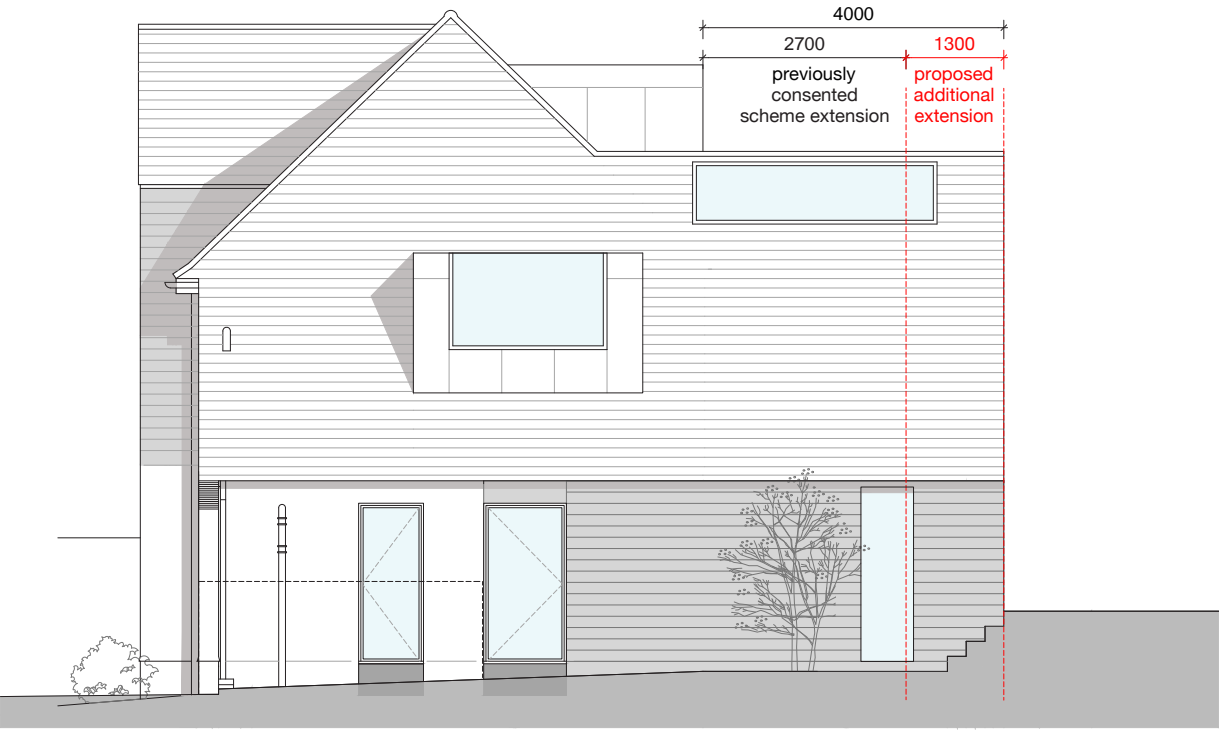
Prior Approved Rear Elevation - DC/19/03715/FULL6



Proposed Rear Elevation



Prior Approved Side Elevation (North) - DC/19/03715/FULL6



Proposed Side Elevation (North)

Rear Extension and Amenity

Given the location of the small additional 1.3m extension which is still sited approximately 9.3m from the southern boundary and 3.2m from the northern boundary, and taking under consideration the position of the neighbouring properties, the proposal would still not have a significant impact in terms of overshadowing, loss of light – nor would it have an overbearing impact on the neighbouring properties. In addition a minor amendment to the rear elevation window at 1st floor level, with an adjacent open-able panel to provide ventilation, would be discreetly detailed and clad in timber to match the timber elevation.

At ground floor level, a carefully positioned window within the Northern elevation reduces the overall impact and massing to the North and creates a more visually balanced elevation as a whole. The proposed alterations have been carefully designed to be sympathetic to the existing building – in their form, proportions and appearance as well as the proposed materials. It would not have an adverse affect on the privacy of neighbouring residents and contemporary glazing is proposed at the rear to create a good visual and physical connection with the existing garden beyond.

As noted in the prior approved application – ‘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’. This proposal has no negative impact on neighbouring properties, nor does it overwhelm the original host building and the area as a whole.

Amount

The proposed additional 1.3m extension will provide an additional area of 14.5 square metres, spread over two floors.

Access

Access to and from the building has not changed. The dwelling is accessed directly from the main road and there is still sufficient space within the curtilage of the building to manoeuvre and park vehicles with the proposed widened front terrace. The proposed rear extension has been designed with access for all in mind, with level access continuing to be included to all primary doors and rooms on the ground floor, as well as a level terrace to the rear.

Conclusion

The proposed minor alterations to Hillary Mount consider the size, position, design and appearance of the existing dwelling and have been discreetly and carefully designed so as not to have a detrimental affect on the surrounding area and neighbouring buildings. Related, referenced policy documents have been considered and the proposed external refurbishment works will have a positive impact on a tired building. In line with the previously approved application the small additional rear extension continues to respect the character of the local area.

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