

SKETCH
ARCHITECTS

Silverdene
Design Statement

November 2023
Rev: A

Design Statement

The reason for this application is to request a discharge of condition on the approved planning application for the main house on the property at Silverdene, Cocksure Lane, Sidcup, Kent (Reference Number: 21/03794/FUL.) We received approval for the main house with the condition that bin and bicycle storage be sent over to the planners for approval. We subsequently received planning for a new garage on the same site in a separate application (Reference Number: 23/00850/FUL.) Whilst considering the design for this bin and bicycle storage we felt it was appropriate to incorporate this into the envelope of the garage building. We would like to request a discharge of the below conditions from the approval of the main house, and propose that the new proposal for integrated bin and bicycle storage within the garage be considered. We believe that the proposed amendment will enhance the overall aesthetics of the property and address practical concerns related to bin and bike storage.

The below conditions relate to the consented application for the main house (Reference Number: 21/03794/FUL.)

Condition 7. *“Details of arrangements for storage of refuse and recycling (including means of enclosure for the area concerned where necessary) shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground works take place and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority’s satisfaction.”*

Condition 8. *“Details of arrangements for cycle storage (including means of enclosure for the area concerned where necessary) shall be submitted to, and approved in writing by, the Local Planning Authority before the start of any above ground works and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter.”*

The current approved plans allow for a garage of a certain size; however, I am seeking permission to slightly increase the dimensions of the garage. This modification is intended to facilitate the inclusion of internal storage space dedicated to bins and bikes within the envelope of the building.

Rationale for Integrated Bin/Bike Store:

Aesthetic Considerations:

The proposed amendment aims to maintain the visual integrity of the property by incorporating bin and bike storage within the garage, avoiding the need for freestanding storage units. This approach aligns with the Borough’s commitment to preserving the character of the neighborhood and minimizing visual clutter.

Space Optimization:

By enlarging the garage slightly, we can efficiently utilize the available space to integrate dedicated storage areas for bins and bikes. This internal storage solution is not only practical but also ensures a neater and more organized appearance of the property.

Minimization of Unsightly Features:

Freestanding bins and bike storage can often appear unsightly and disrupt the overall aesthetics of the property. The proposed modification seeks to prevent such visual disruptions by incorporating these storage elements within the confines of the garage.

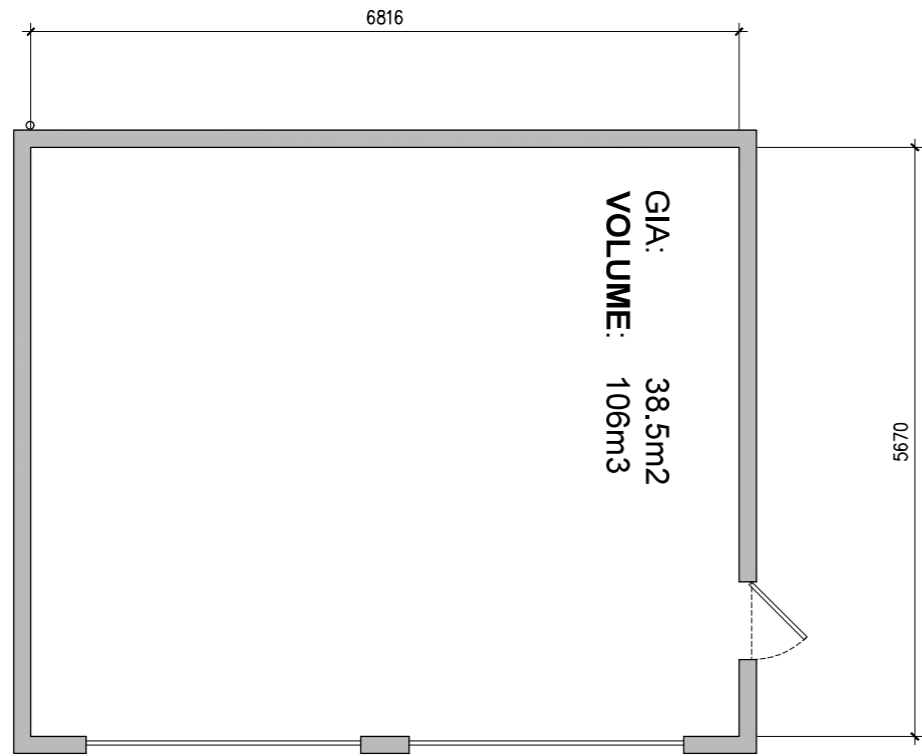
Enhanced Security:

Internal storage within the garage provides an added layer of security for bins and bikes, protecting them from potential theft, vandalism, or adverse weather conditions. This aligns with the Borough’s objectives to enhance security measures within residential developments.

I have attached revised drawings and plans that illustrate the proposed modifications for your review. I trust that the adjustments are in harmony with the principles outlined in the Borough’s planning guidelines and policies.

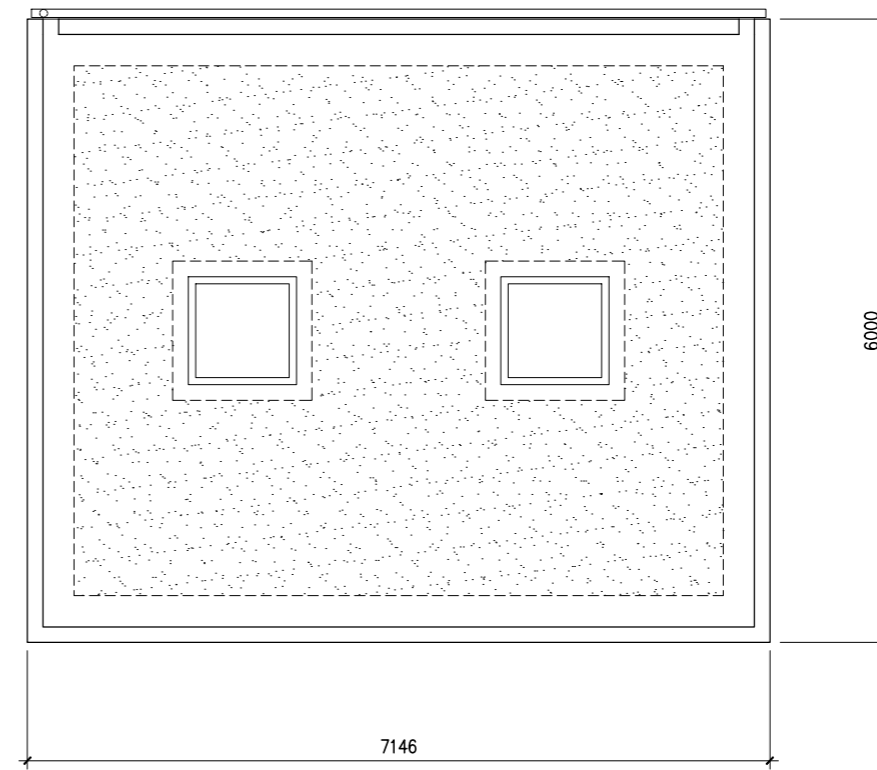
I kindly request that the Planning Committee considers this application favorably, taking into account the positive impact it will have on the appearance and functionality of the property. I am available at your convenience to discuss any aspects of this application further and provide additional information if required.

Thank you for your time and consideration.



GIA 38.8 m2
VOLUME 106m3

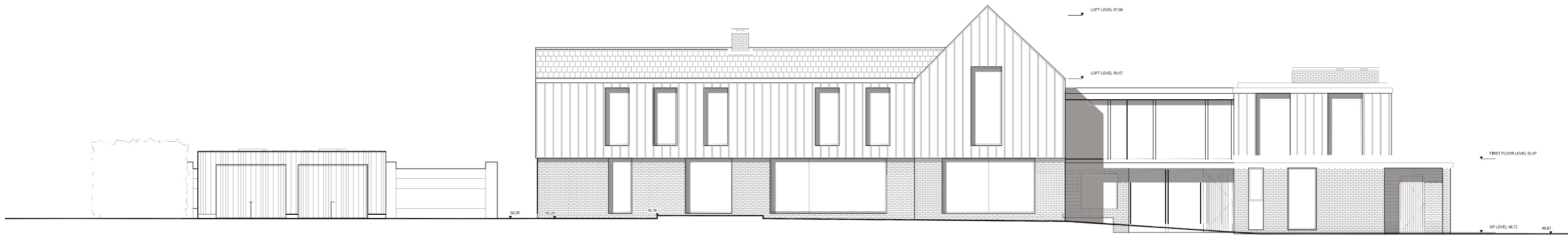
CONSENTED FLOOR PLAN (23/00850/FUL)



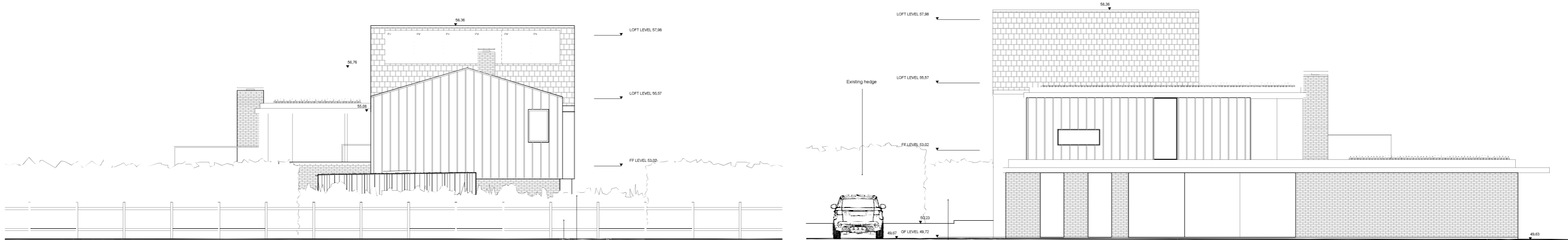
CONSENTED ROOF PLAN (23/00850/FUL)

Approved Plans

The above plans depict the approved garage building from the planning application reference: 23/00850/FUL. This layout has secure parking space for two vehicles, however bicycle and bin storage needs to be considered. Should we proceed with this approved version of the drawings the additional storage would need to be freestanding.

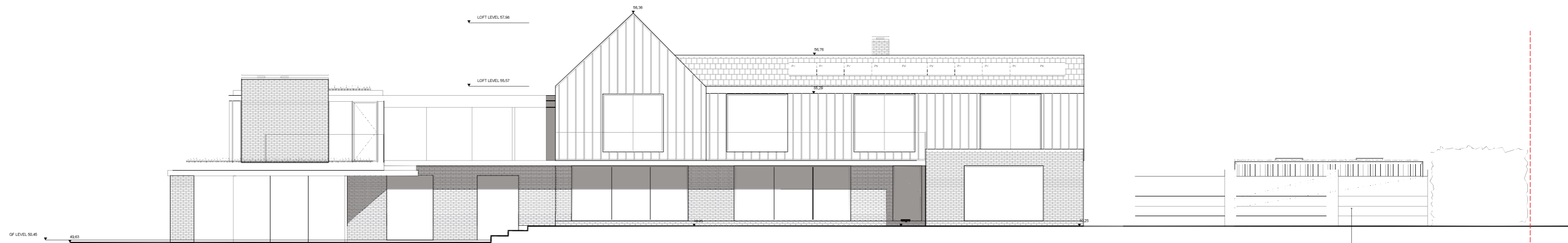


APPROVED FRONT ELEVATION (23/00850/FUL) WITH CONSENTED MAIN HOUSE (21/03794/FUL)



APPROVED SIDE ELEVATION 01 (23/00850/FUL) WITH CONSENTED MAIN HOUSE (21/03794/FUL)

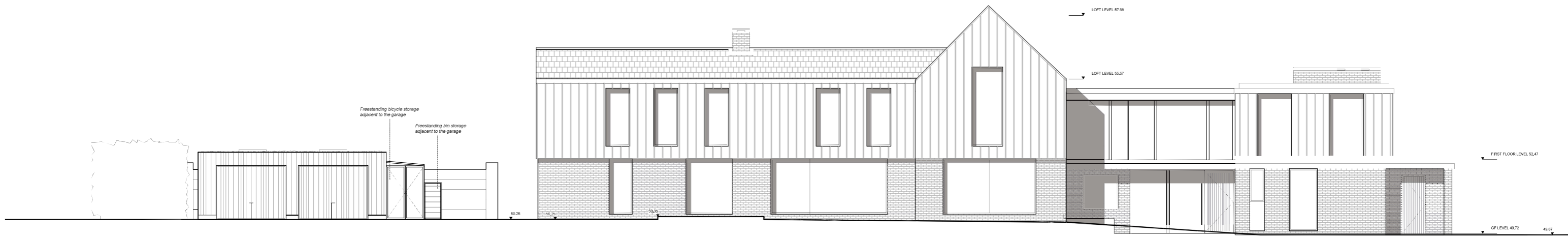
APPROVED SIDE ELEVATION 02 (23/00850/FUL) WITH CONSENTED MAIN HOUSE (21/03794/FUL)
(PROPOSED GARAGE NOT VISIBLE FROM THIS VIEWPOINT)



APPROVED REAR ELEVATION (23/00850/FUL) WITH CONSENTED MAIN HOUSE (21/03794/FUL)

Approved Elevations

The above depicts the approved garage building elevations from the planning application reference: 23/00850/FUL alongside the approved elevations from the planning application for the new home - reference: 21/03794/FUL. The elevations are set out in such a way that the garage and the house are in harmony. We feel that the addition of freestanding bin and bike storage would be of detriment to the overall aesthetic of the property.



APPROVED FRONT ELEVATION (23/00850/FUL) WITH CONSENTED MAIN HOUSE (21/03794/FUL) SHOWING PROPOSED FREESTANDING BIN/BICYCLE STORAGE



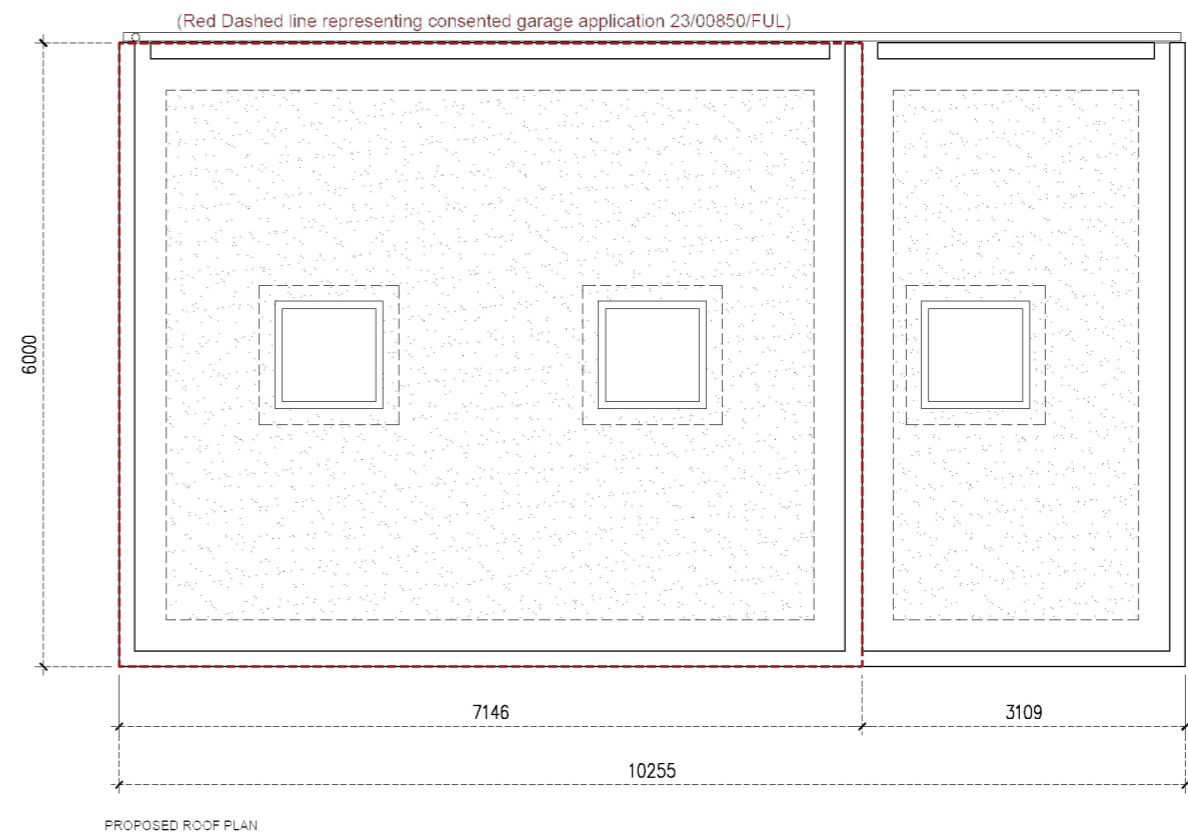
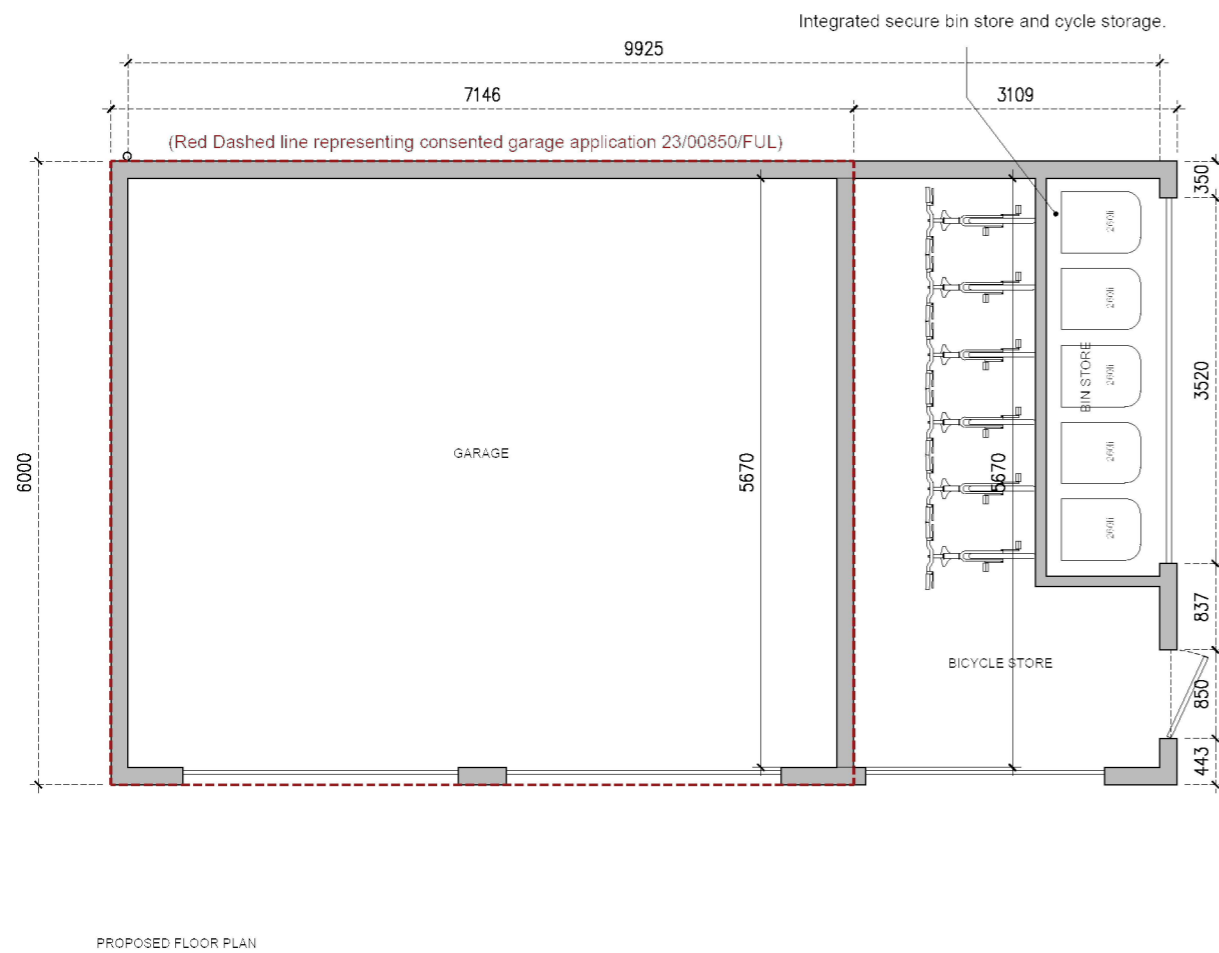
POTENTIAL FREESTANDING BICYCLE STORE



POTENTIAL FREESTANDING BIN STORE

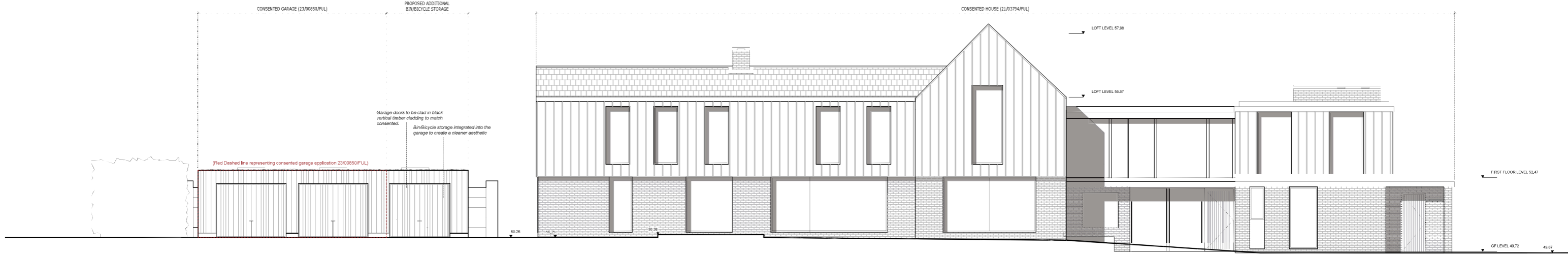
Elevations Depicting Potential Freestanding Storage

This elevation shows the potential to add freestanding bin and bicycle storage to the side of the approved garage. We feel that, should we need to go down this route, the elevation and appearance of this building from the front would become cluttered and in turn be less aesthetically pleasing. It is for this reason that we ask the planners to consider our proposal set out later in this document, to encapsulate all of this storage within the garage building.

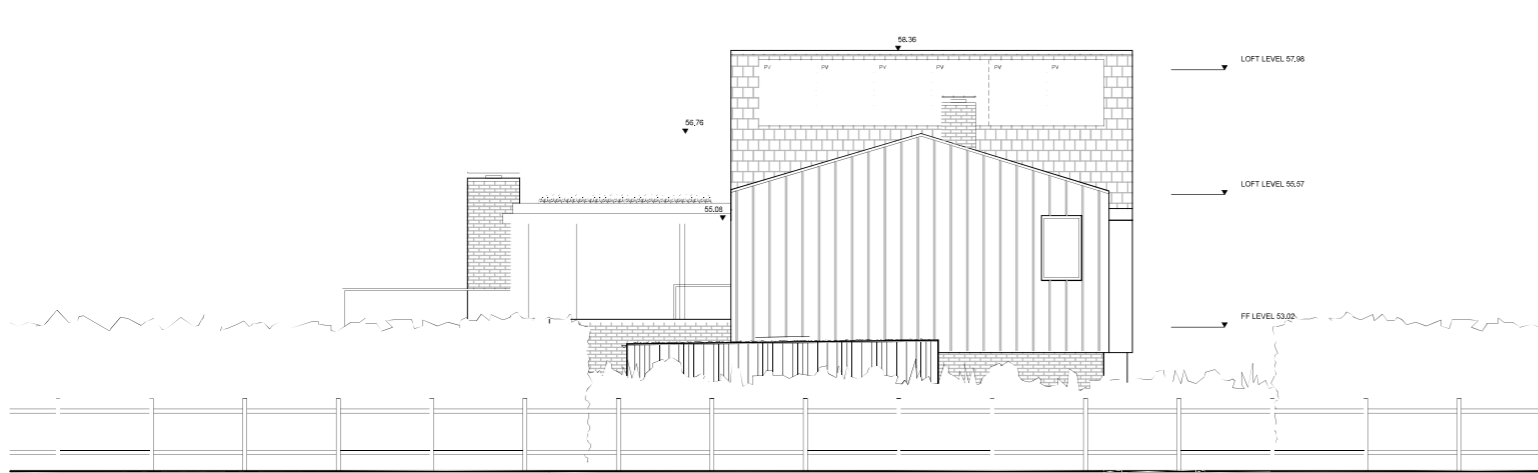


Proposed Plans

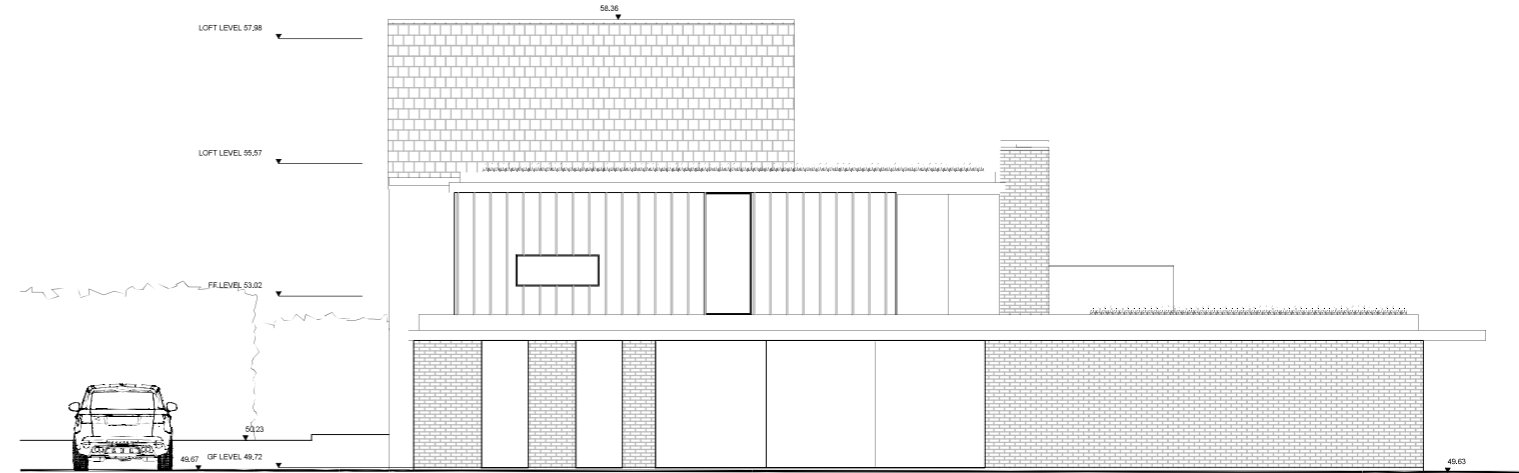
The plans shown here depict our proposal and preferred option, to incorporate the bin and bicycle storage within the envelope of the garage. Given the size of the home and the number of residents, our client requires space for at least 6 bicycles. We feel that this is the best way to incorporate bicycle and bin storage into the property whilst maintaining the uncluttered nature of the approved elevations.



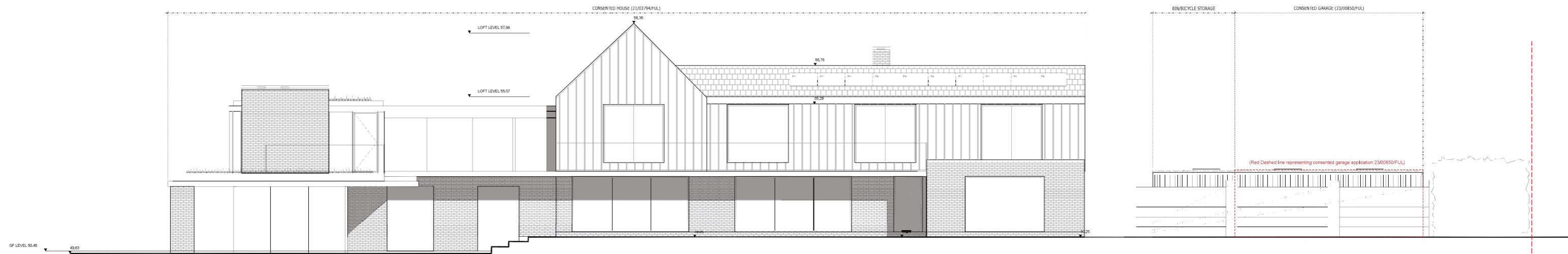
PROPOSED FRONT ELEVATION SHOWING BIN AND BICYCLE STORAGE IN THE CONTEXT OF THE CONSENTED HOUSE (21/03794/FUL) AND CONSENTED GARAGE (23/00850/FUL)



PROPOSED SIDE ELEVATION 01 WITH CONSENTED MAIN HOUSE (21/03794/FUL)



PROPOSED SIDE ELEVATION 02 WITH CONSENTED MAIN HOUSE (21/03794/FUL)
(PROPOSED GARAGE NOT VISIBLE FROM THIS VIEWPOINT)



PROPOSED REAR ELEVATION SHOWING BIN AND BICYCLE STORAGE IN THE CONTEXT OF THE CONSENTED HOUSE (21/03794/FUL) AND CONSENTED GARAGE (23/00850/FUL)

Proposed Elevations

These proposed elevations of the garage are shown alongside the approved elevations for this family home - reference: 21/03794/FUL. As can be seen here, in conjunction with the approved garage above, the side elevation does not change, and the front elevation, although slightly longer, still sits comfortably alongside the home in a clean, uncluttered manner.

