



Left - Rear View, Historic Photograph
Centre - RAF Aerial Collection (1945-1949)
Right - Front View, Historic Photograph

THE SITE

21 The Green is a detached family home set within the Southgate Green Conservation Area. The property is not listed.

Dating from around 1930, the two-storey house has an irregular form, with projecting bays and is set in a large garden. The style is mock Tudor, with applied half-timbering to the first floor, red brickwork, white stucco and steeply pitched tiled roofs.

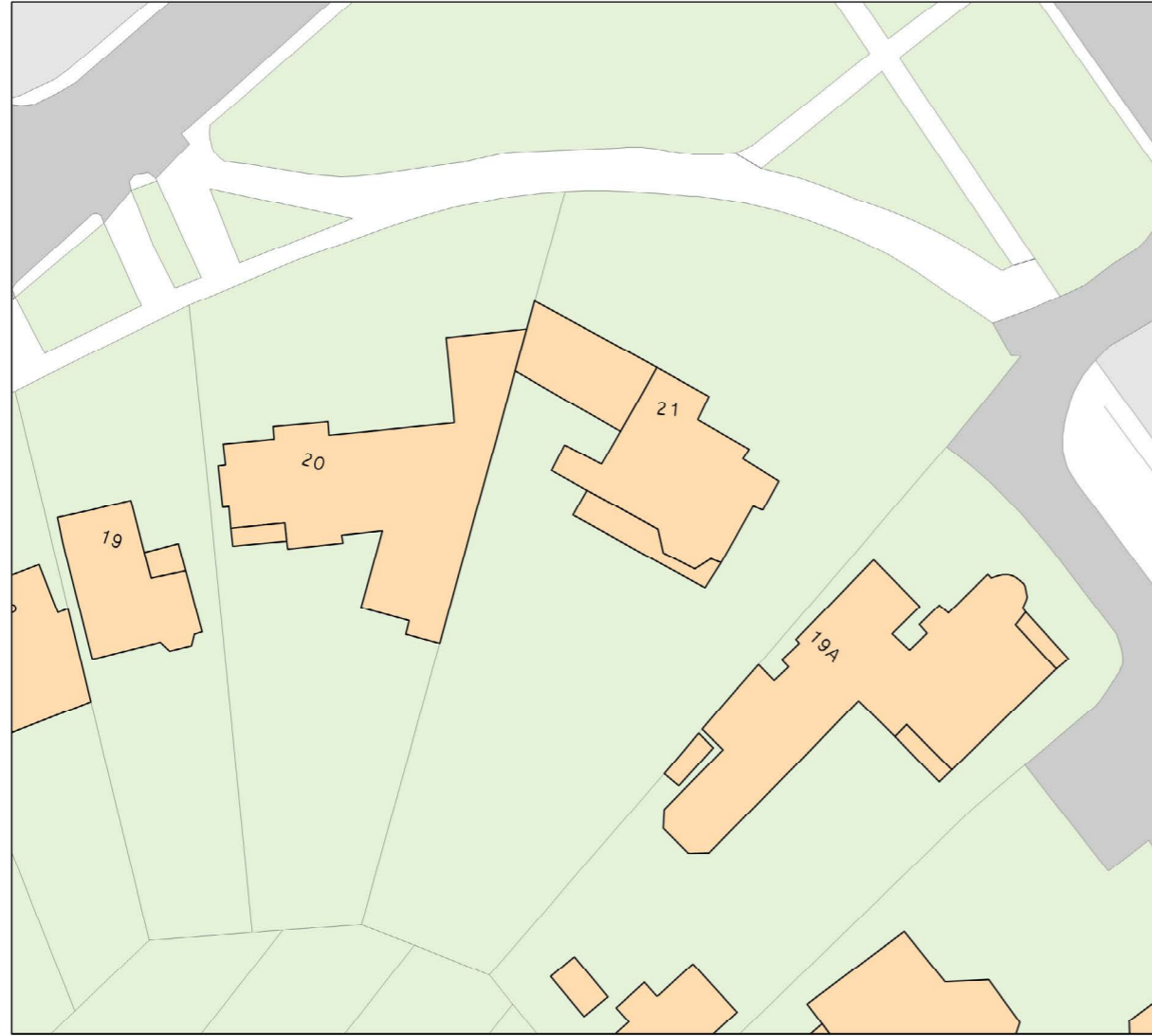
HERITAGE

The property is subject to an Article 4 direction "To elevations facing or visible from a highway or open space". Due care has been taken to ensure that the proposed side and rear extension are sympathetic to the original house, and subordinate in scale.

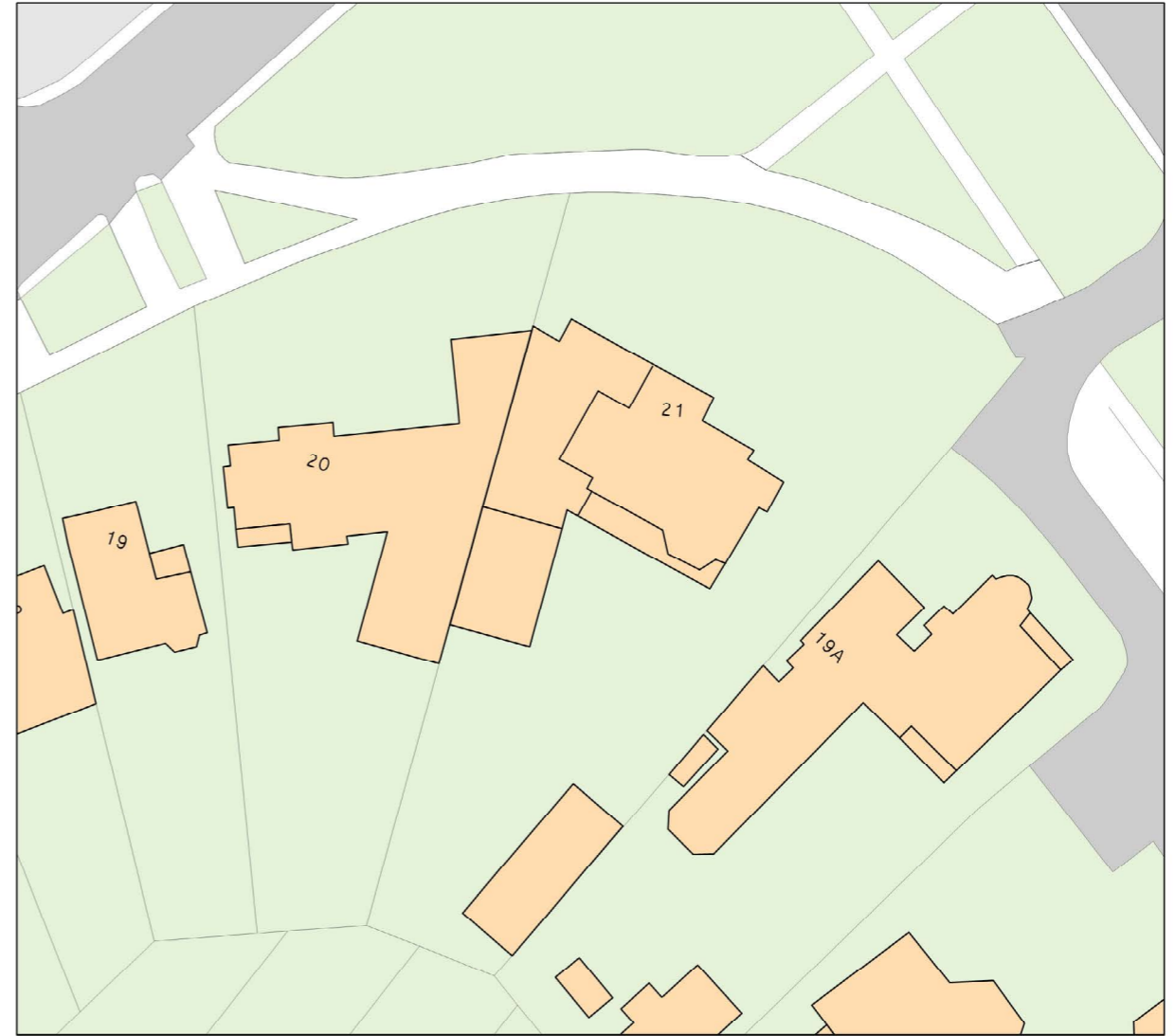


21 The Green (top) front facade (bottom) boundary to Southgate Green

21 The Green (top) rear facade (bottom) projecting bays & steep roof



21 The Green Existing Site Plan



21 The Green Proposed Site Plan

THE PROPOSAL

Minor alterations are proposed to the fenestration - to reinstate the pre-existing window pattern with 6 panel toplights over plain fixed lights (refer page 1). It is proposed to retain and refurbish the existing timber frames, but to upgrade the thermal performance with slimline double glazing.

It is also proposed to install discrete conservation style roof lights to the rear and side elevations with the large, steeply sloping tiled roofs retained and made good.

A part two storey extension will provide additional bedrooms above a reconfigured garage and plant spaces. The new roof is to be set significantly lower than the main roof, but be constructed in a matching gradient and tiled finish.

A new basement is proposed and will sit beneath the side extension. The basement will provide additional floor area without affecting the character of the conservation area. To the rear, it is proposed to extend along the West boundary to create an indoor pool. The proposed pool will abut the neighbours existing extension, as demonstrated in the side elevation and will therefore not affect the neighbours external amenity.

The proposed additions have been set lower than the existing roof line and will appear subordinate in scale and form to the existing house.

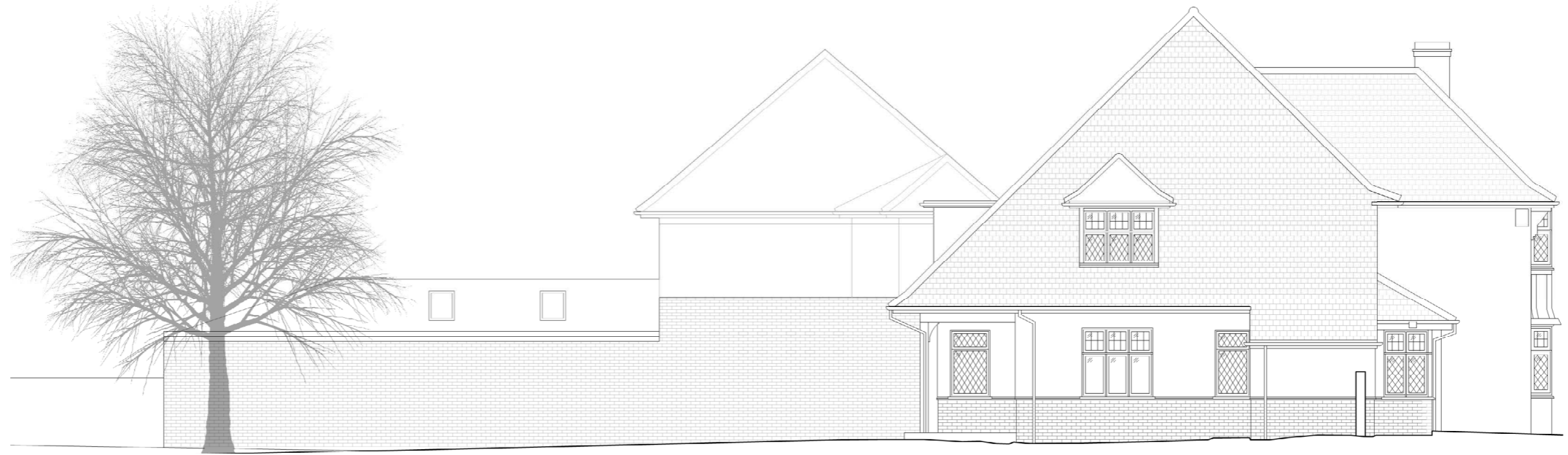
Our proposal seeks to enlarge the living accommodation, improve the thermal performance and reinstate the original glazing arrangement to the historic front facade.



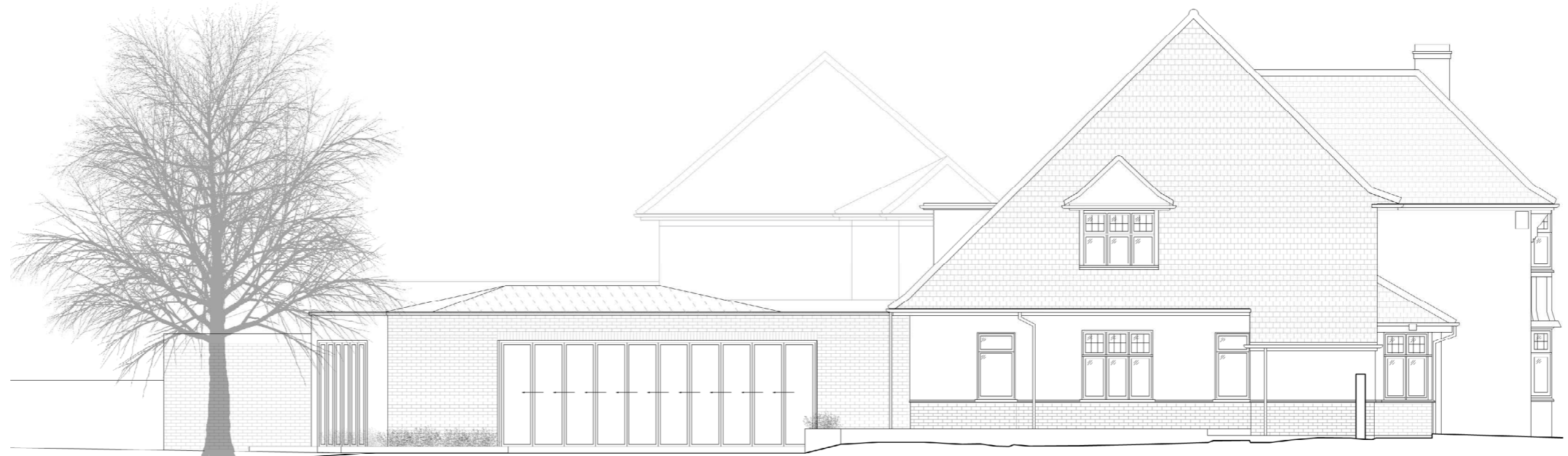
Existing Front Elevation



Proposed Front Elevation



Existing Side Elevation



Proposed Side Elevation

21 The Green | 20 The Green

PRE-APPLICATION ADVICE

REF; 23/01357/PREHER

We received feedback to our request for pre planning advice relating to the proposed alterations. See below a summary from the officer Jennie Rebaïro's response;

“The Conservation Area appraisal makes considerable reference to the ‘village-like’ character of The Green, and the size and scale of the extensions will bring in an urban, over developed aesthetic... The removal of the white picket fence and its replacement with ‘a brick wall with panels of simply detailed, traditional metalwork’ is not supported.”

In response to the pre-application advice, we have significantly reduced the size of the initially proposed extensions. This adjustment ensures proportionality with the original composition of the home while also enhancing the lateral separation between the site and the neighboring house (No. 20). The proposal to remove the existing fence and replacing it with a modern brickwall with traditional metalwork has also been redacted in favour of retaining and making good of the existing fence.

The restoration of the original window patterns, utilising slimline double glazing in the preserved and renovated timber frames, will enhance the character of the house, and make a positive contribution to the conservation area.



Pre-application Front Elevation

21 The Green | 20 The Green



Proposed Front Elevation