

Heritage Statement

**for Listed Building Consent Minor Works/Planned
Preventative Maintenance**

for

**The Mansion
Beckenham Place Park
Beckenham
Bromley
London
BR3 1SY**

**CONTEMPLOS LIMITED
THE SURVEYORS OFFICE
OLD BANK HOUSE
363 HITHER GREEN LANE
LONDON
SE13 6TJ**

3rd October 2017

E-mail: info@contemplorsurveying.com

1. Description of Heritage Asset and Setting

The Mansion is a Grade II* listed detached three storey plus basement building constructed circa 1774, with a significant history.

A series of leaseholders occupied the building since 1806, and in the early 20th Century the Mansion was utilised for a number of different purposes, including a School and Sanatorium.

In 1905, the Park was designated as a private golf club. In 1928, London County Council acquired the Park and buildings from the Cator Estate, to form London's first public golf course. It is understood, the London Borough of Lewisham acquired the site following the abolition of the GLC in the 1980's.

The Mansion is set in Beckenham Place Park which is the largest green space in the borough, that also forms part of London Green Chain Walk. The park woodland also has significant context from a conservation perspective, and is widely used and endeared to local residents.

2. Assessment of Significance

The Mansion benefits from Palladian columns to the frontage, stoned façade exterior, Hall and 1st floor internal balcony, differing stairwells, but most notably ornate ceilings worthy of historical conservation.

The designation of a Grade II*, indicates the building is of special interest, warranting every effort to preserve it. The building is currently in poor condition, and has had various alterations since original construction as a result of previous uses. The building is noted to have suffered from the effects of subsidence, with movement and cracking noted to the front right-side corner. The building requires significant investment and is understood to be the subject of the Local Authority bid proposals to raise funds to effect the necessary repairs.

The proposed works, are to make the building wind and watertight utilising existing building components where reasonably practicable.

3. Design Concept for Proposed Development

The current lessee worked closely with London Borough of Lewisham's Regeneration Department following the planned closure of the golf course, in Nov 2016 to grant a short term lease of the building to RJK properties Ltd in order to utilise the building, applying a

similar business model to Copeland Park & Bussey Building.

The purpose was twofold. Firstly to put the building to good use, fully occupy it by providing services to the local community, space for local business and enterprise and for the building to have a temporary 'caretaker', whilst the Council worked on the longer term strategy for the use of the building in conjunction with the wider park redevelopment strategy. The second purpose in providing the aforementioned, was to safeguard against the Council having to pay for security to the property on an annual basis to protect it against vandalism.

The schedule of works details some of the essential works necessary to make the building operational, address minor defects and proposed works necessary for the occupational comfort of the occupants.

It is understood, the local authority remodelled the building in the 1930's and 1970's respectively to provide caretaker residential accommodation. It is not clear, when live in caretakers ceased to occupy the building. It is however, evident that this is likely to of been within the last 10-15 years, and that the first floor has not been used for any purpose within these timeframes. The building has been the subject of various break-ins, vandalism and the effects of rainwater ingress. Part of the planned works, as discussed with the Council involved the replacement of bathroom suites, noted to be dysfunctional and damaged. Replacements of bathroom suites in the same location uses cost effective modern white vitreous ceramics WC and cistern and wash hand basin along with a steel enamelled bath with ceramic splashback tiling.

All other minor repairs proposed utilise repair methods deemed appropriate for existing building materials and components.

4. Impact of Proposed Development

The proposed works are not visible from any public viewpoint. The proposed works are mainly minor repairs, and are sympathetic to the original character and more modern installations since the building was constructed.