

# Heritage Statement

28 Wells Park Road, Sydenham SE26 6JB.

Application for picket fence in front of house 28.



## 1. Introduction

1.1 The proposal is for a white wooden picket fence to follow the boundary in front of the house number 28 Wells Park Road.

## 2. A description of the heritage asset and its setting

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 2 bed 2 story also and of similar construction.

2.3. This Conservation Area was designated in 1972. Most houses have small front and rear 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. (fig.1). The roof is finished with slate tiles.



Fig 1.

2.5. Wells Park Road is a residential road. The immediate area is also populated with a variety of low-rise council owned blocks of flats. There is a mix of rental and owner-occupied buildings and a broad socio-economic demographic.

### **3. An assessment of significance**

3.1. Within the Halifax Street conservation area, the semi-detached house 28 Wells Park Road shares some architectural character to the adjacent properties and are embedded within the heritage and history of the immediate area.

3.2. The house is significant as being part of a wider group of similar properties built within the same era and within the conservation area of Halifax Street. It is on the north side of Wells Park Road.

3.3. On their own they are of little significance but valuable as part of the coherent group.

3.4. The design and size of number 28 differs from immediate neighbours, (See fig.3/4), with 28 being smaller than the immediate neighbouring houses 26 & 32.

3.5. Number 28 is also situated within the wider group of properties in Wells Park Road with its breadth and variety of architectural styles including, for example, the nearby 1970's block of flats. (See figs 2,3 & 4 below)

3.6. Therefore, the significance of 28 Wells Park Rd lies in the relationship between its age and design and being part of a group of properties including numbers 26 and 32. As such this gives them a distinctive relationship and architectural heritage with the immediate coherent group and the wider community.

3.7. The significance of the proposal is it facing into the main road, and therefore is a visible addition. However, the proposal aligns with the picket fence of number 26.



. figs 2&3



fig 4.

#### 4. An explanation of the design concept for the proposed development.

##### 4.1 Context:

The boundary fence proposal relates to the ground immediately in front of house 28. The area is 2200m x 4000m x 22160m in dimensions.



fig 5.

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

4.3. During September and December 2022 there were a number of anti-social attacks on the front door. The Police were called on more than one occasion.

4.4. On 30<sup>th</sup> November 2022 it was confirmed through telephone conversations, and followed up with email confirmation with Lewisham Highways, that there is in fact a boundary line from the corner of the fence of number 26 to the corner of the boundary for number 32. (see email of November 2022 attached).



fig 6.

4.5. Lewisham Highways confirmed this area is unadopted and “privately owned.” Fig 6.

(email: Weds 30<sup>th</sup> November, 2022)

## 5. Aims.

5.1. The design proposed will allow for the establishment of a private front space bordered by a picket fence.

5.2. The design will follow the boundary line from the fence of 26 to the boundary of 32 Wells Park Road.

5.3. The design will establish a secure physical boundary from the main road and pedestrian pathway and give much needed privacy and enhanced security to the house.

5.4. The design proposal acknowledges the heritage of the Halifax Street conservation area, and therefore aims to establish a new boundary fence that elegantly fits with this heritage and enhances the appearance of the house.

5.5. The design will allow for the development of soft greenery to visually enhance the area.

## 6. Proposal.

6.1. The design proposal is based on the context and aims above, in balance with heritage, enhancement, and visual contribution to the immediate area.

6.2. It also relates to Lewisham Councils' Alterations and Extensions SPD 6.8.

6.3. The proposal is for a picket fence of 1m high, with Point Top pallisades, and painted white in keeping with similar fences in Halifax Street. There will be a picket gate allowing access to the front door.

6.4. Following Lewisham Councils' Alterations and Extensions SPD 6.8 the design will allow for a permeable front to the house where soft greenery will be visible. This will enhance the house appearance, making an attractive contribution to the look of the area.

## 7. Precedent.

7.1. There is precedent in Halifax Steet Conservation for the use of white picket fence facing the road.

7.2. The design of the proposal follows the predominant design in Halifax Street, thereby visually linking number 28 Wells Park Road to the Halifax Street area. (See fig 7-11 below).



figs: 7&8.



fig 9:



fig 10



fig 11.

## **8. Describing the impact of the proposed development.**

8.1. The proposal aims to provide a front of house boundary that is in keeping with heritage and period. Visual impact has been considered in the design and materials.

8.2. The design acknowledges conservation area precedent, and Lewisham Council's Alterations and Extensions SPD 6.8.

8.3. Visual permeability via the use of high-quality wooden picket fencing, soft green landscaping of the space, is central to the design.

8.4. The design fits with the heritage, preserves the appearance of the house, while keeping the architecture visible.

8.5. The design will greatly improve the 'dead' space immediately in front of houses 28. The creation of a soft green space, while subtly increasing privacy and security, will add immeasurably to the 'street scene', providing some visual enjoyment for the owners and immediate neighbours.