

THOMAS
FORD
& PARTNERS
CHARTERED
ARCHITECTS
SURVEYORS

BECKENHAM, BECKENHAM PLACE PARK
HISTORICAL STATEMENT
COTTAGES TO THE HOMESTEAD



330406/4a

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177 KIRKDALE

LONDON

SE26 4QH

TEL 020 8659 3250

FAX 020 8659 3146

1. Introduction

- 1.1 This document has been compiled for the planning and listed building application for the cottages which form the northern side of the stable yard (known as the Homestead) within Beckenham Place Park.
- 1.2 This scheme forms an element of the proposed restoration of Beckenham Place Park. The proposal is to enhance the distinctness of the significant heritage states of both the landscape and the architectural elements within the park, through:
 - The restoration and reinstatement of key historical landscape and buildings.
 - The provision of restored and new facilities and features that encourage and engage a diverse community of visitors to the 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 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
- 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 In 2011, a major fire completely gutted the main historic eastern range and the restoration of this building was approved planning under reference ????
- 3.11 All the cottages were occupied up until 1989 when the first one was abandoned, a second was left unoccupied after 1991 and the 3rd in 1999.

Extent of Current Application

- 3.12 The listed building application relates to the refurbishment of the external fabric of the northern range of cottages, internal works to replace the first floor and removal of internal walls, and the restoration of the small pig sty to the south side of the courtyard.

Northern Range

External

- 3.13 The northern range consists of three attached cottages, with ground floors and rooms within the roof. The architecture is domestic in scale and scope
- 3.14 The south elevation is relatively symmetrical with a protruding gable fronting the middle cottage with a central canted bay window. The only area of asymmetry is the recessed porch adjoining this bay. There are 3no. windows and 1no. door to each cottage either side of the central gable.
- 3.15 There are 2no. dormer windows within the roof facing the courtyard, and one at each end.
- 3.16 The rear elevation is very irregular in fenestration with a series of differing sized windows, and smaller dormers.
- 3.17 The roof is slate but is in a poor state with some temporary coverings providing a minimal protection. Due to the poor state of the roof, this has allowed for significant weather penetration into the building.

Internal

- 3.18 Each cottage has a central core of main front door and staircase. To the ground floors are two main rooms (nominally allocated originally as kitchen and living room) with smaller rooms consisting of a bathroom and stores. Upstairs are two bedrooms to each unit

- 3.19 The internal areas are significantly derelict with the first floor structure collapsed in most areas, due to the weathering problems associated with the roof, and this has impacted on the ground floor rooms.

Pig sty

- 3.20 The original pig sty occupies a small section of the southern wall of the courtyard. The structure is single storey in brick with originally a lean too roof, most probably of slate, although this has collapsed. The doors and windows were probably timber but these were removed previously when the roof collapsed. The interior is heavily overgrown with vegetation

4. Listed status

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.

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

Country: Greater London Authority.

District: Lewisham

District type: London Borough

Parish:

Grade: II

Date first listed: 30-Aug-1954

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

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.

5. Photographs



Eastern cottage facing courtyard

Central cottage facing courtyard



Western cottage facing courtyard



Northern elevation of the cottages facing the proposed Pleasure Gardens



Internal view of
ground floor
room



Internal view of
first floor room



Pig sty

