

# CANDLEFORD, RECTORY LANE

## Design & Access Statement

Candleford, Rectory Lane, Sidcup,  
Kent, DA14 4QJ

Demolition of existing bungalow and  
replacement 6-bedroom family dwelling







## Contents

01 Introduction

02 Site & Context

03 The Proposal

04 Conclusion

05 About us



# 01 Introduction

## Executive Summary

### Existing Site

The site is located at Candleford, Rectory Lane

Candleford is a detached bungalow on Rectory Lane. The property occupies much of the width of the plot and is architecturally unremarkable.

Rectory Lane features generally large properties and plots, most of which are Victorian/Edwardian or post-war era.

The property shares a boundary with Oakleigh House to the West, a large detached Victorian property; Crayhill to the East, a detached bungalow of similar era to the index property; and Sedcombe Close to the South.

### Proposed Development

To provide a property up to standard for modern living, a new dwelling is proposed to replace the existing. This property will be a six-bedroom dwelling and has been designed with the local character and architectural merit in mind.

We foresee no negative impacts to the local area nor any neighbouring properties and the replacement dwelling will make a positive contribution to the area.



Existing Aerial view with site boundary



## 02 The Site and Context

### Aerial Views of Site Boundary



Aerial Viewing North



Aerial Viewing East



Aerial Viewing South



Aerial Viewing West



## 02 The Site and Context

### Surrounding Area & Vernacular

The surrounding area is characterised by a mix of what appears to be 1st phase development (Victorian & Edwardian) followed by development on the plots of these properties in the post-war era. As such, the large properties on Rectory Lane, The Drive and Knoll Road occasionally have disproportionately small plots as they were subdivided.

The result of this is a mix of architectural styles and plot size, while the character of the area remains defined by generally larger properties and leafy roads. It is not uncommon to find bungalows next to two-storey dwellings



1930s Development

1970s Development



Contemporary bungalow conversion



Edwardian Development



1930s Development



1930s Chalets



1980s Close



## 02 The Site and Context

### The Vicinity

The following properties show some of the more successful features of the local area which could inform the design of our proposal.

Bay windows are a key feature in properties in the area, as well as a mixture of gable features and hipped roofs. Some successful features also include, natural red brick, floor-to-ceiling glazing and pre-cast stone accents.



Examples of bungalows next door to two-storey dwellings



- Two-storey bay windows
- Gable over bay window
- Red Brick
- Traditional tile roof
- Black aluminium windows on orangery



- Full-height glazing at entry
- Double gables
- Slate roof
- Clearly defined driveway entrance
- Black aluminium windows
- Ex-bungalow



- Red brick
- Hipped roof
- Skylights in roof slope
- Stone gate pillar-tops
- Bay windows



## 02 The Site and Context

### Site Specifics

Candleford is a 1960s/70s detached bungalow on the north side of Rectory Lane, in Sidcup within the wider London Borough of Bexley.

It was built after Oakleigh House (its westerly neighbour) and appears to have been built before Crayhill (the neighbouring bungalow). While Oakleigh House and the properties opposite are pleasant, neither Candleford or Crayhill are of particular architectural merit.

The current EPC rating of the bungalow is a low E mainly due to single glazing and no cavity wall or loft insulation.

The site has been subject of a number of planning applications. The first, 19/02845/FUL, is for a detached 3-bedroom property at the rear of the plot with access from Sedcombe Close which was approved. The second, 20/02704/LDCP, for the erection of a detached outbuilding to the rear garden which has been built. The third was for tree works and the subsequent have been Details of Conditions for the new dwelling at the rear of the plot.

There have been no applications for the main bungalow.

The property occupies much of the width of the plot, with 1.2m of separation from the eastern boundary, and 2m from the western. At both boundaries there is planting which provides screening, especially at the west where it is mature and large.

The garden extends approximately 18m to the rear where it meets the subdivision for the new (approx 20m deep) plot to the rear.



1. Front Elevation fronting Rectory Lane



2. View from the rear garden to rear elevation



3. View of the front of the property from the street



4. View from the house to the extent of the rear garden



# 03 The Proposal

## Opportunities & Constraints

Following extensive site analysis we have determined a series of potential opportunities and constraints associated with its development:

### Opportunities:

- An existing, clearly defined, access point to the site and dropped curb in place
- Limited architectural merit of existing bungalow gives perfect opportunity to create an attractive replacement
- It is common in this area to have bungalows situated next door to two-storey dwellings
- No major trees or TPOs to the rear of the plot
- Mature trees to the front of the plot providing good screening
- Limited overlooking from neighbouring windows

### Constraints:

- Main road, thus prominent location. Thoughtful design is essential
- Building line of bungalow dictates first floor building line
- Garden space is slightly reduced owing to back-land development.





# 03 The Proposal

## Design Principles

We were approached by our client to provide a six-bedroom home suitable for modern living.

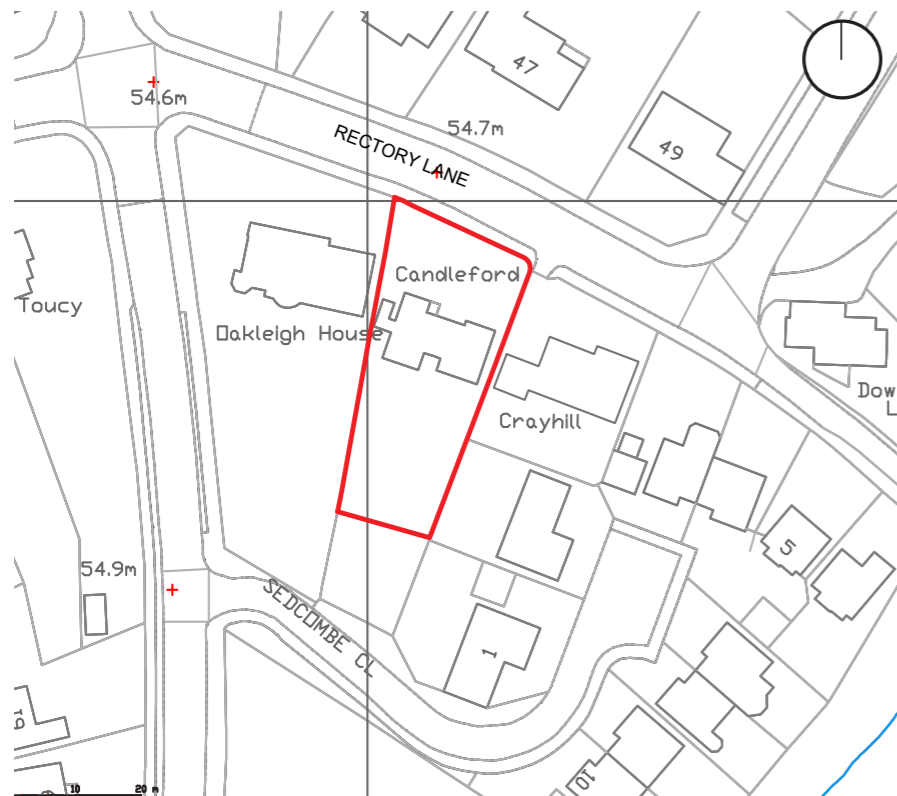
This necessitates the demolition of the existing property and erection of a replacement. We have seen this as an opportunity to enhance the character of the area, as well as improving the standard of living accommodations for current and any future occupiers.



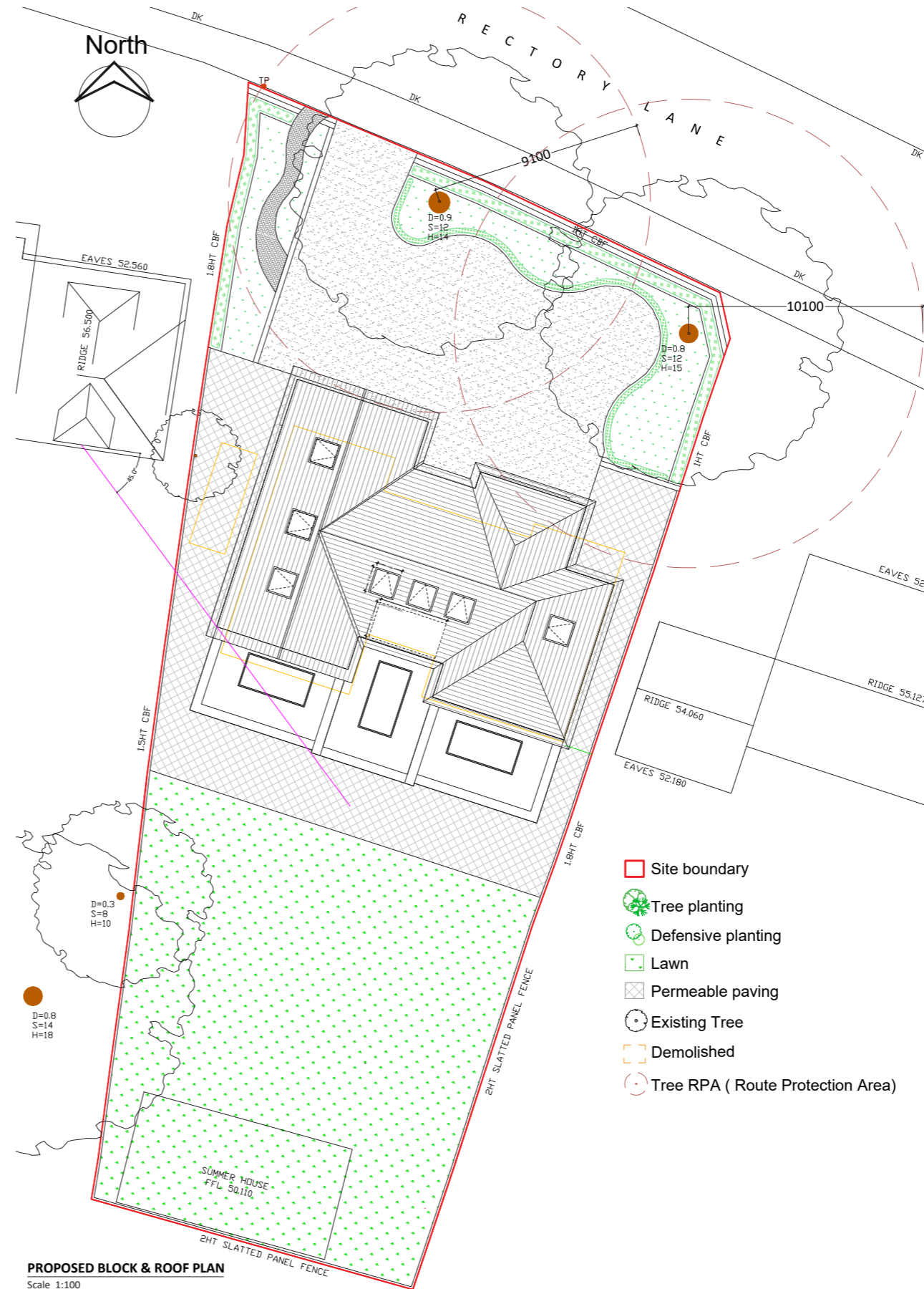


# 03 The Proposal

## Site Plan



Site Location Plan





# 03 The Proposal

## Scope of Proposed works

We were approached by our client to provide a 6-bedroom home suitable for modern living. This necessitates the demolition of the existing property and erection of a replacement. We have seen this as an opportunity to enhance the character of the area, as well as improving the standard of living accommodations for current and any future occupiers.

Having identified successful features of properties in the surrounding area and considering relevant planning policies, we set out designing our proposal.

KHD proposes a modern home with contemporary Victorian and Edwardian detailing is built to replace the existing bungalow.

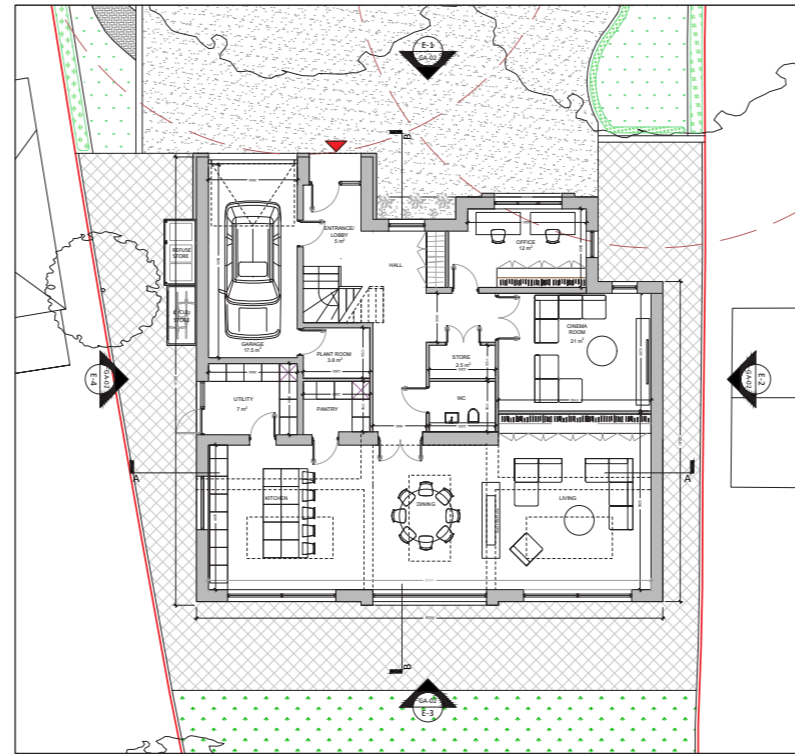
Our proposal's forward building line will be positioned behind the forward building line of Oakleigh house, and broadly in line with that of Crayhill.

The southmost flank of our proposal is to be built over the southmost flank of that of the existing while the northmost flank extends approximately 10cm further towards the boundary.

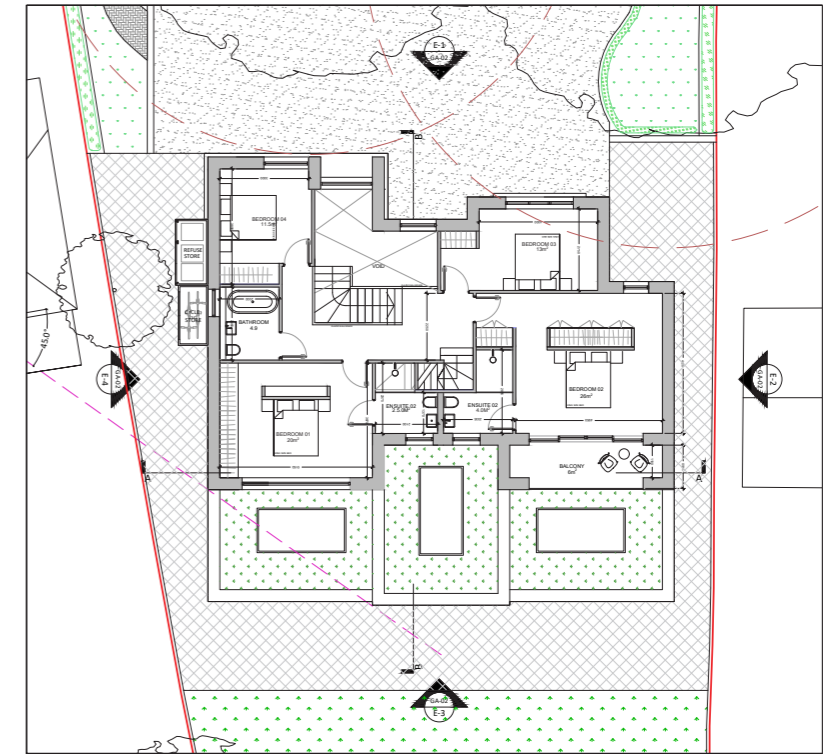
The proposed dwelling is kept broadly between the side flanks of the existing home, extending approximately 50cm further to the west.

The rear first-floor wall of our proposal is set back from the existing building line while the ground floor extends 2.7m beyond the existing rear building line.

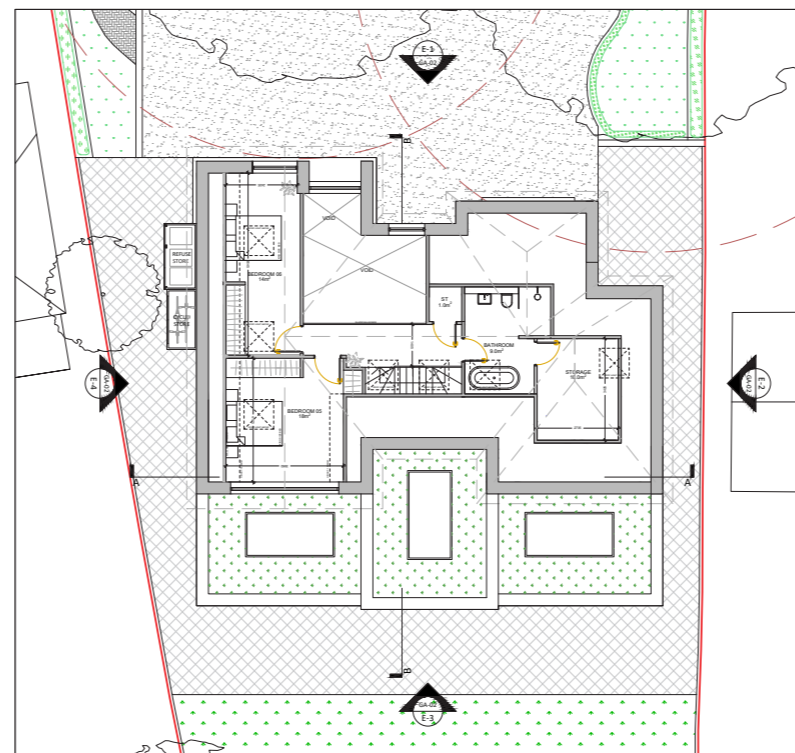
In the roof slope there are roof windows to allow light into the accommodation at the second floor.



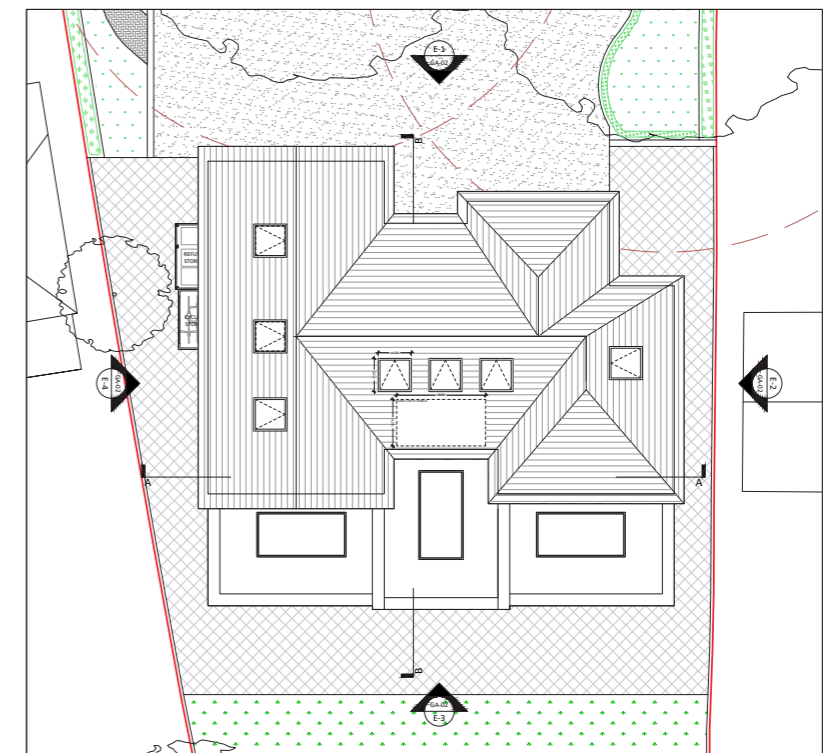
Ground Floor Plan  
Scale 1:100



First Floor Plan  
Scale 1:100



Second Floor Plan  
Scale 1:100



Roof Plan  
Scale 1:100



# 03 The Proposal

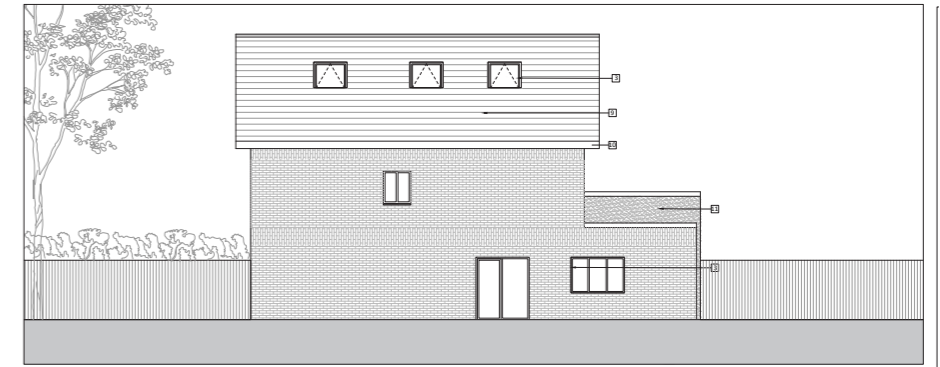
## Scope of Proposed works

This dwelling will allow for a study, garage, plant room, reception room, WC, open-plan living/dining/kitchen, pantry and utility room at ground floor level; four bedrooms, a bathroom and two en-suites at first floor level; and two bedrooms and a bathroom in the loft space.

Access to the site will remain unaffected.



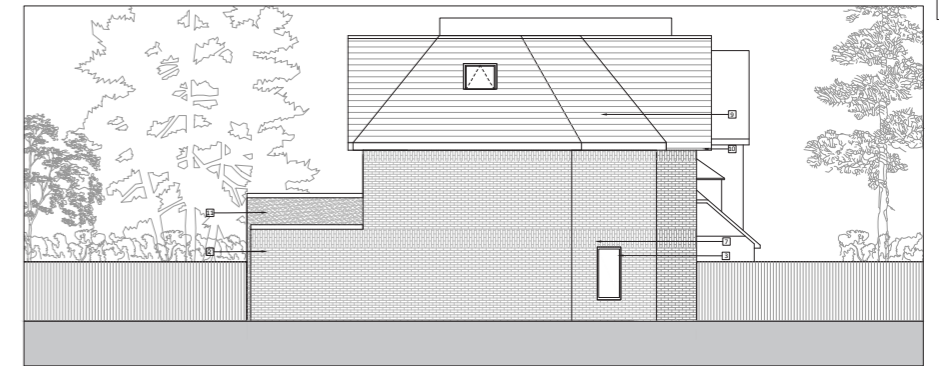
**E-1 Front Elevation**  
Scale 1:100



**E-2 Side Elevation**  
Scale 1:100



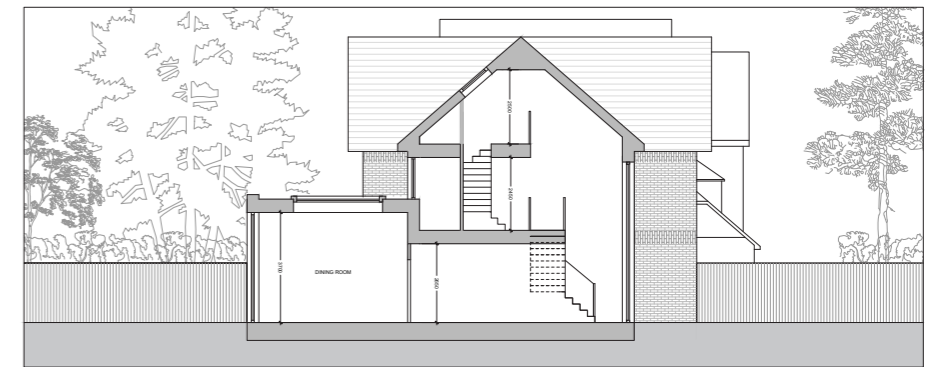
**E-3 Rear Elevation**  
Scale 1:100



**E-4 Side Elevation**  
Scale 1:100



**Section AA**  
Scale 1:100



**Section BB**  
Scale 1:100



**Street Elevation**