

SODA are a multi-award winning studio and an appointed Conservation & Heritage company within the LHC Framework for Southwark Council. SODA have completed numerous projects on historic buildings throughout London including:

- Soho House, 76 Dean Street - Restoration and refurbishment of a Grade II* listed townhouse after it was gutted by fire in 2009.
- Kettner's Townhouse, 40 Greek Street - Restoration and refurbishment of a block of 15 Georgian townhouses, including 11 listed buildings.
- 30 Heath Drive - Restoration and refurbishment of a detached family home, within the Redington and Frognal Conservation Area, originally designed by Arts & Crafts architect C.H.B. Quennell.
- Green Rooms, 13-27 Station Road - Restoration and refurbishment of a prominent Art Deco building in north London into the UK's first social enterprise hotel.
- 21-23 Meard St - Remodelling and restoration of two adjacent townhouses within the Soho Conservation Area.
- 5 Wimpole St - Restoration of a Grade II listed townhouse and mews house within the Harley Street Conservation Area.
- Liberty House, 222 Regent Street - Internal refurbishment of a Grade II listed building on a prominent corner of Regent Street.
- Brock House, Langham Street - Internal refurbishment of a building of historical importance within the Harley Street Conservation Area.



PLANNING HISTORY

The property has undergone a series of granted alterations since 1988. Details regarding the house's planning history are provided within the accompanying cover letter prepared by Gerald Eve.

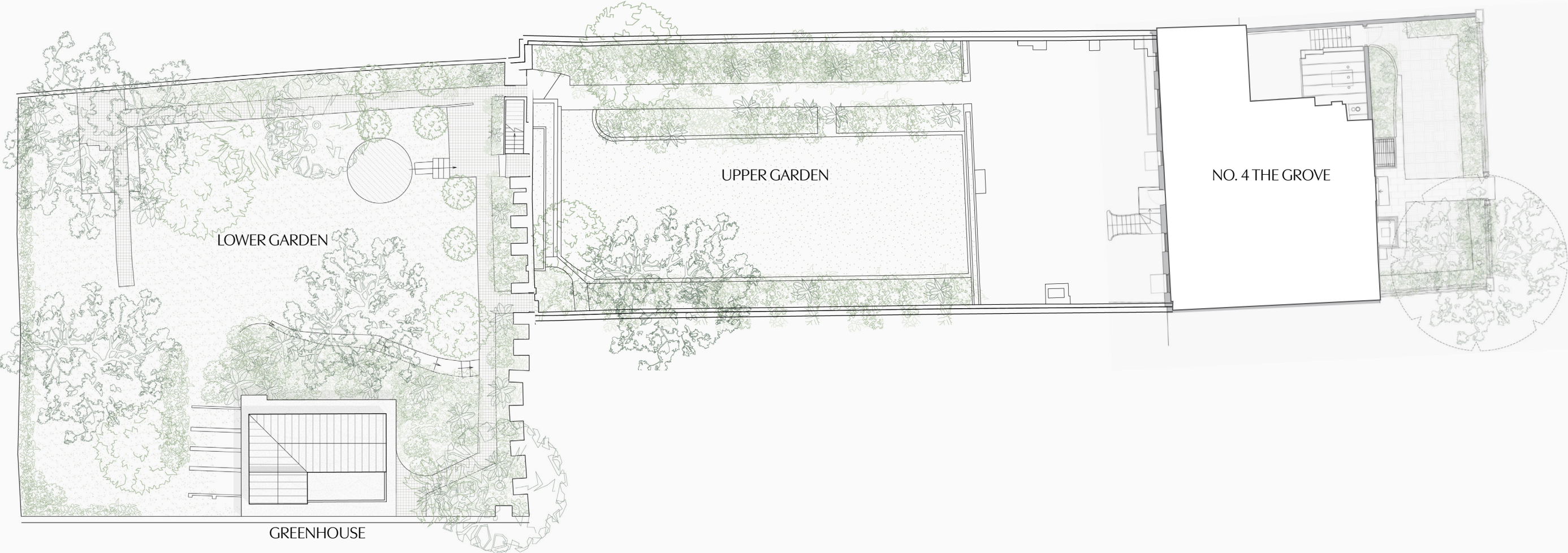


BUILDING HERITAGE

Please refer to the Heritage Statement prepared by Jon Lowe Heritage.



EXISTING REAR GARDENS



	SUMMER HOUSE TO REPLACE EXISTING GREENHOUSE	NEW SWIMMING POOL
PRE-APP FEEDBACK 16.02.2023	<ul style="list-style-type: none">• The new summerhouse would occupy the same position as the existing greenhouse it would replace in the rear garden, but would have a larger footprint.• The Pre-Application Document (SODA, dated 22/09/2022) does not provide any details of the elevations of the proposed summer house. However, the replacement of the existing greenhouse with a summerhouse building is considered to be acceptable, in principle, in terms of the impact on the setting of the listed building and the character and appearance of the garden and wider conservation area. This is on the assumption that the summerhouse would be modest in character and height.• It is recommended that existing materials are re-used wherever possible, both from a heritage and sustainability point of view.• The verdant quality of the area surrounding the summerhouse should also be retained.	<ul style="list-style-type: none">• The new swimming pool would be located to the west of the new summerhouse, and the Pre-Application Document notes that it would utilise the existing drop in land levels to avoid the need for excavation.• The pool itself is considered to be acceptable, in principle, particularly due to its siting away from the main listed building. This is subject to the use of high quality and appropriate materials.
DESIGN RESPONSE	<ul style="list-style-type: none">• The summer house has been designed to sit respectfully within the lush lower garden and is modest in size and height as to not detract from its listed setting.• Direct reuse of materials from the existing greenhouse would not be viable as the timber frame and glazing is in poor condition. However, careful attention has been paid to select a sustainable material palette with an emphasis on the use of timber and reclaimed bricks where possible.	<ul style="list-style-type: none">• The swimming pool has been selected in size and positioned as to have minimal impact on the existing garden utilising the natural topography of the site. The swimming pool proposed is a metal frame and liner above ground system, and due to the sloping of the site the pool will sit beneath the level of the terrace with the water surface visible only (no exposed frame). For further information refer to page 22.

EXISTING GREENHOUSE PLAN

The existing greenhouse is nestled within lush planting, hedges and trees. The greenhouse consists of a masonry base with timber-framed single glazing to form the walls and roof. The greenhouse is currently in a poor condition and would not be suitable in size or construction to be converted into a summer house for year-round use.

