

DESIGN AND ACCESS STATEMENT.

28 Wells Park Road SE26 6JB.

Application for wooden picket fence on front boundary.



1. Introduction

- 1.1. The proposal is for a white painted wooden picket fence on the boundary of the front space of 28 Wells Park Road SE26 6JB.
- 1.2. The proposal matches similar fence treatments in the Halifax Conservation area.

2. Existing.

2.1 The house 28 Wells Park Road is part of the Halifax Street Conservation Area which is predominantly formed of mid-nineteenth century semi-detached houses. The house is 2 bed 2 storeys, pitched slate roof with a small, unmarked boundary area at the front and a small garden at the back. We believe it was built around the 1850's.

2.2. Number 28 is semi-detached with number 30 which is also 2 bed 2 story and of similar construction.

2.3. The Halifax Road Conservation Area was designated in 1972. Most houses have small front and rear gardens with white wooden picket fences bordering the front gardens. The houses in the conservation area are relatively simple in design and use London stock bricks and slate roof tiles.

2.4. The Conservation Area turns left at the bottom of Halifax Street into Wells Park Road. 28 Wells Park Road is situated within this area and forms a historical and heritage connection to Halifax Street. The design, style, and construction are simple with no decorative features and built of London stock bricks. The exterior wall surfaces have been rendered with concrete render and painted. Photographic evidence from 1961 shows these houses have had painted render surfaces for at least sixty-two years. The roof is finished with slate tiles.

2.5. There is no barrier between the front of number 28, the main road, and the pedestrian pathway. Therefore, there is an unimpeded space between traffic and the front of the house which creates a strong sense of vulnerability.

2.6. While there is currently no fence on the front boundary, the immediate area is unadopted, private land which Lewisham Highways has agreed in principle for the use by 28 Wells Park Road. The dimensions of this area are: 2200mm x 4000mm x 2160mm.

3. Proposal.

3.1. The design proposal is for a wooden picket fence based on similar picket fence treatments in the Halifax Road conservation area in keeping with the areas heritage.

3.2. The design relates to and takes cues from Lewisham Councils' Alterations and Extensions SPD 6.8.

3.3. The design takes note of comments from the Duty Planner report; *"if you decide to apply for planning permission you are advised to take cues from boundary treatments found in Halifax Street, which largely consist of low level, timber, white picket fences, sometimes above a two course brick wall"*.

3.4. The picket fences in Halifax Street were studied. The design proposal is for a white picket fence without a footer or low-level brick wall. This is entirely in keeping with many of the houses in Halifax Street. The nature of the gradient in front of the house would mean that for a considerable section of the fence brickwork would be much higher than two courses giving an unbalanced aesthetic and lessen visual permeability. In keeping with many of the fences in Halifax Street, greenery and garden vegetation will soften and add to the visual appearance.

3.5. The proposal is for a picket fence of 1000mm (1m) high. It will be constructed using high quality timber. It will use Point Top palisades W 73mm with spacing between palisades of 75mm. It will be painted in top quality non-oil Zinsser white outdoor paint. There will be a single picket gate using Point Top palisades of the same dimensions as the fence.

3.6. Following Lewisham Councils' Alterations and Extensions SPD 6.8 the design will allow for a permeable view of the front to the house allowing soft greenery to be visible.

4. Planning History.

4.1. 30.11.22: Telephone conversations with Sue Garlick, Enforcement Compliance Officer, Lewisham Highways, confirms the status of the land immediately outside the house.

4.2. 30.11.22: Confirmation email from Sue Garlick: *"I can confirm that the area directly in front of your property is privately owned. Whilst it isn't entirely clear to what extent, it appears that it is private from the fence outside 26 to the junction of Halifax Street"*.

4.3. 25.01.23. Planning Information Service response Ref, PRE/23/129897 Case Officer Antigoni Gkiza. *"Given the Halifax Street Article 4 Direction, the property does not benefit from permitted development rights and planning permission is required"*. (My opinion paragraph 2.). *"My advice is that you should apply for planning permission"*. (My advice Paragraph 1).

4.4. 9.3.23. Face to face meeting with members of Sydenham Society.

4.5. 24.07.23. Duty Planner Meeting with Amanda Ghani. Face to Face in response to further queries and initial design. The Duty Planner advised against metal railings and advised the proposal should be for a picket fence as per precedent in Halifax Street.

4.6. 28.07.23. Received Duty Planner report from Amanda Ghani. Ref, PRE/23/132232.

4.7. Key advice: *"You are able to install the fence and gates as permitted development (without having to obtain planning permission) as long as they are below 1m high."* (My opinion paragraph 1).

"If you decide to apply for planning permission, you are advised to take design cues from boundary treatments found in Halifax Street; which largely consist of low level, timber, white picket fences" (My opinion paragraph 2).

"If you decide to go down the permitted development route, you may wish to apply for a Lawful Development Certificate (Proposed) which will evidence that your fence is lawful. However, this is not a requirement of you taking advantage of your permitted development rights". (My advice paragraph 8)

4.8. 27.09. 23. Application for a Lawful Development Certificate. Application Number: DC/23/133197.

4.9. 20.11.23. Refusal of a Lawful Development Certificate. Application Number: DC/23/133197

5. Materials

5.1. The fence will be constructed using Jacksons premium timber fencing and gate constructed off site. The wood is treated and guaranteed for 25 years.

5.2. The fence will be painted white in keeping with the conservation area and using high quality exterior non oil-based wood paint. (Zinsser).

6. Access

6.1. The proposed fence construction follows the boundary line agreed with Lewisham Highways and does not change or inhibit pedestrian pathways.

7.Sustainability

7.1. The proposal uses materials, wood and paint that are fully sustainable, non-toxic and with long lasting guarantees.

8. Conclusion.

8.1. The proposed development will not detract from the original character of the house.

8.2. The proposed fence takes inspiration from, and acknowledges, fence treatments in Halifax Street as recommended in consultation with the duty planner, and Lewisham Councils Alterations & Extensions SPD 6.8.

8.3. The proposal will visually link the house with Halifax Street itself adding to the areas heritage.

8.4. The design includes the use of soft greenery additions thereby adding to the visual enhancement/enjoyment of the immediate area which for many years felt like a blank space.