

Beckenham Place Park Stable Block and Courtyard

October 2021

Proposed new lighting installation Design and Access Statement
Revised application for variation of condition 3 in relation to application
reference DC/21/120492



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1. Existing site

1.1

Beckenham Place Part Stableblock is Grade II listed and was recently the subject of a major rebuilding project where the old fire gutted shell of the building was reconstructed for public use, including a cafe. This was completed in 2019.

1.2

The existing building is two storeys in height in brick with a slate pitched roof. The front elevation is divided into five sections with the 2 two-bay protruding gabled sections the main dominant feature. The centre and the two ends are recessed behind these gables and each of three bays. The central section is also fronted by a prominent timber fascia in line with the two protruding gables.

1.3

All windows and doors and eaves are painted timber.

1.4

The stable block fronts onto the enclosed courtyard on the eastern side. The northern side of the courtyard is a two storey brick with slate roof building, currently unoccupied but originally providing residential cottages.

1.5

The southern side of the courtyard is a low single storey lean to structure now used for storage.

1.6

The western side of the courtyard is enclosed with a 2300mm high brick wall and has two large double timber gates onto the access road. There is a low level raised planting bed in front of this wall within the courtyard.

1.7

The current use of the stable block is a cafe to the northern end, public facilities to the central section and educational/charity use to the southern end and first floor.

1.8

The courtyard is used as ancillary space for public events and by the use of the cafe for seating etc. The existing courtyard has some lighting within the precincts.

1.9

This application is for a variation of condition 3 which is as follows:

The lighting cables hereby permitted must be removed before 1st November, and must not be reinstated until after 30th April, unless with the express written consent of the Local Planning Authority.

1.10

The proposed amendment will be to extend the lighting throughout the year, 12 months.

1.11

Refer to section 4 on page 10 for statement to support this proposal.

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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



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2. Proposals

2.1

The proposals are to install a line of festoons spanning criss-cross within the courtyard, which will contain lights. The festoons will be anchored in four locations to the existing front face of the stable block on the eastern side of the site and extend across to two timber posts positioned to the inside of the western wall of the courtyard.

2.2

The lowest point of the festoons will be 4000mm from the courtyard surface.

2.3

The festoons will contain a series of lights, similar to those shown on this page, and relevant electrical power. The lighting will be dimmable.

2.4

The four anchors to the front face of the stable block will be galvanised metal powder coated black and will be fixed by four bolts into the external brick wall and with a protruding hoop to support the cable. There will be an internal power connection to the festoons from this point with the cable running internal to the anchor.

2.5

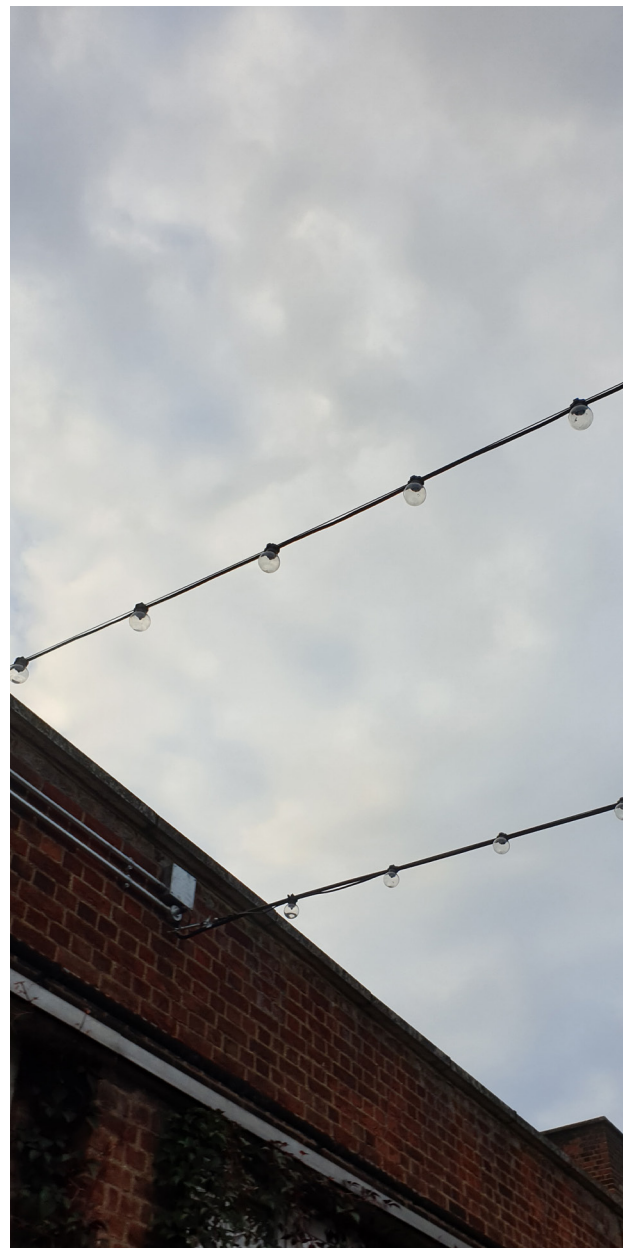
The two anchors to the courtyard perimeter wall will be timber posts bolted to the inside face of the wall, similar to the existing timber gate frames. The height of these will be 4000mm high. From the outside, this would be approx. 1600mm high although the elevation of the wall has significant vegetation outside of the walled courtyard so its visual impact will be absolutely minimal.

2.6

The elevation of the stable block already contains existing wall mounted lanterns and structural wall brackets all in black as per the photos.

2.7

The proposed lights will enable the courtyard to continue to provide future public events and will also increase security and reduce anti-social behaviour by providing a sensitive lighting scheme.



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3. Listed building Historic impact

3.1

The lighting design has been carried out to ensure that the proposals have minimal impact on the listed building structures and setting.

3.2

As part of the original approved application, the use of the building and courtyard was changed to allow for significant public access, providing hospitality and event opportunities. The original approved application also provided for an element of illumination of the courtyard and external elevations of the courtyard buildings.

3.3

The proposed festoon of lights will criss-cross across the courtyard twice providing an additional ambient and atmospheric level of illumination.

3.4

The lights festoons and proposed attachments to the structure will have minimal impact on the listed buildings themselves, and are insignificant compared with the previous amount of building work which has been carried out to rebuild and convert the building into public use. The proposals here have been designed to enhance the possibilities of the public use of the building and courtyard without impacting or affecting the listed status of the building.

3.5

There will be no loss or change to the existing listed structures or original features.

3.6

The appearance from the outside of the courtyard will be minimal however the amenity value of the proposals will be significant.

3.7

There are also already existing festooned lighting along the length of the driveway and outside the main Mansion in the park.

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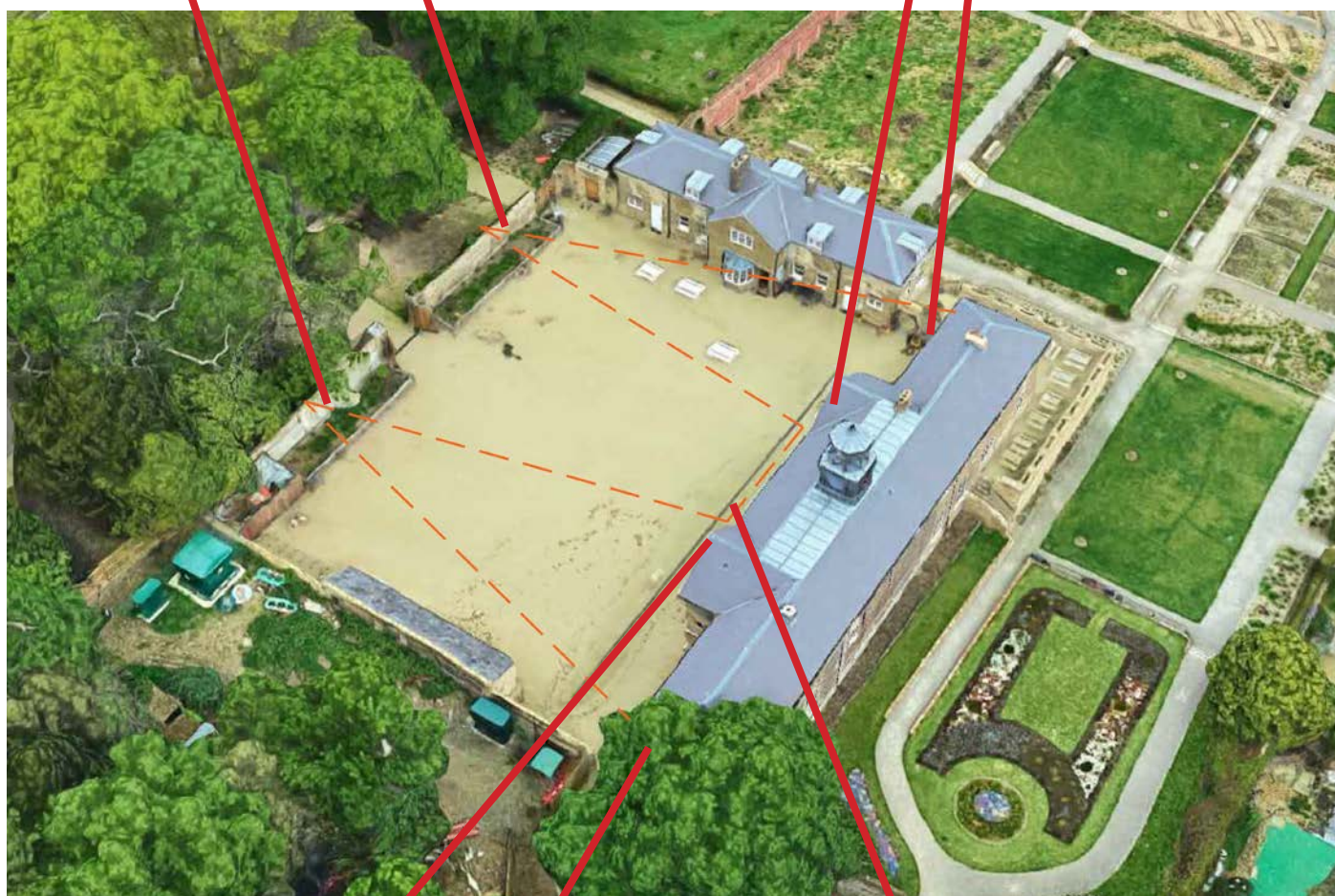
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Proposed aerial view of the courtyard showing (in orange dashed lines) the proposed suspended lighting cables and anchors into the existing walls of the stable block and the new posts to the western wall

Proposed new posts fixed to inside face of wall

Proposed anchors to existing stable block



Proposed anchors to existing stable block

Proposed cable to run in front of existing central bay

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4. Client statement

1

This is the statement from the Business Development Manager for Beckenham Place Park, on behalf of Lewisham Council.

2.

I'm the Business Development Manager for Beckenham Place Park (BPP). My role includes income generation for the upkeep of the park, liaison with businesses and programming activity that adds social value.

Earlier this year The Homestead Café was granted permission by the licensing department to install festoon lighting in the Homestead Courtyard. This license was granted on a temporary basis, for 6 months. The listed building consent stipulates the festoons will need to be down between 1st November and 30th April.

This application is to extend the permitted 6 months period. The reason for the request is that the lighting has proved very valuable not only for the events that were planned by the homestead café in the courtyard for this summer evenings, it has also enabled the café to trade for longer hours, and provided a good, safe atmosphere in the park.

Now that we approach winter, we would like to host events such as Christmas markets throughout November and December, along with other ad hoc events and activity.

At that time of year, it can be dark from as early as 4pm and not only would keeping the festoon lighting make events viable, it would enable BPP to support local businesses with new winter markets, and extend the enjoyment of the park by the local community for a period longer than the busy summer months.

We should add that keeping the festoon lighting will also add value to the three cottages that are currently on the market and will enable businesses to extend their opening hours. Again, this will support local businesses.

Overall the lighting, as it is adds great value to the park and it would be beneficial to all stakeholders to keep it for the foreseeable future. Lighting in the park is likely to be improved in the next couple of years as other buildings are refurbished and new uses established.

Given the benefits provided by the festoon lighting, we are asking that the license is extended to 12 months.

*Andrea Matias | Business Development Manager (Beckenham Place Park)
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