

Beckenham Place Park Stable Block and Courtyard

February 2021

Proposed new lighting installation Heritage statement



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1. Introduction

1.1 This document has been compiled for the listed building application for installation of lights to the stable block (known as the Homestead) within Beckenham Place Park.

2. History of the Existing Site

2.1 Beckenham Place Park overall covers an area of approximately 240 acres, the majority having public access. The southern portion of the park, including the mansion but not including the Homestead, is covered by the Beckenham Place Park Conservation Area.

3. Existing Buildings

Stable block and Homestead

Orientation

3.1 Beckenham Place Park was constructed around 1760-1770 by the Cator family, with the main mansion designed in the Palladian style.

3.2 The Homestead lies to the north of the mansion site and dates from the late 18th century. The Homestead originally formed a central hub within the adjoining Pleasure Gardens, providing stable accommodation and utility space for the gardeners. The buildings have developed over time and originally included glasshouses to the eastern and northern sides and the layout of the courtyard itself was originally infilled with structures.

3.3 The current plan of the Homestead is a quadrangle, with the two main buildings remaining to the north and eastern sides and the central area remaining open. The main range lies to the east and consists of the original two storey pitched roofed structure. The north range consists of one

storey with attic level within the roof space

3.4 The remaining structures surrounding the core to the west and south are lean too enclosures and sheds, of varying dates and most in very derelict conditions. Behind these structures is an enclosing 2400mm brick wall with vehicular access to the western side.

Chronological Sequence of Development

3.5 The original stable block consisted of the current two storey building to the eastern side constructed around the same time as the main house in 1770

3.6 The maps from 1833 show an extension constructed to the rear forming garden buildings (possibly glasshouses) and a building was constructed perpendicular to the main building to the west (on the site of the current accommodation block)

3.7 In 1860, the historical data show an additional building constructed to the east forming a 'U' shaped plan, and new structures to the southern side of the courtyard

3.8 This plan remained as such until the early 1930's when parts of the rear extensions were removed from the east, and a new infill building positioned within the courtyard to the west of the main building.

3.9 The ownership of the park was transferred from the Cator family in 1927 to the London County Council. At this time changes were made to the stable block in terms of the accommodation and elevational treatment.

3.10 A central feature of the stable block was the clock tower which is believed to have been positioned on the building, after

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being removed from another Cator family property in Clock House. The clock tower was removed prior to the fire, and the weather vane is in storage in the main house.

3.11

In 2011, a major fire completely gutted the main historic eastern range, and the building remains in a perilous state.

3.12

In 2018 the stable block was rebuilt following grant funding and included its conversion into a café and educational facility together with public facilities. This was carried out under reference DC/16/099043 and also a follow on application for works to the adjoining cottages under DC/18/105937.

Eastern Range

External

3.13

The two storey eastern range is the largest and most significant building within the Homestead.

3.14

The building is two storeys, and thirteen bays in elevation facing northwest into the courtyard, its most prominent elevation. The roof is hipped at either end with protruding gables either side of the central three bays. The central area between the bays has a protruding roofline with a crown roof fronted by a timber fascia, providing a covered area in front of the doors below. The walls of the stable block are stock bricks in Flemish Bond

3.15

The main plan of the building has one long ridge line with two, two bay protruding gable ends flanking the three central bays.

3.16

The central three bays consist of three barn doors to the ground floor and three timber doors to the first floor. The ground

floor barn doors were of a size that only a timber post was positional between. The remainder of the ground floor window and door openings have semi circular stepped brick arched heads and a connecting horizontal rendered band tying into the springing point of the arches.

3.17

The first floor has a series of square window openings, matching the ground floor in elevation, but simpler in detail with rubbed flat brick arches. The openings to the southern end of the elevation were constructed as blind openings. Circular openings are positioned beneath each protruding gable end.

3.18

In the earlier part of the 20th century, the main house was used as a school and a sanatorium. The 1911 Census lists medical staff, servants and patients/ inmates and at this time it is possible the northern end of the stable block was adapted into residential accommodation on both levels.

3.19

The rear elevation (southeast) in contrast is very irregular in fenestration, with a series of window openings at both ground floors with the majority being square or rectangular with soldier coursed brick heads. Towards the southern end of the elevation, there is a taller arched window.

3.20

The northwest elevation has no openings although there is evidence of a bricked up arched opening at lower level. The southwest elevation has one large arched window.

3.21

The original clock was positioned over the central portion of the stable block. It is believed to originally have come from another property owned by the Cator family, in Clock House Beckenham. The cupola itself is new, based on the original design, with an open arcade. The clock is contemporary to the recent rebuild.

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3.22

Four brick chimney stacks are present, two on the eastern side, one on the western side and one to the ridge.

Grade: II

Date first listed: 30-Aug-1954

Internal

Date of most recent amendment: Not applicable to this List entry.

3.23

The internal rooms were adapted to a new layout as part of the recent rebuilding works, and contain a café to the northern end with indoor seating (approx. 20 covers), serving area and kitchens; the central area contains public facilities and access to the first floor; and the southern end is the historic original room, now used for exhibitions. The first floor was converted into charitable office accommodation.

Beckenham Hill Road 1.4424 SE26 Stable block and outbuildings and garden walls to Beckenham Place TQ 3770 45/L10 30.8.54.

II 2. Late C18 with alterations. Main range of two storeys, thirteen bays. Yellow stock brick with slated roofs of moderately low pitch. Gauged brick window arches flat on first floor, round on ground floor in arched recesses. Some original sash windows, some blank, some modern casements. Set back three bay centre, under wide, wood arch, has weather-boarded ground floor with stable doors. Irregular fenestration on garden front. Northeast range of one storey and attic with projecting, gabled centrepiece. Eleven bays, flat gauged brick window arches, links to main range and outer walls. South range of one storey lean-to buildings against old brick wall; and 1 three bay weatherboarded building, the former horse hospital. C18 red brick garden wall with round arched entrance leads northeast to two storey, three window yellow brick cottage with southern fronts stuccoed. Low pitched hipped slate roof, and porch with segmental hood. Plain reveals to sash windows with glazing bars.

3.24

The courtyard was resurfaced and now forms a significant public amenity space and event space.

3.25

The existing courtyard has already approved installations including lighting on the stable block wall and courtyard walls.

3.26

This is a copy of the Listed status for the Homestead:

Listed entry number: 1080027

Location

Stable block and outbuildings and garden walls to Beckenham Place, Beckenham Hill Road SE26.

3.27

Refer to the Design and Access statement for the impact assessment on the listed structures from the proposals

The building may lie within the boundary of more than one authority.

Country: Greater London Authority.

District: Lewisham

District type: London Borough

Parish:

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Aerial view as existing of stable block, with north to the top.



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Main elevation of the stable block facing into the courtyard



Northern elevation of the stable courtyard with the main two storey block to the right, the original cottages to the centre and the courtyard west wall to the left with raised planting beds.



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External appearance of courtyard walls. Proposed post to left hand section



External appearance of courtyard walls. Proposed post to right hand section behind the trees



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Internal appearance of courtyard walls. Proposed post to middle of wall



Internal appearance of courtyard walls. Proposed post to middle of right hand wall

