

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.



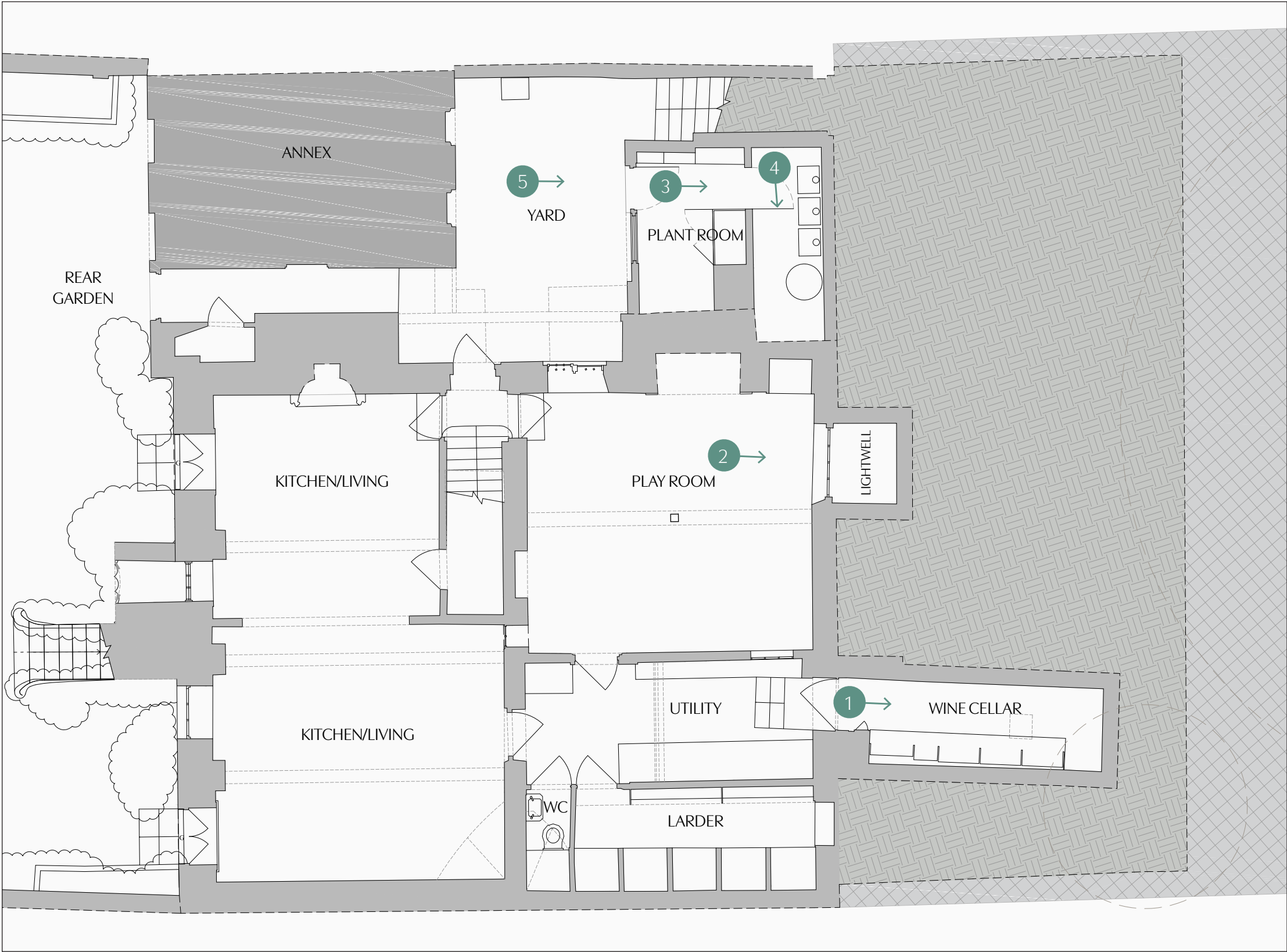
BUILDING HERITAGE

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

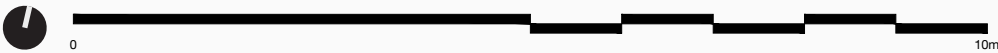


00	EXECUTIVE SUMMARY
01	INTRODUCTION
02	EXISTING CONDITION <i>PROPOSALS</i>
03	BASEMENT EXTENSION
04	FRONT GARDEN LANDSCAPING

EXISTING LOWER GROUND FLOOR PLAN



The lower ground floor consists of a four room plan arrangement with an adjoining wine cellar which extends beneath the front garden. There are two existing lightwells that provide daylight to both the play room and utility room. A single-storey pitched building containing the plant room can be accessed via the yard.



EXISTING SITE PHOTOS



EXISTING GROUND FLOOR PLAN



The front garden to the property is concealed behind a low level brick wall with railings, planted hedge and full-height gate. The front garden has planting to its perimeter with a timber-clad bin store located in the North East corner.

Two non-identical lightwells are visible from the front garden, both of which are surrounded by metal railings.

The front garden is predominantly brick paved with a stone paved path leading to the primary entrance. The ground throughout the front garden is very uneven causing the paving to disfigure in places.

