

# FAMILY LEARNING SCHOOL

DESIGN, ACCESS AND HERITAGE STATEMENT



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## 1.0 INTRODUCTION

This Design, Access and Heritage Statement accompanies a Planning and Listed Building Consent Application for works to the Grade II\* Listed Beckenham Place Mansion. The Client, The Family Learning School are proposing to convert part of the Mansion into an independent primary school. This document is part of a wider application undertaken by the head Lessee - RJK Properties Ltd.

This part of the application comprises:

- Planning permission for temporary change of use to convert part of the Lower Ground from D2 (Assembly and Leisure) to independent primary school (D1)
- Light touch internal modifications to provide teaching, play and ancillary spaces
- New WC facilities
- Sensitively integrated rewiring, lighting and heating
- Repair and restoration of sash windows
- Insertion of secondary glazing
- Replacement external doors
- External PIR lighting to entrances

This report summarises our research into Beckenham Place Mansion and sets out the application area's special historic and architectural interest. We have documented the evolution of this part of the building and any heritage assets of low significance. Applicable national and local authority policies have been outlined and previous planning applications have been listed. Pre-application advice has already been sought for this part of the application and we will illustrate how this feedback has been interpreted and used.

This statement has been prepared following archival and secondary research as well as several site visits. It is not intended to be an archeological assessment or structural/condition survey of the building.

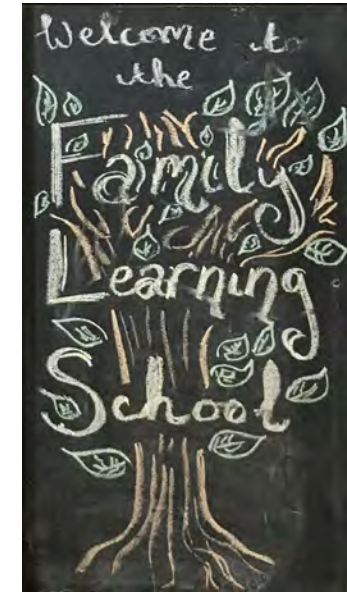
## 1.2 THE FAMILY LEARNING SCHOOL

### Client Ethos

The Family Learning School is a small independent primary school with a personal approach driven by inspiring teaching and highly effective parental involvement. The school's ethos focuses on the social, emotional and spiritual development of children, rather than formal testing and curricular goals.

The school is not-for-profit and will appeal predominately to local students within Lewisham and Bromley. The school is forming relationships with the other tenants of BPPM as well as other local community groups and schools. They aim to utilise skills amongst this local network as part of teaching practice. Much of the school day will be taken up with activities either outside of the classroom, within the park space or visiting local community spots such as nursing homes.

The Family Learning School will thrive in a setting like Beckenham Place Park. Teaching aims to take advantage of the school's placement within the park setting, which will provide much opportunity for learning outside of the classroom.



FLS workbooks



Top: Family Learning Day - 30/09/17 - an opportunity for prospective parents and pupils to trial the school.  
Bottom: Outdoor opportunities for learning such as the chicken coop are plentiful in the park



Top: Outdoor play in the park  
Bottom: Family Learning Day - 30/09/17 - an opportunity for prospective parents and pupils to trial the school.



## 2.0 SITE AND HISTORICAL CONTEXT

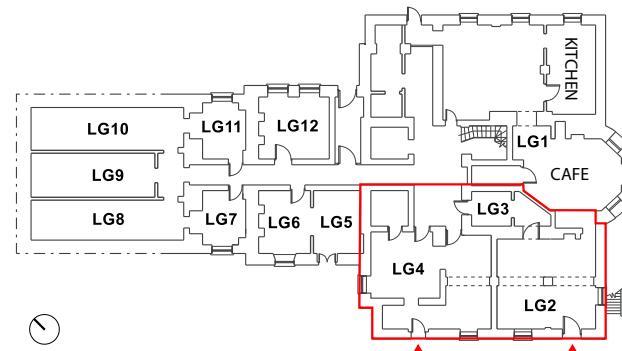
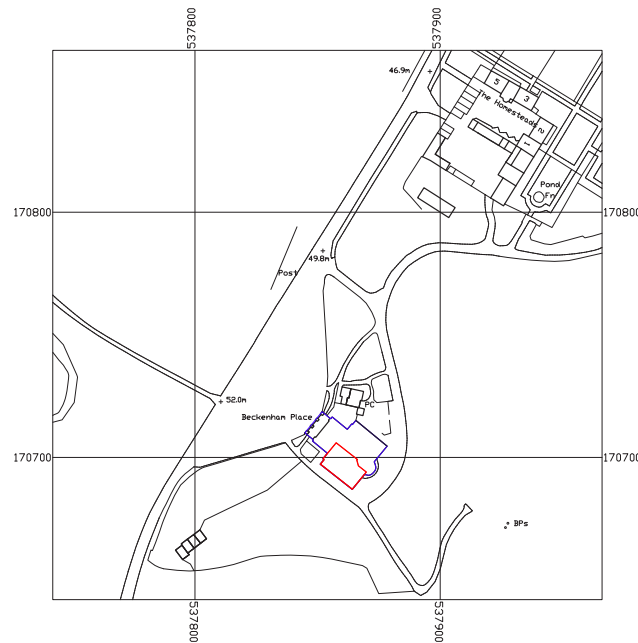
### 2.1 Site Location

Beckenham Place Park lies on the border of Lewisham and Bromley Borough. As the largest green space in Lewisham, it is considered one of the finest wildlife sites in the Borough. The Mansion itself is sited to the West of the park, currently accessed off Beckenham Hill Road to the North and via various walking routes.

The application site is only part of the wider Mansion and is located in the South-West corner of the Lower Ground Floor.

Beckenham Hill Station is a 10 minute walk to the North, with Thameslink lines connecting the area to Sevenoaks and West Hampstead via Blackfriars and Kings Cross. Beckenham Junction is also a 15 minute walk to the South with Southeastern and Southern connections to London Victoria, London Bridge and Orpington.

Local bus routes run along the roads to the perimeter of the park.



## 2.2 Historical Context

Beckenham Place Park Mansion is a Grade II\* Listed Palladian style mansion property initially built for a wealthy Member of Parliament, timber merchant and landowner, John Cator around 1773. The mansion is a good mid-Georgian compact villa, featuring a simple stone faced exterior, with three storeys plus attic spaces.

In the eighteenth century Beckenham was a small village set in rolling hills and woods in north west Kent, lying between Bromley and Sydenham. Beckenham remained rural until the latter nineteenth century. From the mid nineteenth century onwards the landscape was crossed by a series of railways, developed by rival companies and bringing housing development to the area.

The mansion and park are significant as examples of the type of late eighteenth century villa and landscape popular with wealthy London merchants, who would have a property in the City and who would build or purchase another house within an easy carriage ride, into which they would pour their newly created wealth. The houses are generally relatively small and of the 'villa' type rather than a country house.

The mansion was in residential use throughout the C19th and the estate remained in the Cator family until 1926 when it was purchased by London County Council. The house had a variety of uses during the twentieth century, notably a Boys school, a Sanatorium and as a Golf clubhouse since 1934. Each of these uses has affected change to the layout and fabric of the house which now feels run down and institutionalised as a result.

The 1999 Rees Bolter Conservation Management Plan sites the under-use of and under-investment in this relatively isolated building, coupled with lack of control of access to the interior as a key reason for its current run down state. The empty parts of the building are vulnerable to low level vandalism and petty theft.



Information above gathered from Rees  
Bolter's Conservation Management Plan, 1999

BPPM position marked in red  
Top: Rocques map of 1745  
Top Right: Cary's map of 1785  
Bottom: OS map, 1860s

### 3.0 PLANNING CONTEXT

#### 3.1 Listing Details

The mansion was listed in 1954 and currently has Grade II\* status, placing it within the most important 8% of listed buildings. Grade II\* status applies to particular important buildings of more than special interest, placing them between Grade I (exceptional interest) and Grade II (special interest).

The mansion lies within the Beckenham Place Park Conservation Area, designated in 1993. The mansion is not a scheduled monument.

Other associated listed buildings in the park include the homestead and lodges all listed at Grade II

The mansion is included on the English Heritage Buildings At Risk Register assessed as being part occupied, in poor condition (a building or structure with deteriorating masonry and/or a leaking roof and/or defective rainwater goods, usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery) and priority category C (Slow decay; no solution agreed).

Name:	Beckenham Place Mansion
List Entry Number:	1359317
District;	Lewisham
County	Greater London Authority
Parish:	N/A - National Park
Grade:	II*
Date First Listed:	30.05.1954
Details:	<p>This mansion was built about 1773 for John Cator (1728-1806). It is rather similar to Damson Park, Welling, Bexley, designed by Sir Robert Taylor in 1765 and may be by him. It is built of ashlar and has 3 storeys. The main front faces south-east. 7 windows. The ground floor has long and short quoins and a stringcourse above it. Cornice above the second floor and blocking course. Hipped slate roof. In the centre is a curved bay of 3 windows on all floors. A modern balcony has been added to its 1st floor with an outside staircase leading up to it, as the principal rooms are on the 1st floor on this side of the house. The sides of the building have 4 windows each. On the north-west side is a central projection of which the sides are rusticated on the ground floor with, above, a large tripartite window. The centre light of this is round-headed and flanked by engaged Ionic columns with a pediment over. The outer lights are flanked by Doric pilasters with a cornice over. 2 windows on the 2nd floor of each side. The north-west front of this projection forms a portico said to have been added in 1787 and brought from Wricklemarsh House, Blackheath. This gives entrance to the house at 1st floor level. 4 giant composite columns rising through 2 storeys support a pediment containing a cartouche of the arms of the Cator family set in foliage with the motto "Nihil sine labore". The portico contains a central doorway flanked by engaged Ionic columns with a projecting cornice over and rectangular fanlight. On each side of the doorway is a niche containing a statue. The principal feature of the interior is a central hall with a gallery and a small circular dome. The contemporary stables to the north-east of the house stand within the Borough of Lewisham in the County of London, NMR photograph.</p>

### 3.2 Planning History

#### London Borough of Lewisham

Date: 16/11/2016  
 Application: DC/16/099043  
 Decision: Pending  
 Description:

Listed Building Consent for the 'proposed rebuilding and conversion of the stable block at Beckenham Place Park, to provide a cafe and education centre together with alterations to and refurbishment of Southend Lodge and the Gatehouse'  
 This application includes the noted car park adjustments

Date: 13/06/2011  
 Application: DC/11/077107/X  
 Decision: Withdrawn  
 Description:

Listed Building Consent in respect of the removal of 3 dormer windows in the front and sides of The Mansion, Beckenham Place Park, Beckenham, and their replacement with 3 roof lights in the front and side roof slopes.

Date: 05/09/2005  
 Application: 05/060230  
 Decision: Granted  
 Description:  
 Details of cubicle design submitted in compliance with Condition (5) of the Listed Building Consent DC/04/058341/X

Date: 23/02/2005  
 Application: DC/04/058341/X  
 Decision: Granted  
 Description:

Listed Building Consent in respect of internal and external alterations to The Mansion House, Beckenham Place Park, Beckenham Hill Road SE6, together with the formation of an access ramp, the removal of railings to the front and the refurbishment of the men's and women's wcs on the first floor of the building.'

#### London Borough of Bromley

Date: 23/02/2005  
 Application: 93/00382/FUL  
 Decision: Withdrawn  
 Description:

Change of use of golf clubhouse and museum with bar refreshment room and 2 residential flats to public golf clubhouse and members club facilities including restaurants and interpretation.

Date: 19/10/1993  
 Application: 93/00381/LBCALT  
 Decision: Withdrawn  
 Description:

Listed Building Consent for: 'External and internal alterations including formation of new balcony/balustrading staircase removal of internal walls and formation of internal partitions.

Date: 19/10/1993  
 Application: 92/01760/ADJMAJ  
 Decision: Withdrawn  
 Description:

Planning permission for single storey building for use as tennis centre to include 12 indoor courts, fitness and function rooms plus swimming pool together with the construction of 8 outdoor courts outdoor swimming.

Date: 19/10/1993  
 Application: 92/01759/ADJMAJ  
 Decision: Withdrawn  
 Description:

Planning permission for redevelopment of Beckenham Place Park to provide a re-modelled 18 hole golf course, a new 9 hole golf course, the construction of a 36 bay driving range.'

Date: 01/12/1992  
 Application: 92/01758/FUL  
 Decision: Withdrawn  
 Description:

Planning permission for: change of use of golf clubhouse and museum with bar refurbishment room and 2 residential flats to public golf clubhouse and members club facilities including restaurants and interpretation.

Date: 01/08/1985  
 Application: 85/00487/LBCALT  
 Decision: Granted  
 Description:

Listed Building Consent for replacement new glass dome above atrium and new glass lantern above light well over staircase.



### 3.3 Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with relevant development plan policies, unless other material considerations indicate otherwise.

For this purpose, the statutory development plan comprises: The London Plan (2016) and the Lewisham Local Plan, with the latter being formed of the Lewisham Core Strategy (2011) and the Lewisham Development Management Local Plan (2014). In addition, national planning policy, supplementary guidance and emerging policies are relevant material considerations.

We set out below the planning policy context within which the application should be considered.

#### National Planning Policy

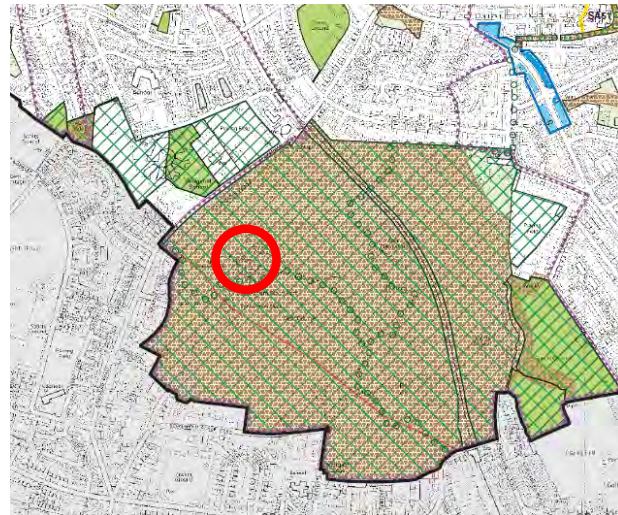
- National Planning Policy Framework (NPPF) (2012)
- National Planning Practice Guidance (2014)

#### Regional Planning Policy

- The London Plan: Spatial Development Strategy for London Consolidated with Alterations since 2011 (2016)
- Accessible London: Achieving an Inclusive Environment SPG (2014)
- Sustainable Design and Construction (2014)
- The London Planning Statement (2014)

#### Local Planning Policy

- Lewisham Core Strategy (2011)
- Lewisham Development Management Local Plan (2014)



#### Key Planning Designations

As illustrated in the above extract from Lewisham's adopted Policies Map (2015) the following designations relate to the application site (located at the red circle):

1. Site of Importance for Nature Conservation (brown area);
2. Green Chain Area (wide green hatch);
3. Metropolitan Open Land (narrow green hatch);
4. Public Open Space (light green area), and;
5. Area of Archaeological Priority (dashed purple line. Lewisham Core Strategy (2011)



## 4.0 PRE-APPLICATION ADVICE

Pre-application advice was sought prior to this application in August 2017 to discuss the proposed change of use from D2 - D1 and the Listed Building Changes.

The design team met with Planning Officer, Suzanne White and Conservation Officer Natasha Peach at Lewisham Council's offices on 31st August 2017. No formal pre-application letter has yet been received following the meeting and notes are as per our records.

Much of the feedback during the meeting was positive. Officers commented that:

- There was merit in the outward looking community focus of the scheme and its appeal to local parents and pupils and this is something Officers would like to support
- There is merit in an active, secure building
- Although the site has a poor PTAL rating of 1b, Officers stated the transport links are satisfactory and they do not have a concern about the traffic impact of the scheme, due to the small number of trips that would be generated and the likelihood that these would be from the local area.
- A minimal PIR light that was wired through modern materials only could be supported.

Following initial pre-application advice the scheme has been revised to address the few concerns that arose:

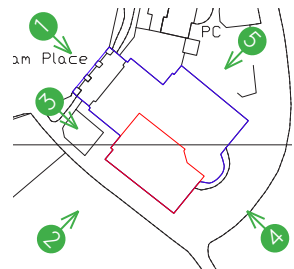
Likelihood of acceptability at planning stage	
The proposed permanent change of use from D2 – D1 would not be supported because the council would like to bring the building under one united use in the future.	The FLS do not see the proposals as a long term solution, rather a temporary base to grow from. Application type amended to be Temporary Change of Use. Changes proposed do not affect the long term use or viability of the building. Plan form changes or insertions do not permanently affect the historic building.
Design and layout changes	
No objection to the insertion of partitions as long as they do not permanently impact the plan form of the building	Partitions will be lightweight studwork, designed to be fully demountable with minimal or no permanent fixings
Officers were concerned that areas of historic concrete were being covered with proposals for raised flooring decks	The only visible area of historic flooring that will be covered is in LG4.3 and this is currently covered in flooring adhesive. Areas of raised decking would make levels consistent to the units as well as allow a more thermally comfortable and practical surface for the school that ensured the historic finish is undamaged beneath. There are already raised deck areas in both units, new raised timber flooring would be temporary, be supported by gravity and not permanently affect the historic fabric
Officers stated they could not object to replacing and improving on the existing unsightly lighting and wiring	Use of ceiling mounted conduits to replace the strip lighting will improve the appearance without having to make further fixings into the historic fabric.
Officers objected to the replacement of damaged sash windows	Sash windows to be repaired by specialist and existing missing window and broken pane to W.01 replaced. Secondary glazing introduced to this window
Officers objected to introducing replacement doors, which designed to look historic, would create a precedent for other works. Officers would not oppose the direct replacement of what is there	Proposals revised to upgrade existing doors with new steel plate cladding. Existing security shutters to D.10 to be removed.
Impact of proposals	
Officers advised discussing proposals with local society groups ahead of submission due to low objection threshold	Friends of Beckenham Park have been consulted about the proposals
Asbestos Management	
Officers requested an Asbestos refurbishment and demolition survey be enclosed with the application	Survey forms part of wider application information. No asbestos containing materials are to be disturbed

## 5.0 EXISTING BUILDING

### 5.1 Exterior Overview

Beckenham Place Park Mansion is a three storey plus attic building in ashlar with rusticated lower ground floor to its North West elevation. The outside of the building is generally in poor repair, security grilles blight each of the lower ground windows and the South West Elevation fenestration has clearly been much changed from its original form.

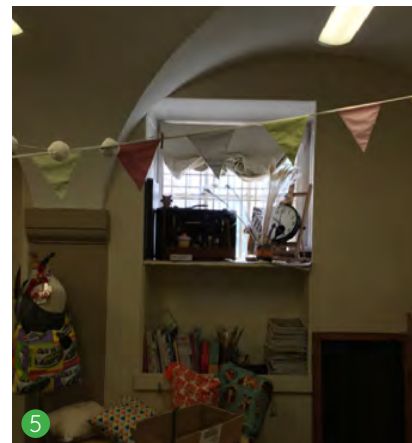
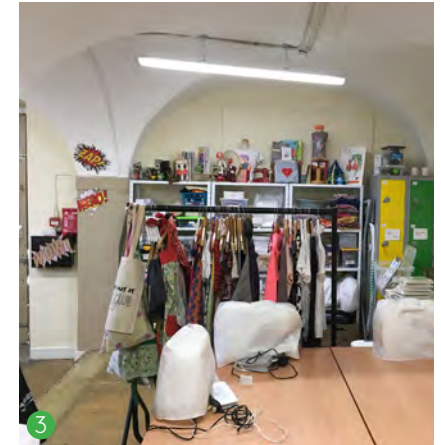
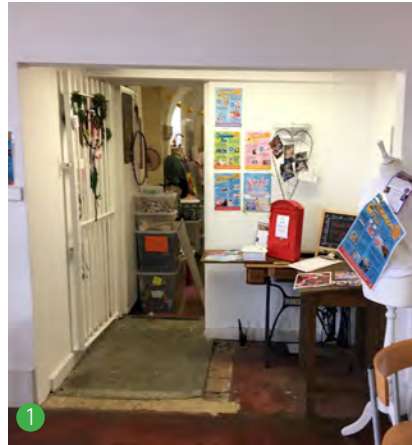
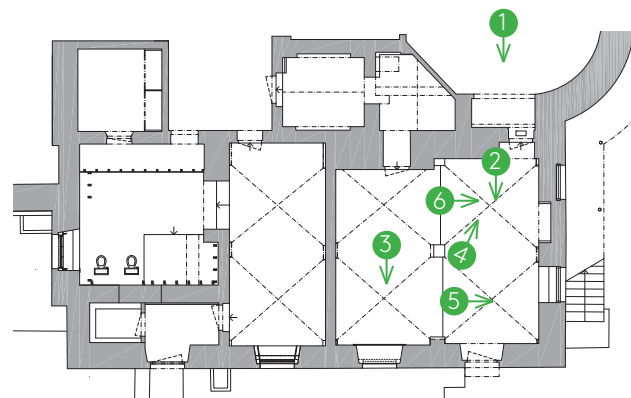
The red line locates the application area.



## 5.2 Unit LG2

This space has most recently been occupied by a sewing workshop.

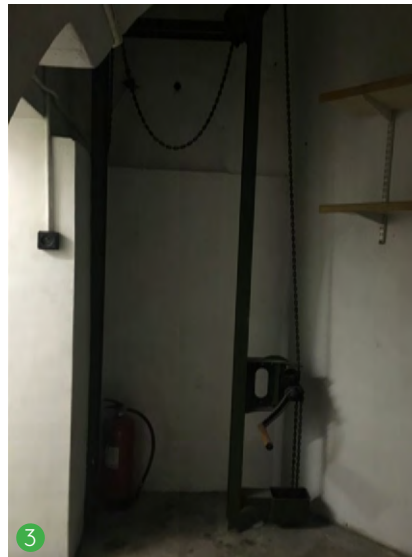
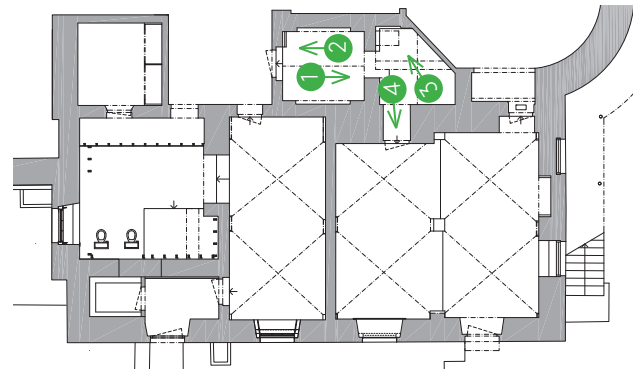
1. Shows non-original high-level studwork to be removed and replaced, and former plan form is evident from different flooring
2. Shows hardboard flooring
3. Shows raised floor with pine floorboards and blocked window behind shelving
4. Shows the space as occupied by the FLS learning centre
5. Shows the non-original window linings
6. Shows the in filled window W.05





### 5.3 Unit LG3

LG3 is currently a vacant vaulted painted brick space with an in-built workbench and simple power and lighting. No changes will be necessary to this space as it will be used as storage and a through route only.

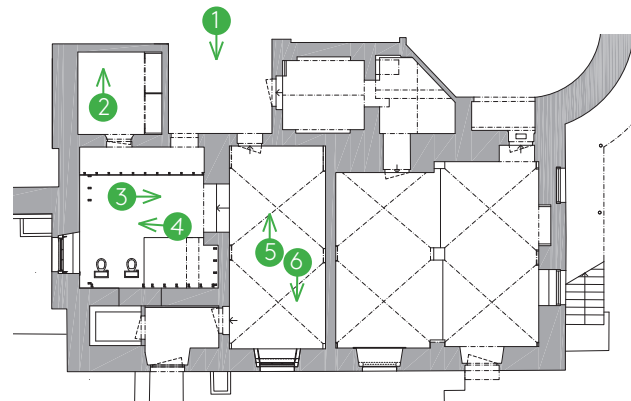
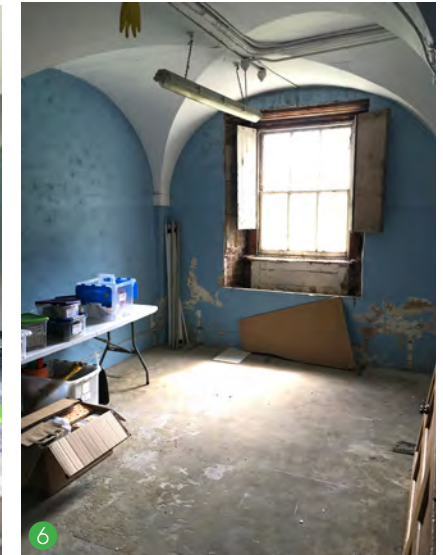
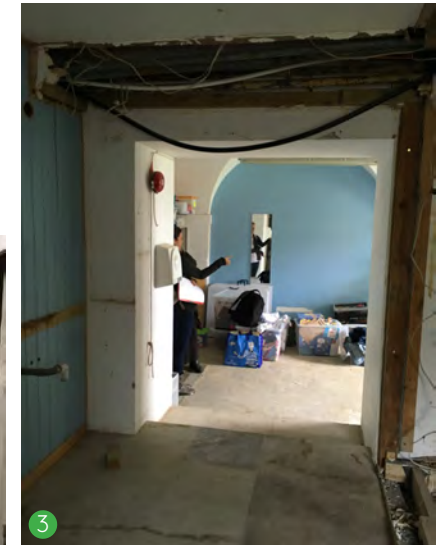




### 5.3 Unit LG4

LG4 is currently a vacant space historically used as service area.

1. Shows the view from the central stair towards the LG3 and LG4 entrances
2. Shows the vaulted store space with polystyrene tiles
3. LG4.4 was formerly used as a bathroom and the floor level is raised throughout, two steps separate it from LG4.3. A non-original bead and butt partition is evident
4. The remains of a bathroom are evident in LG4.4, areas of raised floor remain, as do redundant WCs and the structure for the internal walls and ceiling
5. The vaulted space of LG4.3 has a historic concrete floor which is sadly blighted with flooring adhesive.
6. W.02 has been much manipulated, see heritage statement.



## 6.0 HERITAGE STATEMENT

### 6.1 Plan form development

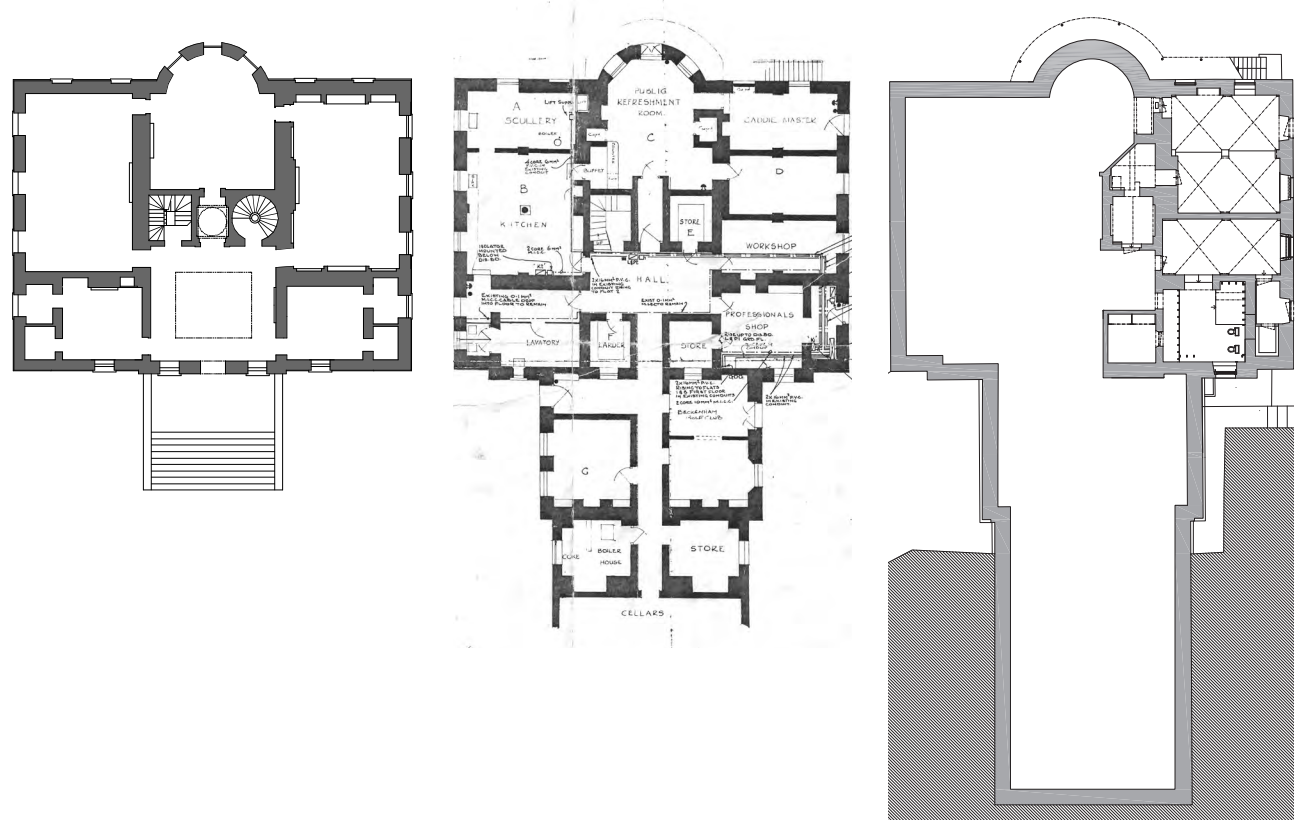
As each successive owner or occupier has inherited the mansion they have made their own alterations to the building. The most significant historical alteration was around 1810, when John Cator's nephew John Barwell Cator inherited the house and extended it to the North, incorporating architectural salvage from a great house at Wricklemarsh, Blackheath including the portico columns.

Rees Bolter's 1999 Conservation Management Plan sketched a possible interpretation of the original Upper Ground floor plan of the mansion arranged as a compact villa with two small service rooms to the front. This drawing is without the Northern wing which helps in interpreting the Lower Ground spaces. (Right) All of the spaces within this application site are within the original part of the house, but the northern wall and windows would likely have been affected by the Northern entrance wing extension.

In survey drawings available from 1934, an original front window recess was still evident in LG4.5, but has since been blocked up. Recesses that were formerly windows have also been changed into doors by the time of this 1934 survey. The windows and doors are discussed in further detail in the following pages.

Other notable plan differences in the application spaces since this survey which can be attributed to the Golf club tenure include the opening up of unit LG2 in to one large space and infilling of the opening between LG.4.2 and LG4.4 with modern blockwork. A diagonal wall separates LG3 from the central rear room and the removal of a cupboard changes the proportion of this room.

The most dramatic change within LG4 was the introduction of a bathroom in the 1980s/1990s. To do so involved creating a box within the space, blocking any appreciation of the window W.01. Retrospective permission is sought for this work in the wider application. Our proposals do retain two WCs in this area, using the existing stud wall to form part of the new enclosure and reforming the suspended ceiling on the timber structure already in place. The works do ensure the window opens into the space to enhance natural light and appreciation of this feature.



## 6.2 Lower Ground Floor

Pictured is one of the original elaborate six panel raised and fielded doors with deep wide moulded architraves skirting and dado rail of the main entrance hall at Upper Ground. Compared to these principal spaces with their fine detailing, the Lower Ground spaces would have been much simpler in keeping with their status as services spaces. The Lower Ground floor, and particularly those spaces to which this application refers is characterised by its vaulted form and what remains of the original linings and fabric are evidence of this service usage in their simplicity and practicality.

The floor, where it is possible to see it is of roughly hewn stone, sections of rough concrete and terracotta tiles to the kitchen /current cafe side. Much of this original floor finish in the application area has already been covered up with hardboard, raised wooden floors. Some rough concrete is visible in the central stair lobby and in LG4.3, however this is much covered in flooring adhesive.

The walls and ceilings in the vaulted spaces are of solid construction and have a plastered finish with a modern painted finish.

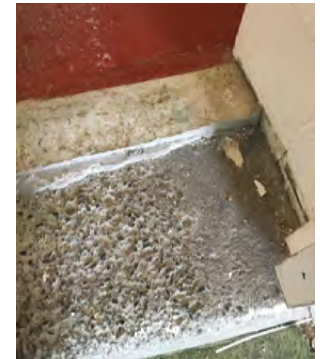
The mouldings and linings are simple. Those architraves that remain are pared down versions of those at Upper Ground. The sections of panelling or shutters are much simpler than elsewhere in the house, with no beading, just plain recessed panels.



Upper Ground Floor entrance hall door



Top: Vaulted spaces with plaster walls  
Centre: Window recess soffit (W.01)  
Bottom: Simple architraves (D.09)



Centre: Rough concrete to central lobby  
Bottom: Historic concrete floor covered in flooring adhesive to LG4.3, hardwood to raised area in LG4.4.



### 6.3 External Door Study

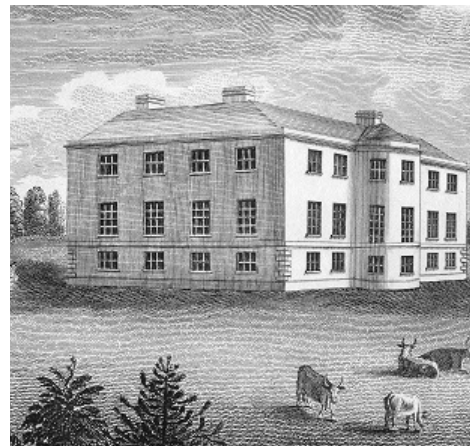
Bayly's engraving of c1785 shows the house in its original form without the North entrance wing, it is clear evidence that the doors that exist today were never intended to be doors, rather four equally proportioned windows. Further evidence can be seen of this where there are stone in fills to the sides of the doors at the former window sill heights. The doorways have existed since at least 1934 as they appear in the survey recorded at that time.

The doors that exist today are modern steel plated security doors but these are in very poor repair. This side of the house is isolated and vulnerable to vandalism. Attempts to force these doors have been made many times and the doors are misshapen, badly fitting and rusted as a result. They represent poor security to the proposed school.

Replacing them with appropriately designed heritage style doors was discussed and dismissed at pre-application stage, as this would set a precedent for the rest of the property. However there was no objection to replacing the doors to match or repairing these in-situ. The doors are proposed to be repaired with new steel plate cladding and secure locks. Only modern fabric is to be affected. Their renewal will allow the removal of the unsightly shutters to D.10 which obscure the opening and stone lintel. New PIR security lights can also be wired through the modern fabric.



Above: Damage to D.01 and D.08 make retaining them a security risk



Top; Bayly's engraving c1785  
Bottom: D.01 external and internal views with stone sill in fills evident



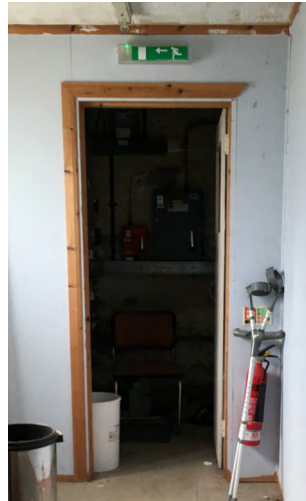
Top; Diagram illustrating the former window sill heights  
Bottom: D.10 external and internal views, with stone sill in fills evident



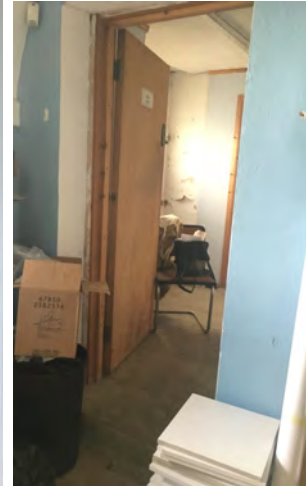
## 6.4 Internal Door Study

The internal doors to the application spaces and sadly much of the Lower Ground Floor are largely of modern construction with no heritage value. However, three doorways, D.04, D.08 and D.09 do have some value. D.04 is a very heavy metal door which perhaps indicates that the vaulted room beyond was either a safe or used as cold storage. In the proposed plans, this door is retained and will be accessed only by staff for storage purposes. D.08 was formerly a glazed panel door with an infill panel affixed where the glass has been lost. D.09 is a caged door, a moulded architrave which looks original and a secondary modern door leaf. Each of these historic doors are proposed to be retained and redecorated.

Where new doors are to be created, or as in the case of D.05, a new door leaf is needed, these will be in a simple flat timber or painted timber style, deliberately contrasting to those original doors that exist.



D.02 - Modern pine architrave and door leaf in modern stud wall partition



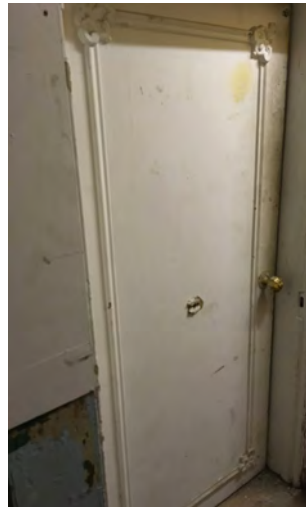
D.03 - Modern pine architrave and door leaf



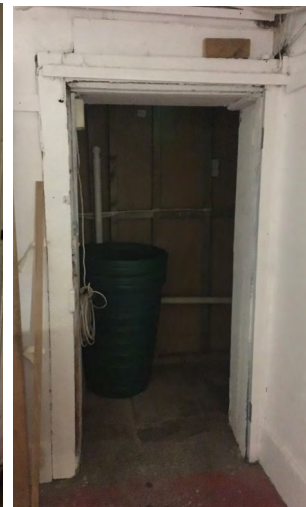
D.06 - Historic architrave, modern painted timber door leaf



D.07 - Modern painted timber door, security shutter present



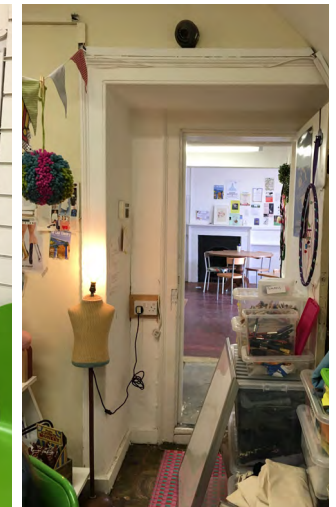
D.04 - Historic decorative metal door with faceted doorknob.



D.05 - Historic timber architrave, and frame, no door leaf present



D.08 - Historic panelled door leaf, with infill panel concealing former glazed opening. See photos of LG3. Modern architrave



D.09 - Historic moulded architrave, modern painted timber door leaf in front of metal cage doorway.

## 6.5 Window Study

### W.01

This window is original in proportion but only partially survives. The upper sash leaf has sadly been replaced with a modern timber sash, one glass pane is cracked and another replaced with a timber infill and unsightly vent hole. Only a broken stub of the original sill and shutters remain and the shutter boxes are removed. The soffit panel is present but the original architrave is only partially present, the lower recess panel is lost and the recess is filled with breeze blocks. Metal bars present inside and out.

Window Arrangement: 3 over 3 sash, horns to upper modern sash  
Glass type: Modern float glass  
Glazing bar detail: Ovolo with fillet

#### Proposal:

The original window parts are to be carefully sanded, repaired with scarfed timber in fills where rotten and brush seals fitted. The top sash glazing is to be replaced as needed. The inner bars and shutter stubs should be removed and the sill replaced, the reveals will be lined with plasterboard. Secondary glazing will be fitted.

### W.02

This window is not original but is a latter, lengthened replacement as evidenced by the lowered sill, stone sill in fills to the exterior and the shorter original shutters still hanging in place. No shutter boxes remain and the window recess soffit is missing. The window is in poor decorative order and the lower window ledge is lost

Window Arrangement: 3 over 3 sash, no horns  
Glass type: Modern float glass  
Glazing bar detail: Ovolo with fillet

#### Proposal:

Window operation and sash cords to be overhauled, timber carefully sanded, repaired with scarfed timber in fills where rotten and brush seals to be fitted. Shutters and bottom panel to be retained. Window recess to be lined with plasterboard, new timber shelf window seat.



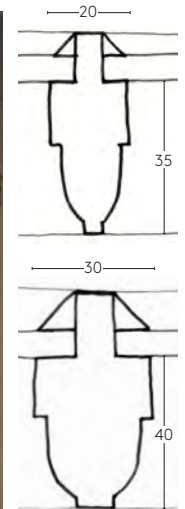
W.01 exterior. Horns to upper modern fine framed sash evident.



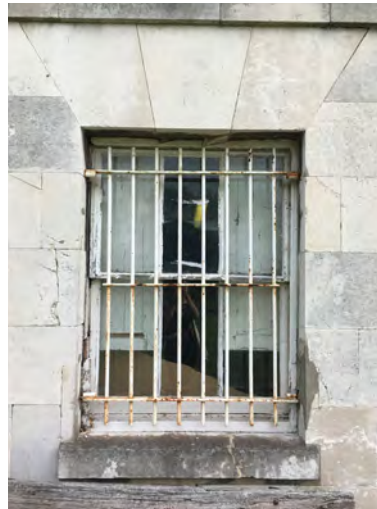
W.01 interior. Little is left of the original surround and shutters, the front is in filled with breeze blocks.



Modern upper sash with timber infill panel and vent hole, the glazing to the left is cracked.



Top:  
Modern glazing bar  
Bottom:  
Original glazing bar



W.02 exterior: stone in fills are evidence of the lowered sill.



W.02 interior. Little is left of the original surround and the shutters are from the original size of window the front is in filled.



Original shutter detail. The windows need overhauling and redecorating



Top: Ovolo and fillet glazing bar



### W.03

This window is original in proportion but has been boarded up internally and externally. It is not know what condition this window will be in.

#### Proposal:

We would like to restore this as a window. It will likely require some maintenance and potentially new glazing, but this will only be able to be determined following opening up.

### W.04

This window is in good condition internally, but the glazing bar differs from the others which may indicate a latter replacement. Nothing is left of the original internal surround and shutters. Externally the window does need overhauling.

Window Arrangement: 3 over 3 sash, no horns

Glass type: Modern float glass

Glazing bar detail: Ovolo and fillet

#### Proposal:

Window operation to be overhauled, exterior to be carefully sanded, repaired with scarfed timber in fills where rotten and brush seals to be fitted. Window recess to be retained as it is.



W.03 exterior: Window is the original proportion but has been completely removed



W.03 interior: a timber panel blocks up the window inside



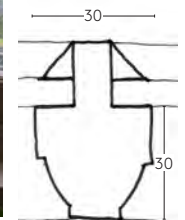
W.04 exterior.



W.04 interior. Nothing is left of the original surround and shutters, the recess has been in filled.



This window is in reasonable decorative order internally, but needs overhauling on the exterior



—15—  
Ovolo and fillet  
glazing bar

## 7.0 PROPOSALS

### 7.1 Design and Heritage Approach

The works to convert the Lower Ground units to the Family Learning School are temporary in nature and this underlines the design decisions that have been made. The works will be as light touch as possible and have been designed to be fully reversible. Works to the interior shell will be focused on creating a clean decorative finish.

The works are not an attempt at restoration, which would be out of scale in terms of the investment required to do this to the necessary standard. Rather they aim to celebrate the heritage features and tell the story of the building, whilst halting any further decay. New insertions are to be minimal and demountable, reusing what is already there to avoid further damage.

### 7.2 Changes in Level and Plan Form

New partitions are proposed to create a lobby, the new WCs and an entrance from the cafe. The partitions proposed are lightweight and removable and do not affect any historic fabric.

A new central lobby will need to be 30 minutes fire rated and whilst this does change the plan form of this space, this partition is essential for the successful operation of the school and the safeguarding of children as they move about the school.

The new partition to the cafe side creates a public frontage to the school and will be a perforated screen to provide glimpses of the activity beyond. This is in the position of a former wall/cupboard in the 1934 survey, non-original studwork in this position will be removed to make this partition full height.

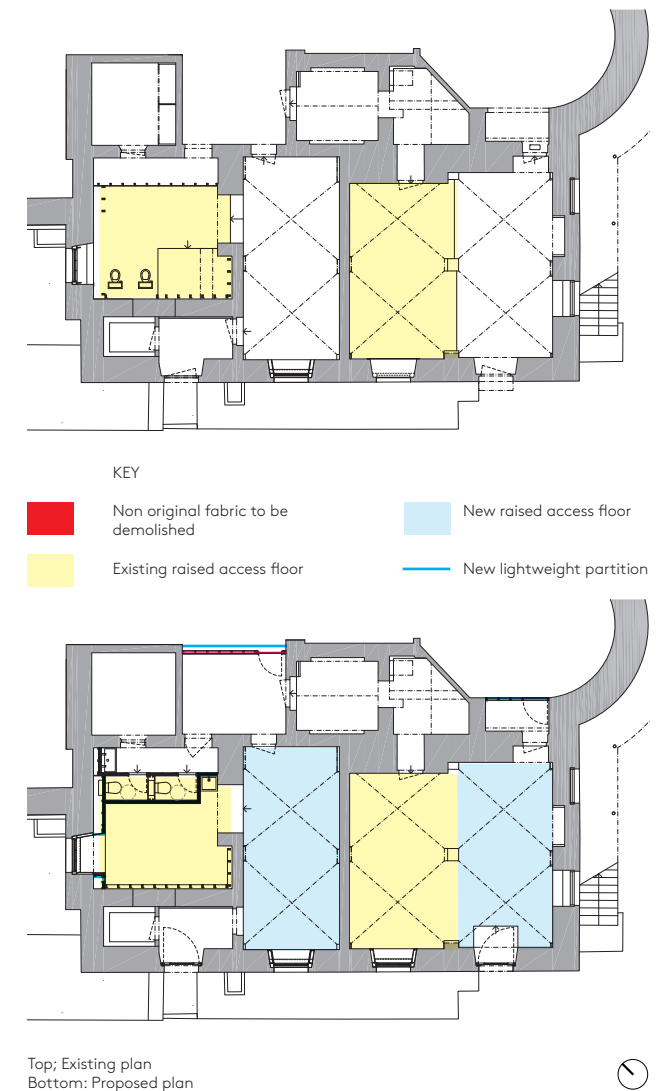
The WC partitions try to use the partitioning and studwork that was already in place within LG4.4. It was discussed to place the WCs in the store during Pre-Application, however it was decided that service routes would be easier and less disruptive from this new location.

A key move which will help to consolidate the services that are there and visible on the ceilings and walls of the spaces will be

to provide a raised deck to LG2.1 and LG4.3. The Conservation Officer raised a concern during our pre-application meeting that this would potentially be concealing the historic finish of the floor, and therefore the appreciation of the service use of the spaces. However, some of these historic surfaces are not evident, hardboard covers the floor in LG2.1 and the concrete in LG4.3 is covered in flooring adhesive. Whilst in the long term the original concrete of LG2.1 could be revealed and appreciated, the proposed raised deck consolidates the level differences, and protects the original fabric beneath from further damage, whilst providing a practical and durable surface.

### 7.3 Materiality and Finishes

The budget for the works is relatively small, and rather than aim to recreate traditional matching materials and detailing, the new insertions will be deliberately clean, simple and contemporary. The use of off the shelf materials such as perforated plywood sheets, coloured mdf and painted walls create a colourful, fun space that is affordable and practical. Perforated plywood will be a particularly useful material for the new partitions as this can become a pegboard storage and display system. The reuse of the timber studs that formerly enclosed the Bathroom in LG4.4 allow both lighting and electrics to be hung onto them and create a frame for a display board without having to fix into historic fabric. These material choices are obviously contrasting in style to what is there and their installation will be totally removable in the future.





## 7.4 Material palette



Top: Off the shelf materials like plywood are affordable and practical  
Bottom: Perforated plywood can become storage and display pegboards



Bottom: Nunhead Green by The AOC is a good example of a community space created on a tight budget. Perforated acoustic boards could be ready made pegboards that also improve the acoustics of the spaces.  
Top: rubber flooring is practical and wipe-able



Top: Storage can be on castors and double as room dividers

## 7.5 Land Use Considerations

At a national level, the NPPF states:

The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter schools
- Work with schools promoters to identify and resolve key planning issues before applications are submitted. (Paragraph 72)

At a regional level, London Plan Policy 3.18 states that the Mayor will support the provision of childcare, primary and secondary school, and further and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice, including in parts of London with poor educational performance. This policy goes on to state that the Mayor strongly supports the establishment of new schools.

At a local level, Core Strategy Policy 19, Part 1 states that the Council will work with its partners to ensure a range of health, education, policing, community, leisure, arts, cultural, entertainment, sports and recreational facilities and services are provided, protected and enhanced across the borough. The work of the Lewisham Infrastructure Delivery Plan and the relevant corporate plans and strategies of partners will be used to inform provision. Part 2 states that Council will apply the London Plan policies relating to healthcare, education and community and recreational facilities.

Core Strategy Policy 20(1c) states that the Council will support the broad range of education and training opportunities provided by local groups to strengthen local skill levels.

DMLP Policy 41 states that the Council will encourage, where appropriate, the use of innovative solutions to the provision of community meeting space including the temporary use of vacant or unused inside and outside space for community uses, where it is able to provide a safe and appropriate environment, there is no detriment to local amenity and it is in accordance with the rest of the Local Plan.

DMLP Policy 42 states that The Council will require applicants for day nurseries and facilities for the care, recreation and education of children to consider:

- The acceptability of the loss of the existing use
- Traffic volumes and the effect on congestion
- Accessibility by walking, cycling and public transport
- Access, egress, cross-site movement and parking / drop off areas, including for disabled users
- The impact on local residential amenity, including noise
- The need for suitable space for outside play areas.

## 7.6 Proposed Educational Use

The application site comprises 140sqm of floorspace located at lower-ground floor level within Beckenham Place Park Mansion. The planning history for the site (see Section 3.2) indicates that the site was previously used as a golf clubhouse and museum (Use Class D2) with 2 residential flats on the upper floors. Whilst the golf clubhouse and museum use ceased a number of years ago, following which the mansion has more recently been home to a range of temporary community uses, it would appear that the lawful use of the site remains D2 use, and the land use implications of the proposals have been considered on this basis.

The proposals are for a temporary change of use from golf clubhouse and museum (Use Class D2) to a primary school (Use Class D1). The proposals would therefore result in the temporary loss of 140sqm of Use Class D2 floorspace; however, adopted policy does not seek to protect D2 uses and as such the loss of the existing D2 floorspace, either on a temporary or permanent basis, is considered acceptable in principle in land use terms.

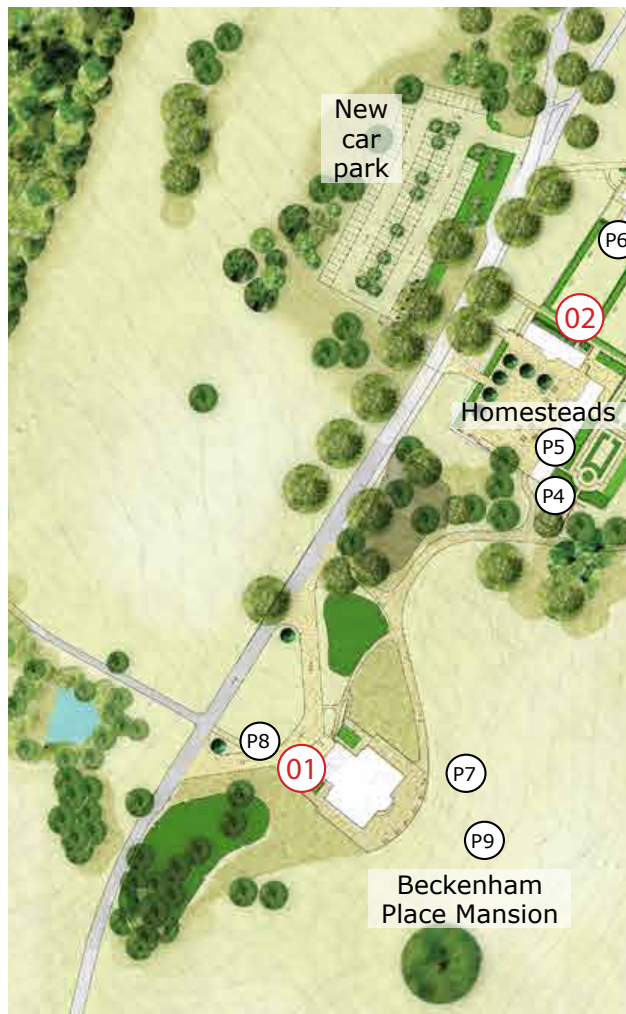
With regard to the proposed use, it is proposed to utilise this part of the lower ground floor of the building to form a new primary school for a temporary 2 year period. The primary school would be operated by the Family Learning School and would comprise two classes of 12 pupils each (24 pupils total) that would be run by four teaching staff. The proposed hours of operation, Monday to Friday, are as follows:

08:00 to 09:00 hours – breakfast club  
09:00 to 15:00 hours – primary school classes  
15:00 to 18:00 hours – after school club

As set out above, there is strong policy support at national, regional and local level for the provision of new educational facilities, including primary schools. With regard to local policy requirements, the proposals are for the temporary use of a vacant and dilapidated part of the listed building to provide a primary school to meet the needs of local families, which would provide a safe and appropriate environment for pupils and staff, which fully accords with the requirements of DMLP Policy 41.

With regard to the requirements of DMLP Policy 42 outlined above:

- Adopted policy does not protect D2 uses and as such the loss of the existing use is acceptable in principle in land use terms.
- Given the small size of the school, with up to 24 pupils and 4 staff, it can be seen that the trip generation would be limited. In addition, the wider site is accessed from a private road and includes a large car park, and as such any pupils arriving by car will be dropped off within the grounds and will therefore not impede traffic or impact on on-street parking on the public highway.
- Given the small size and local nature of the school, it is anticipated that most pupils will be from the local area, a number of whom would walk to and from school. However, any pupils living outside of the immediate area would be able to easily travel to and from the site using local buses, which stops located nearby on Beckenham Hill Road, and by train, with Beckenham Hill Station being located 630 metres to the north of the site. The wider site and grounds enable easy access to the site, including suitable drop-off areas for pupils, as existing and as proposed within pending application DC/16/099043. There is currently one



Pending application DC/16/099043 proposes to relocate the car parking provision away from the historic Mansion, a move welcomed by the FLS

bicycle stand to the rear of the building, the proposed planning application DC/16/099043 (see diagram to left) will introduce a further 10 spaces in the car park area, more will be provided at the stable block and lake. This provision exceeds the London plan cycle parking standards.

- The only residential properties within the vicinity are the flats within the mansion itself, included for within the wider planning application. These are two storeys above and noise impact and disruption will therefore be minimal and no greater than as normal in a public park and community centre.
- The site is located within Beckenham Place Park, which provides excellent opportunities for supervised outdoor play and learning.

As such, it can be seen that the proposals fully accord with the requirements of DMLP Policy 42.

Taking into account the above, it is considered that the proposed temporary use of the site as a primary school is fully supported by policy and the proposals are therefore considered acceptable in land use terms.

### 7.7 Access

The existing access to the Lower Ground spaces is from two external doors. The spaces have floors at many different levels making it difficult for wheelchair users to move around. The proposals introduce two new areas of raised floor which will reduce the number of level changes across the school site and improve accessibility. Temporary ramps will aid this further.

The proposed WC facilities are not able to be wheelchair accessible due to narrow access ways in the existing building. Accessible facilities are available at Upper Ground. Safe accompanied passage to these WCs would need to be part of an access statement agreed with Building Control and Ofsted regulators.



## 8.0 SERVICES INSTALLATION

### 8.1 Existing Services Installation

The services installation throughout the Lower Ground Floor has been ad hoc to date, and fixtures are institutionalised. It is clear from the wiring that covers every ceiling and surface and the drainage pipes in full view that the services installation is messy and desperately needs reviewing. We understand this has been done this way because it has been least intrusive to the historic surfaces present, but it does dominate visual enjoyment of them. In the future, the service runs will need to be addressed holistically. For now, and for this temporary change of use, the approach can only be to try to consolidate what is there.

### 8.2 Method Statement

Like all aspects of the conservation of historic fabric, early planning and thorough design of the service elements is critically important.

The electricians, plumbers, heating engineers and other specialist installers must be reminded that it is not only the visible surface of the building which is listed or scheduled: the hidden structure is also similarly affected. This additional consideration may influence the decisions on the routing of surfaces. Whilst it may be quite clear that surface cable runs are unacceptable from an aesthetic point of view, under-surface services must not cause unnecessary damage to the structure.

It is necessary to ensure that all those installing services are properly supervised, particularly in relation to the associated builder's work. The operatives should be made aware of the importance of all elements of the fabric and constantly supervised to ensure that they adhere to the drawings and specifications – particularly regarding the routing of the services. The shortest distance between two power points is a straight line, but this may not always be the most satisfactory route for the proper conservation of the building.

The most satisfactory way of dealing with the supervision problem may be to mark out the service runs on the actual structure, perhaps with chalk, and to keep a constant watch to ensure that notches and holes are kept to the minimum size necessary.



Above: Inappropriate, institutionalised and obtrusive wiring and lighting installations as existing



Existing poor quality plumbing and ventilation installation





Top: Lighting and electrical conduits reduce fixing points into historic fabric  
Bottom: Cast iron air bricks as suitable external termination for WC vent

### Damage to existing finishes

When it is necessary to cut chases in plaster, the value of the plaster must be considered. If this is lime plaster on timber lath, then care must be taken to retain the lath so that new lime plaster can be patched in.

If services are to be installed behind timber panelling, then specialist joiners maybe needed to remove the panelling without damaging it so it can be restored without signs of disturbance.

The floor is mostly concrete in these spaces. If original boards needed to be lifted, extra care must be taken to lift each board as a whole, without splitting or cracking the timber. Nails should be prized or drilled out to assist with this. No boards are to be cut down and particular care must be taken to replace each board in the correct position.

### Installation of services, effect on the structure

The most serious effect of installing services in an historic structure can be when services need to traverse a room. The simple act of installing an electric cable across a room can seriously weaken the joists and beams and a Structural Engineer should always be consulted to review any adaptations to the structure. As the floor is solid this will not generally be an issue in this instance.

### Cutting holes in walls

Holes through masonry walls or stone or concrete floors should always be drilled rather than cut with a cold chisel or a pneumatic hammer. Drilling is a more controlled and accurate way of cutting through a structure and will always result in a hole much smaller than one cut out.

If wet methods of drilling are to be employed, special precautions will be needed to conduct water away from sensitive areas of the building. Holes, however small, should never under any circumstances be cut in cantilever stone stairs or their landings.

## 8.3 Services Schedule

### Fire Alarms:

- Following existing conduits allow to provide smoke detectors to meet Building Regulations from existing service head board.
- Create new Zone.

### Burglar Alarm

- Create new local zone to existing panel.

### Lighting and Electrics:

- Test and remove unused or redundant wiring
- Consolidate routes and where possible find ways to hide service routes through modern fabric.
- Introduce two areas of raised timber floor so that wiring can run beneath this
- Using conduits to hide some of the wiring and minimise fixing points.
- New electrical switches, sockets and data sockets to be installed
- When mounting new fixtures or fittings, we will create minimal numbers of new fixings by reusing what holes and fixings that are already there to avoid further damage
- Where possible new lighting will be wall lights fixed to new modern stud wall partitions
- We will use more sympathetic fixtures such as pendant lights rather than harsh fluorescent strip lights
- New external PIR lights to be wired through modern frame
- New heating to be standalone, electric heaters.

### Plumbing and Ventilation:

The School WCs have been deliberately placed where they can take advantage of the existing SVP provisions.

- A false wall will be created in front of the window wall to LG4.4 to allow the soil pipes to be routed and the pipework acoustically separated.
- The WCs will need adequate ventilation to meet Building Regulations. It is proposed to route this behind the false wall and out of a new drilled hole to the outside. It is considered that this is less intrusive than the current vent through a window and can be completed sensitively and unobtrusively on what is a rarely seen corner of a non-principal elevation
- The vent will terminate with a cast iron air brick much like one evident further up the same elevation and will be centred neatly on a stone.

## 9.0 SCHEDULE OF WORKS

### 9.1 Proposed External Works

- Temporarily remove Security Bars to all sash windows for painting, replace these following window repairs.
- Repair and overhaul sash windows, adding brush seals (W.01, W.02, W.04, W.05)
- Unblock and repair W.03
- Remove steel shutters to D.10
- Upgrade and repair existing external doors with new steel plates and locking mechanisms, new weathering bar and timber sills to be installed.
- New PIR security lights to entrances through modern fabric
- New ventilation terminus to be drilled with cast iron air brick

### 9.2 Proposed Internal Works

All units:

- All spaces to be repainted and in clean decorative order
- New and consolidated services, see services intent drawing and services method statement.

#### LG2.1

- Unblock W.03 sash window internally to improve natural light levels
- Overhaul W.04 as per earlier window proposals
- Raised floor and new durable floor finish covers hardboard
- New coir mat entrance area
- Classroom and play area to be created

#### LG2.2

- Remove high level modern studwork to create full height opening
- Form new perforated screen enclosure to separate school from cafe area

#### LG3

- Space to be used as storage and circulation route through to shared lobby
- No changes proposed

#### LG4.1

No changes proposed

#### LG4.2

- Entrance area with coir mat flooring to be created
- Cloak hooks to be fixed into modern wall linings
- Modern door leaf D.03 to be removed

#### LG4.3

- Classroom to be created
- New raised timber floor area with new durable floor finish
- Overhaul window as per earlier window proposals

#### LG4.4

- Classroom to be created
- New timber deck to section of raised floor joists, area to be covered in astro turf to create book corner
- Left over timber studs from former bathroom to be painted and reused as display hanging frames.
- Reuse existing suspended ceiling structure and renew plasterboard ceiling
- External wall to be boxed out and acoustically insulated to conceal services pipes, but expose window and surround
- Form deep window reveal with timber window seat over the low level SVP.
- Overhaul window as per earlier window proposals

#### LG4.5

- No changes proposed

#### LG4.6

- Reuse existing modern stud partition, new timber stud partition to form acoustically insulated WC enclosures
- New WCs and sink to be plumbed in. New ventilation to meet Building Regulations
- New painted timber plain door in existing doorway

#### LG4.7

- Form new sealed lightweight 30 minute fire separated partition to link units without need to make new opening

### 9.3 Asbestos Management

No asbestos containing fabric is proposed to be affected.

## 10.0 CONCLUSION

The Family Learning School is a not-for profit organisation that is outward looking and would benefit the local community. The school will be a valuable asset for Beckenham Place Park and pupils attending will benefit greatly from the educational use of the park and opportunity for outdoor play and exploration.

The Family Learning School see themselves as aligned with and complementary to the wider community uses of the building. They also see a mutual benefit in their occupation of the spaces. The school offers both the care taking of this relatively isolated building until its long term purpose can be determined and the provision of a temporary base for the school while it establishes itself and its teaching and business model is developed.

The proposed temporary guardianship of this relatively isolated part of the Mansion mean it will be safer and more secure whilst plans for a future consolidated use of the building are determined by Lewisham Council. This will be accomplished whilst having no impact on the future proposed use and restoration of the building. The change of use to D1 as part of a collective of community uses is supported in local policy terms as we have set out.

The changes proposed are not considered contentious and will not adversely impact on the special historic and architectural interest of the Grade II\* listed building. Externally, change will not be obvious except for the improved condition of the doors and windows. Internally, where plan form changes are proposed they are clearly temporary and demountable, and only introduced where completely necessary for the smooth and safe operation of the school.

The changes are designed to respect and limit further damage to the heritage assets in the spaces. Their design is deliberately modern and contrasting in style to the historic fabric, so the history of the spaces can be clearly read. As they are fully removable, they will not prevent a full and sensitive restoration of the Lower Ground spaces in the future.