

Heritage and Design Statement

Proposed ground and first floor rear extension

at

22 Selborne Road N14 7DH

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Introduction

1. Paul Saggars Associates are appointed as Architect regarding a two-storey rear extension at 22 Selborne Road N14 7DH.
2. The application site is not situated within the Southgate Green Conservation Area (conservation area); however, it is situated within 50m of the conservation area boundary.
3. The application property is not listed and is not situated within the Metropolitan Green Belt.
4. The application site is a traditional semi-detached property on the south side of Selborne Road. The road is well established with a variety of traditional well-designed dwellings. The overall character is consistent and well-ordered, and the density of the pre-existing road is high.
5. The application property and proposed extension is not visible from within the conservation area. The conservation area is separated from the application site by other dwellings and gardens.
6. The proposed extension is detailed with high quality materials, and the form of extension is simple and uncomplicated and does not compete with the architecture of the host dwelling. It is a design which is sympathetic and appropriate in its setting being nearby to a conservation area.

Southgate Green Conservation Area

7. Southgate Green is situated in the southwestern corner of the London Borough of Enfield, approximately 2.5 miles southwest of Enfield town centre.
8. The conservation area is mainly residential.
9. The Conservation Area falls into three-character areas. The High Street consists of the more densely settled historic and commercial core of the former village. The Green and Cannon Hill, covers the green space at the centre of the Conservation Area and the less dense development to the south. Waterfall Road contains little built development.
10. The centre of the Conservation Area is The Green. This triangle of grass has a well kept suburban nature. Its boundaries are defined by buildings to the north and east and by trees and hedges to the south, these provide a sense of enclosure. The principal landmark is the spire of Christ Church, which dominates views from the east and can be glimpsed, through gaps in buildings, from as far away as Southgate station. The three roads converging on The Green, High Street, Cannon Hill, and Waterfall Road, all widen as they reach it.



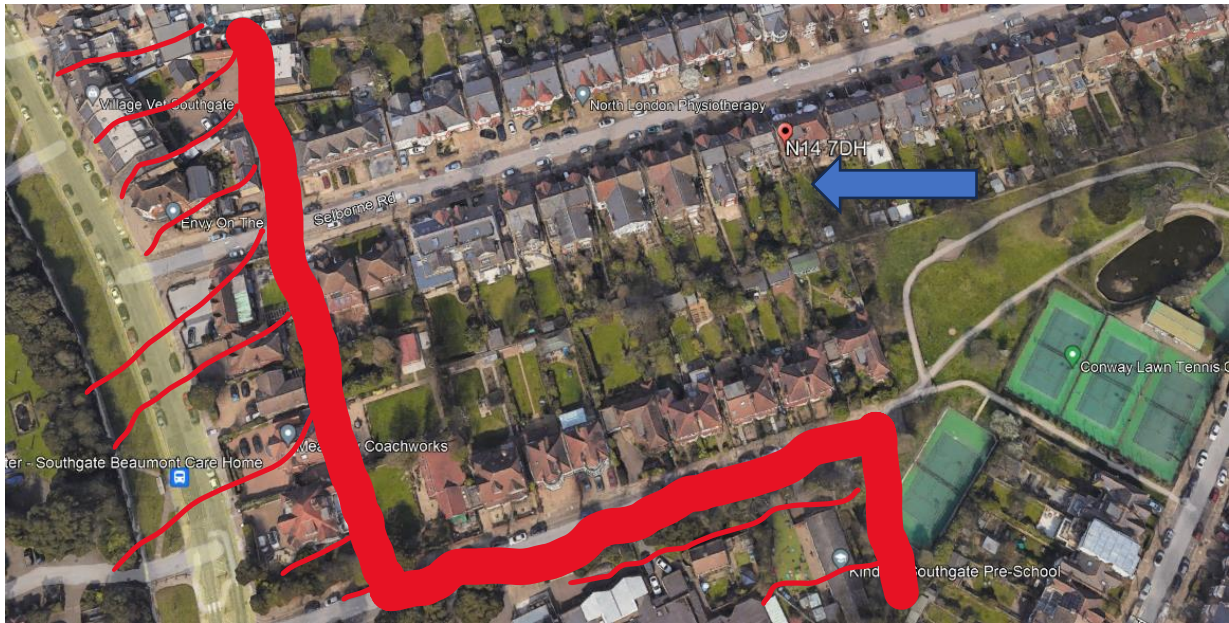
The Green

Summary of Conservation area

11. The fabric of the conservation area is in good condition. The form and layout of the area has been well preserved. Many buildings retain their original appearance.
12. Although there has been some insensitive development, shopfronts and street furniture, overall, the combined wider appearance of the conservation area has significant merit and contributes to making the locality a popular and particularly desirable area to live and work.



Southgate Green Conservation Area denoted by green dashed line. Application site in red denoted by blue arrow.



Aerial view of application site, blue arrow with the conservation area boundary shown in red

Existing dwelling – 22 Selborne Road

13. The existing dwelling is semi-detached, and the street elevation is characterised by prominent bay windows and a steep gable roof. The materials and detailing are elegant, and the house has an imposing character. A delicately detailed curved canopy exists over the entrance door and high-quality window and door joinery is a particularly notable feature of the façade.



14. The rear elevation of the dwelling consists of a projecting two storey element. On the ground floor is the kitchen with a bedroom over. The bedroom is wider in plan than the kitchen with a cantilever floor.
15. A rear dormer extends the width of the roof, the neighbouring property has a similar dormer.
16. A projecting bay exists off the rear living room.
17. The kitchen is very long and narrow.
18. High boundary planting exists along the boundary with No 24.
19. The other boundary is defined by the overbearing two story flank wall of No 20. This wall is very bulky and dominant. The outlook from the rear kitchen and first floor windows of 22 Selborne Road is impacted by the flank wall of No 20.
20. The construction detailing, quality of materials and appearance of the rear elevation is less refined than the front elevation.

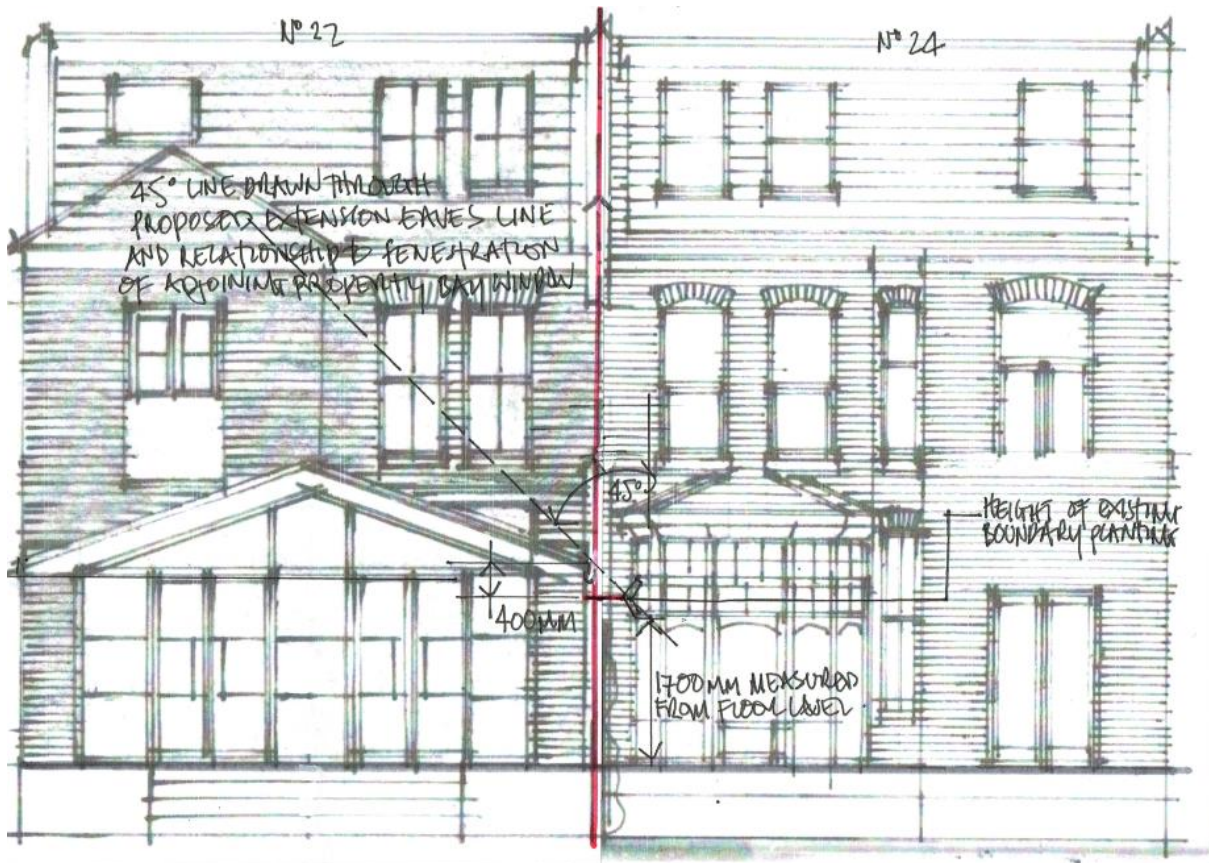


Rear of application site

Proposed extension

21. The reason for the ground floor extension is to create a combined kitchen and family room. The current kitchen is very long and narrow and not practical. The kitchen space is very cramped and doesn't function particularly well as a family social space as desired by the householder.
22. The proposal is to extend to the side and rear of the existing kitchen and to link the existing rear living room. This will create the space required along with a utility room and shower room.

23. The extension on the boundary with No 24 has a low eaves level to ensure the extension will have no significant impact on the neighbour's amenity and outlook. The extension eaves is only 400mm higher than the existing established boundary planting.
24. A 3m high extension, extending 3m from the rear of the house is possible on the boundary under permitted development. This was dismissed as being unneighbourly and therefore the shallow low pitched roof design was developed.



Drawing showing the low eaves level of the rear extension (submitted as an application drawing)

25. The extension of the first-floor rear bedroom is a direct extrusion of the existing form under an extended hipped end roof. A French window and Juliet balcony with etched glass balustrade will ensure a good level of natural light and passive solar gain into the rear part of the room along with a good degree of natural ventilation.
26. The large ground floor feature rear window and door arrangement is a Crittall black steel system. This type of fenestration and door is a popular choice particularly in the context of heritage property. The heritage Crittall design is a high quality product and will contrast with the existing traditional windows. High quality products and materials make a positive contribution to dwellings in and near to conservation areas.
27. The proposed roof covering material is zinc, this is another high-quality material which will complement the proposed Crittall glazed screen. The use of zinc will contrast and complement the existing dark grey roof covering.
28. The original brick type used on the rear elevation is a London stock brick with typical yellow and grey colour tones with darker grey / black burnt flecks. The proposed RAL 9005 Crittall

frame colour and anthracite colour zinc will perfectly complement this existing façade colour palette.

Conclusion

29. The proposed rear extension design is proportionate and in keeping with the existing dwelling.
30. The spaces created will enhance this family home and provide the space and amenities required by the householder.
31. The extension has been designed to be respectful to the neighbouring dwelling No 24. The eaves height has been kept low on the boundary deliberately so as not to effect outlook and amenity.
32. The rear elevation is a symmetrical elegant design and is well ordered. It appears sympathetic to the locality and does not compete with the style of the existing.
33. Proposed materials are high quality and elegant, their detailing will enhance the appearance of the dwelling. It follows therefore that the proposals will not be detrimental to the nearby conservation area.
34. Should any matter prevent or delay the granting of planning permission we should welcome dialogue hopefully to quickly overcome any issues that may arise.

Paul Sagers Architect