

1.0 INTRODUCTION:

The following design access and heritage statement has been produced in support of the Full planning & demolition in a conservation area application at 21 Christchurch Rd, Sidcup, DA15 7HG (100020248119) . The application seeks permission for a side and rear extension to the existing dwelling to create a new bedroom and en suite to the upper floor and to reconfigure the kitchen and dining spaces at the ground floor.

2.0 CONTEXT

2.1 Site context

This site sits within the Christ Church Conservation Area in the Longlands Ward of the London Borough of Bexley. The site sits within a predominantly residential area a short distance from the main road and high street to the south east 5 minutes by foot.

The site is currently occupied by a detached four bed house to the road side with external access to all sides.

The site is well served by public transport with Sidcup station to the north east just a 10minute walk and well served bus stops to the south on main road serving routes from foots Cray to new cross gate. This site has a PTAL rating of 3 which is high for this conservation area. As well as the public transport links the family home is well served by an existing driveway and garage suitable for at least three family cars.

The house is shown on the 1933 OS map in it original form (Kent VIII.11 (Chislehurst and Sidcup)) with some variation shown in the 1950s and record of a single storey extension in 1985 ref : 85/00452/FUL

2.2 Planning history

Site planning history

Ref: 84/01228/OUT

Description: Outline application for erection of detached house and garage

Decision: Application Refused

Ref: 85/00452/FUL

Description: Single storey side extension (Drawing No. PN/1)

Decision: Application Permitted with Conditions

Ref: 15/00805/S211, 12/00488/S211, 11/00222/S211, 07/05354/S211, 05/02300/S211, 03/05078/S211, 03/00667/S211, 02/02823/S211, 02/00424/S211

Description: Various Tree works

Decision: Observations Sent

3.0 DESIGN

Existing access and parking remain unchanged with the exception of the placement one of the rear doors to the property which is relocated to a similar location to the terrace entrance location. The layout of the spaces has been considered to be appropriate the size and scale of the internal spaces balanced with the external massing and context of the original building.

The scale and massing of the new extension has been carefully considered to be sympathetic to the host building. The ground floor line to the side has been limited to the existing garage line to provide no change to the front elevation on the ground floor. Largely the ground floor is obscured by mature planting as existing to the front and side elevations.

The first-floor massing has been set back substantially from the principle elevation as to not compete with the original façade. The line of the side elevation has been replicated to provide a more sympathetic mass as well as a hipped gable to the roof as seen from the front elevation to further decrease the massing of the new addition.

The ground floor will be constructed using a mix of brick and timber frame and rendered masonry to match the material palette of the house. The render will match the existing in a white color with an exposed oak timber finish to the ground floor sun room.

4.0 Site Heritage

For the purposes of this document, significance is considered to be the overarching analysis and understanding of what is important about the building. It combines a wide range of factors that contribute to its overall significance, including: architectural interest, historic interest, group value, social value, former uses, local distinctiveness, and much more.

These aspects can be grouped under the following headings, which are based on guidance in English Heritage's Conservation Principles, Policies and Guidance (2008):

- Evidential Value: the potential of a place to yield evidence about past human activity
- Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present
- Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place
- Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

The significance of a place is the sum of these values. This analysis of the above significance values then forms the foundation upon which any proposals for change and enhancement of a place can be considered and carried forward.

4.1 Evidential Value

21 Christchurch road remains sympathetic to its original plan form. The building has had some minor extensions which have associated internal works. The new extension does not detract from the evidential value of the property as extensions have taken place in the past, and no part of the original house is to be removed or demolished with the exception of a side window which is to be extended down to form the new doorway at first floor. It is proposed that this does not detract from the evidential value of this property.

The fabric of the building may hold evidential value relating to the building's construction which may become apparent during the process of carrying out physical work to the building, however given the small and localized nature of the work on the original house and the relatively modern construction of the dining room extension it is unlikely that further evidence exists within the fabric of the construction to provide a more complete understanding of the building. The evidential value within the building itself, and in particular the modern extensions, is therefore low.

4.2 Historic Value

The property was constructed in the early 1930s late 1920s, therefore the age of the fabric itself is not of particular significance in isolation. Original features remain externally to the original house and have been replicated in the materials to the extensions.

The historic significance of 21 Christchurch road relates primarily to the group value of the Christchurch conservation area, its external configuration, appearance and features. Internally, the fabric itself has a historic value in its entirety but any localized area has a low significance independently and does not contribute to the overall significance of the property. Given that the extension is modern and the work to the original house is localized, its removal would not have an adverse effect on the historic value of the property.

4.3 Aesthetic Value

21 Christ Church Road is constructed of red brick facing to the ground floor front in Flemish bond with some double headers with coarse render to the first floor, dressed with exposed timbers. The significance of the aesthetic value of this area is set out on the conservation area management plan which states the primary reason for significance as:

- Dramatic views along tree lined wide roads.

The proposal has taken into account the aesthetic value of the tree lined street, with the ground floor being completely obscured from the streetscape by planting, and the existing garage and fencing and the first floor being set back significantly and obscured by existing mature planting. It is evident that the proposed external alterations are sufficiently set back and will have no negative impact on the street scape.

- Houses skilfully set back in spacious surroundings.

The proposed extension is set back to the rear and side rear which does not affect the setting of the existing building, with the build on footprint remaining largely the same as the proposal siting in place of the existing terrace.

- Attractive grass verges with mature pollarded trees.

The proposal has no effect to the street scene

- Many characteristic original architectural features, including splendid chimney stacks.

It is not proposed to affect any of the original house rather to rationalise existing extensions and a modest extension so it is proposed that no detrimental impact to historic fabric and features should be undertaken.

- Curved roads in differing scales and dramatic topography.

The proposal suggests no change to the place making of the area.

4.4 Communal Value

21 Christchurch road forms an important part of the locale's history, and its communal value is found in the group value of the buildings of Christchurch conservation area, the sense of place and the external arrangement and placemaking.

The internal and rear elements of this building do not contribute to the communal value of the place and therefore we propose that the works applied for in the attached proposal have limited effect on the significance of the building.