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BECKENHAM PLACE PARK

DESIGN & ACCESS STATEMENT
FOR STABLE YARD COTTAGES



330406/4a

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1. Introduction

- 1.1 This document has been compiled for the Listed Building application submitted for the Stable yard cottages. The adjoining stable block and walls including the courtyard have been granted planning and listed building consent under LE/250/D/TP
- 1.2 This scheme forms an element of the proposed restoration of Beckenham Place Park. The proposal is to enhance the distinctiveness of the significant heritage landscapes and buildings of the Park through:
 - The restoration and reinstatement of key historic landscape features.
 - The provision of new or restored facilities and features that engage diverse Borough wide audiences.
- 1.3 This document is to be read in conjunction with the Historical Statement, repair drawings and schedules

2. Brief

Orientation

- 2.1 Beckenham Place Park was constructed around 1760-1770 by the Cator family, with the main mansion designed in the Palladian style.
- 2.2 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.
- 2.3 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 original stable block range lies to the east and consists of the original two storey pitched roofed structure. The north range consists of a terrace of three attached cottages one storey high with attic level and dormer windows within the roof space
- 2.4 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.

3. Proposals

- 3.1 The derelict existing building offers the opportunity for creating modern facilities and accommodation within a site of historical heritage. The key consideration in this project is how to strike a balance which values and emphasises the heritage of the building, but at the same time effectively accommodates twenty first century facilities.
- 3.2 The original historical elements of the cottages are limited more to materials and context than significant features. Although the main fabric is largely intact, it offers a domestic scale architectural setting externally with small rooms internally
- 3.3 The intention of these restoration proposals are to reinstate and protect the existing external fabric of the building. This will then allow for the future of the cottages to be secure once

they are water tight again, and allow for a future application relating to their use and any further internal adaptations required.

4. Context – Cottages

- 4.1 The existing structure of the stable block is brick external solid walls with no cavity. The original timber roof structure remains in part but due to lack of protection has deteriorated in condition and will need to be replaced. The slate roof finish will be removed and replaced with new Welsh slate
- 4.2 The existing windows are a mixture of metal Crittal style windows and timber sash windows and appear to have been replaced in a ah-hoc fashion over time. It is the intention to replace these as they are currently installed with timber windows to the ground floor and metal windows to the first floor.
- 4.3 The ground floor walls are generally masonry construction and appear to be generally non-structural, with the main first spans between the party walls.
- 4.4 The ground floor is a timber suspended floor to the cottages 1 and 2 and concrete to cottage 3. These are in relatively good condition
- 4.5 The staircases are timber up to the timber first floor. The first floor has collapsed in parts due to water ingress and will need completely replacing
- 4.6 The internal wall surfaces are generally plastered and in poor condition due to water damage and vandalism.
- 4.7 Although the main elevation to the courtyard is symmetrical, the rear elevation is not, and contains windows at irregular positions

5. Proposals for Works and Materials

External fabric

- 5.1 The external fabric of the cottages, where structurally possible, is retained and made good. The repair schedule is included in Appendix ii
- 5.2 Any brick replacement will be with salvaged Stock bricks to match existing with a lime mortar, coloured to match existing
- 5.3 Windows to be timber or metal accordingly to the existing situation. All painted white to match
- 5.4 The roof will be Welsh slate
- 5.5 The rainwater goods will be black cast iron
- 5.6 Joinery items such as timber fascia and soffits will be painted white

Internal

- 5.7 Internally the current ground floor structures are a mixture of concrete slab, and timber boarded floors and these will generally remain.

- 5.8 Only a small section of the original timber first floor remains but in a parlous state and we will propose to have this removed together with the staircases due to structural instability. Due to the collapsed first floor structure, damage has occurred to the remaining internal non-structural walls at both ground and first floor, and it is the intention to remove all these walls (but retain the existing two main spine walls) and replace only with the new first floor timber structure with boarded floor over. This will also allow for a safe environment for the reinstatement of the roof itself.
- 5.9 The intention of the repair works to the external fabric and the replacement of the internal floors will allow the building to be secure from vandalism and weathering, and will allow for a future application to determine its use.
- 5.10 The retention of the two main spine walls will still define the internal areas of the three cottages, however we would propose to create openings in them providing linear access across the first floor.

Ceilings

- 5.10 All ceilings have been damaged beyond repair and it is the intention to carry out this work at a later date once a use is defined

Internal walls

- 5.11 All internal non load bearing walls will be removed due to damage and instability, except the main spine walls between the cottages

Windows and Doors

- 5.12 All windows and doors will be replaced where the existing are no longer viable due to rot or damage. The existing Crittal metal windows will be replaced like for like, whereas all the other windows to the elevations will be timber sash windows. Doors will be timber.

External works

- 5.13 External works have already been approved to the courtyard under application reference LE/250/D/TP

6. General Appearance and Selection of Materials

- 6.1 The existing buildings will be restored and refurbished using materials which match the existing, or will re-use materials where removed elsewhere.
- 6.2 The rainwater goods will all be replaced with new cast iron downpipes, hoppers and gutters.
- 6.3 All new doors will be timber painted to match existing in timber frames. Windows will either be timber sash or metal casement according to location, to match existing
- 6.4 Where possible, local materials have been chosen, including locally manufactured bricks and blocks. Timber used will be FSE sourced. Any materials arising from any demolition works to be set aside for possible re-use which will specifically be the case with the bricks.

- 6.5 Where structural alterations are proposed, these will be as minimal as possible to carry out the proposals but with the view to preserve the existing character of the building. When required, materials for the structural alterations will reflect the existing fabric and will be carried out to respect the current building layout.

7. Quality of Design

- 7.1 The cottages for a part of the listed building and there is the desire that all the new works will complement and enhance the existing fabric. The access to all the rooms will be via a new level surface within the courtyard. All materials selected are low maintenance but their quality will help to maintain the 'sense of history' while providing a modern and multifunctional facility. This principle is applied both internally and externally within the proposed scheme.

8. Services

- 8.1 New service connections will be provided however only to a single central location, in readiness for additional design work at a later date once the end uses are determined.

Drainage

- 8.2 Although the internal layout is not determined, additional foul water drainage will be provided in close proximity to the cottages to allow ease of future installation. Surface water will drain into the existing drainage runs

9. Access and Facilities for People with Disabilities

- 9.1 All existing external doors will have step free access ready for future uses to be determined

10. Environmental Performance Statement

- 10.1 The new roof will have insulation within its build up

11. Pig Sty

- 11.1 The pig sty remaining structures will be retained and rebuilt only in parts where collapse has happened. Refer to structural engineers report for the garden walls, items 3.2.13 and 3.2.14
- 11.2 The door openings are retained and new timber door and frames installed
- 11.3 A new timber rafted roof will be installed with timber wall plate and slate finish on battens
- 11.4 The interior of the reinstated building will be used for storage

Appendices

- i Schedule of drawings
- ii Schedule of repair works to Cottages
- iii Structural Report for Cottage
- iv Structural Report for Garden Walls (refer to items 3.2.13 and 3.2.14 Pig Sty)