

THE MODERN HOUSE



*London BR7
Sold*

Scadbury Park

This property presents an exciting opportunity to purchase a secluded plot of land on a Nature Reserve in Chislehurst, South East London. There is planning permission in place to restore and extend the existing 19th century building to plans designed by the renowned architect Carl Turner.

Turner's plans see the retention and restoration of the original, Grade II listed cottage, whilst adding a rear extension and basement level to create a unique three-bedroom house with over 2,100 sq ft of internal accommodation. The planning department at Bromley have also indicated they would be happy to consider the addition of a parking facility to the side of the property, for example, a garage.

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Scadbury Park

The location of the plot is quite remarkable being close to the centre of Chislehurst yet also entirely private and peaceful. This is a rare opportunity to purchase an oasis within the Scadbury Park nature Reserve and Chislehurst conservation area . The owners have recently purchased the surrounding land extending the boundaries (see green on map) and the plot directly opposite (land marked red) now making the total approximately 1.5 acres.

The below text has been taken from Carl Turner's Design Statement (available on the Bromley planning website or on request from our office):

"The new rear addition is concealed from The Drive behind the existing building. We propose wrapping a long ribbon roof light between the two structures to allow a visual clarity between old and new. The high quality and simplicity of this contemporary approach to the rear will create a new context for the appreciation of the listed building.

The basement level below helps to maximise the potential built area within the building's footprint, without building further onto greenbelt land. This is intended to be a super insulated, sustainable construction. We then propose a sedum 'green' roof over this to effectively cover the building with an elevated garden. We treat this as the fifth elevation.

The courtyard at basement level creates another level of the garden.

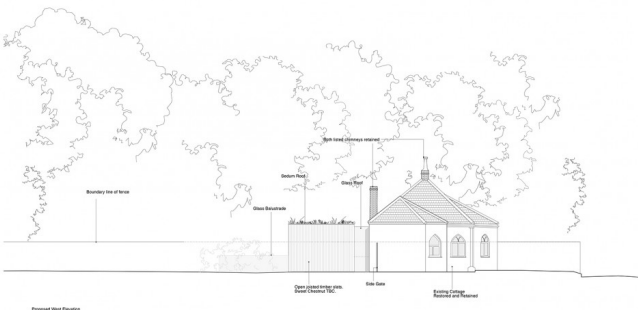
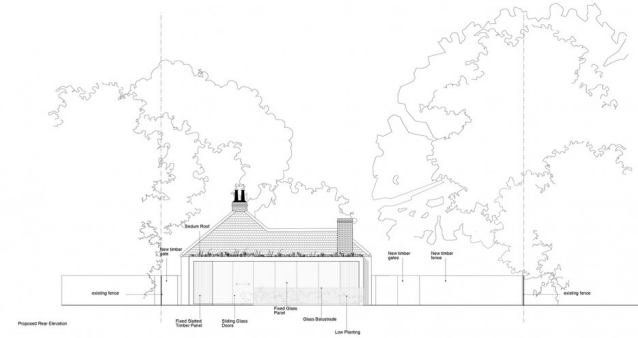
The intention is to create a modern home comprising a historic front aspect with a more contemporary approach to the rear opening up the interior to the very private rear garden.

To the front of the building, the listed nature of the Lodge building is recognised and maintained, with the rear extension nearly invisible from the street.

To the rear the garden extension is expressed as a contemporary, light weight timber box. The windows and doors have a vertical proportion and we have expressed the wall thicknesses and roof thickness as a 'framing device'.

We are thinking about a cladding of sweet Chestnut boarding. This is a sustainable, British timber. We would see this as an untreated timber wall, left to weather to a natural silver / grey and blend in with the surrounding trees and undergrowth. It will contrast and recede from the white pebble dash finish to the Lodge building.

The front garden will be restored and a paling fence similar to that in the historic photograph of the site will be reinstated. This will enhance the setting of the house and The Drive."



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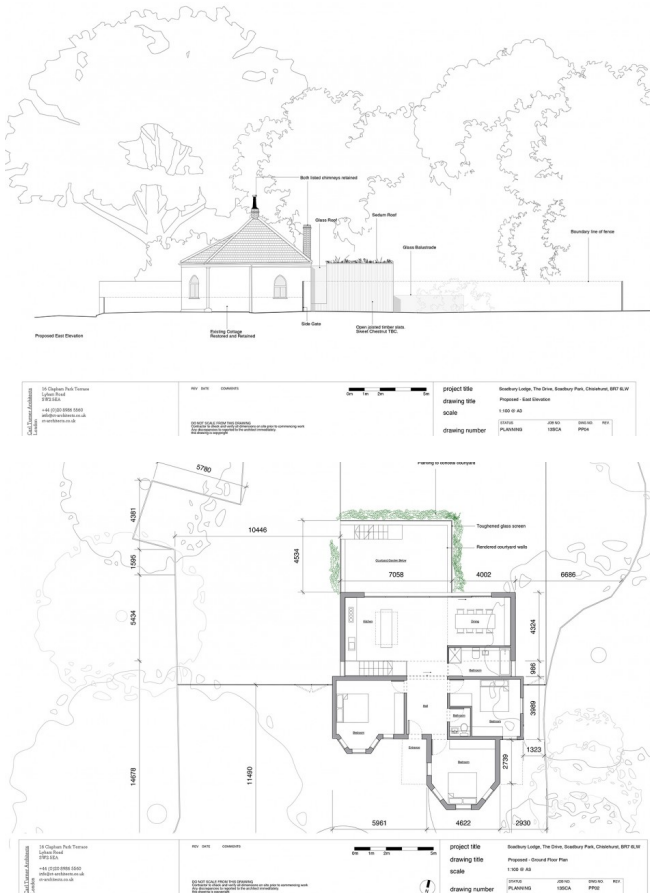
Scadbury Park

The existing building is an early 19th century 'cottage orné', a fantastical style of building that was popular in this period. It was the lodge building to the Scadbury Estate, a historic estate dating back to the 13th century when it was owned by the de Scathebury family. The estate was only broken up in 1982 but still remains largely undeveloped as much of it was turned into a Nature Reserve.

Carl Turner is one of the UK's most celebrated architects. His recent Slip House won the prestigious RIBA Manser Medal and he is widely admired for this inventive yet sensitive approach to listed buildings. To see an example of another Turner project that involved updating and extending a period building (this time in Norfolk) [click here](#).

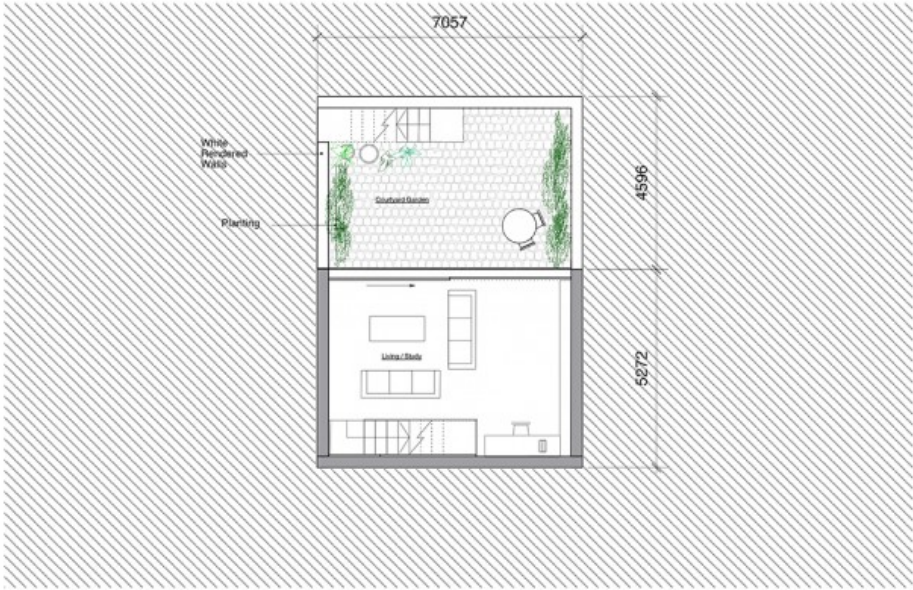
Chislehurst is one of the most popular and appealing areas of outer London thanks to its attractive architecture, large areas of open space, outstanding schools and excellent links to central London. Trains run from Chislehurst station (Zone 5) to London Bridge in just fifteen minutes. There are numerous shops, restaurants and other facilities in central Chislehurst. The property is approximately 1.5 miles from Chislehurst station and the central area.

N.B. The asking price includes the land and existing building only and is not for the completed project.



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REV DATE COMMENTS

DO NOT SCALE FROM THIS DRAWING
Contractor to check and verify all dimensions on site prior to commencing work
Any discrepancies to be reported to the architect immediately
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0m 1m 2m 5m



project title

drawing title

scale

drawing number

Scadbury Lodge, The Drive, Scadbury Park, Chislehurst, BR7 6

Proposed - Basement Floor Plan

1:100 @ A3

STATUS	JOB NO.	DWG NO.	REV.
PLANNING	13SCA	PP02B	

About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.