

- JS DESIGNS -

Design Statement

19 Priestlands Park Road, Sidcup

Location

Priestlands Park Road approximately 500m north west of Sidcup High Street and is within the Christ Church Conservation Area.

No19 is a corner plot on the east side of Priestlands Park Road at its junction with Crescent Road, which is to the south.

Site

The site area is approximately 975sqm.

The original house footprint area was 135sqm, but has subsequently had a garage (approved 1984) and conservatory (approved 2015) added bringing the footprint area upto 188sqm

The east-facing rear garden is approx 17.5m deep, the front garden is approx 7.0m deep and the south side garden is between 5.1-7.0m approx. There is approx 1.0m from the garage side wall to the northern boundary

The sites front boundary treatment comprises a low rough masonry wall to the southwest corner, with the remainder without any form of physical enclosure.

The southern boundary (for the extent of the front garden) comprises a circa 1.0m high

The remainder of the southern boundary comprises a circa 1.8m high close boarded fence with a pedestrian gate.

These fences are in various states of disrepair.

The Property

This substantial house is two storeys under a red plain tiled roof with hipped ends, gables and feature chimney stacks.

There are red brickwork:

Plinths upto ground floor window cill level

Central porch with feature chimney

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Gable end bay to the southern elevation

Chimneys stacks

The elevations are predominantly rough cast rendered with Tudor style beams to the front and side elevations and gables.

There are two original small projecting oriel square-leaded feature windows to the porch.

New windows have recently been installed throughout.

The rear elevation is far more visually simplistic and finished with rough cast render over a red brick plinth.

The Proposals

The proposals are for new enclosing walls to the front (west) and side (south) boundaries, along with an additional vehicle crossover.

To the front boundary, the walling is to comprise 1.7m tall, 340mm brick piers with BOE cappings with 0.9m tall, 225mm brickwork walls with BOE cappings in between.

Between the piers, 0.6m high black finished spear topped railing are to be installed.

This walling will also extend along the southern boundary for approx 10.0m

There will be 2 x 4.0m wide automatic sliding vehicle gates, one utilising the existing crossover to the northern end and the other requiring a new vehicle crossover towards the southern end.

Centrally, there will be black finished metal pedestrian access gates.

The walling to the remainder of the southern boundary will comprise 2.0m tall, 340mm brick piers with BOE cappings with 1.8m tall, 225mm brickwork walls with BOE cappings in between.

There will be no pedestrian access to the southern boundary.

Planning History (recorded)

Planning Applications

Polytunnel enclosure to swimming pool in rear garden.

Ref. No: 93/01290/FUL | Status: Application Refused

Erection of single storey building to form swimming pool enclosure.

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Ref. No: 95/01844/FUL | Status: Application Refused
Works to trees within a Conservation Area being, pruning of two conifers in front garden.

Ref. No: 12/00296/S211 | Status: Observations Sent
Conservatory.

Ref. No: 15/00885/FUL | Status: Application Permitted with Conditions
Attached domestic garage (Drawing No: 718:PD:1)

Ref. No: 84/00368/FUL | Status: Application Permitted with Conditions
Two detached five bedroomed houses with integral garages

Ref. No: 82/01605/FUL | Status: Application Permitted with Conditions
Details of landscaping and tree planting in accordance with Condition 5 on original consent 82/1605)

Ref. No: 82/01605/DETCO03 | Status: Details Approved
Planning Appeals (1)
Development Appeal

Ref. No: 93/01290/FAPPL | Status: Appeal Dismissed

Planning consent was granted in November 2023 for:

Erection of part one / part two storey rear extension, alterations to roof and single storey side extension (following demolition of existing conservatory and garage).

These works are currently in progress.

Summary

It is noted that various properties in the local area have tall boundary walls, in varying styles, and notably at No21 Priestlands Park Road, adjacent.

It is considered that the proposals will have a positive impact on the Conservation Area and the revitalised host property.