

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date :** 8th November 2016

**Report of**  
Assistant Director, Planning,  
Highways & Transportation

**Contact Officer:**  
Andy Higham  
Sharon Davidson  
Mr Francis Wambugu

**Ward:** Southgate

**Application Number :** 16/03142/HOU & 16/02380/LBC

**Category:** Householder

**LOCATION:** 15, HIGH STREET, SOUTHGATE, N14 6LA

**PROPOSAL:** Demolition of existing kitchen extension, lean-to stores, removal of gates, demolition of timber workshop, erection of timber workshop for habitable use ancillary to dwelling including roof lights and solar panels, timber cladding to external walls, additional fenestration and single storey rear extension to reconstructed timber workshop, erection of single storey rear extension to provide link to dwelling and workshop, minor alterations and replacement windows.

**Applicant Name & Address:**

Mr John Miller  
15, High Street,  
Southgate,  
N14 6LA

**Agent Name & Address:**

Mr Simon Feneley  
7 Brewmaster House  
The Maltings  
St Albans  
AL1 3HT

**RECOMMENDATION:**

That planning permission be **GRANTED** subject to conditions.

**Note for Members**

Although applications of this nature would normally be determined under delegated authority, following objection received from the Conservation Advisory Group, it is considered appropriate for the applications to be determined by the Planning Committee

## **1. Site and Surroundings**

- 1.1 The application site is located within Southgate Green Conservation Area and is a Grade II\* Listed building on the western side of the High Street.
- 1.2 The existing property is a 2 storey cottage with an existing two storey workshop that is used as part of a family building company. There is a large rear garden to the property and a short frontage garden with front driveway access area.
- 1.3 The surrounding area is predominantly residential in nature consisting of a mix of semis, terraces and apartment blocks. The property is currently been used as a residential family house with the associated builders workshop.
- 1.4 The site comprises a Grade II listed building and is within Southgate Green Conservation area.

## **2. Proposal**

- 2.1 Permission is sought for a raft of alterations and extensions to the existing buildings. The proposals are in two, one a planning application for the proposed development (Ref: 16/03142/HOU) and the other a Listed Building Consent (Ref: 16/02380/LBC) relating to the impact of the development on the Grade II listed building and the curtilage listed workshop.
- 2.2 The proposals comprise the following;
  - Demolition of existing timber workshop, lean-to stores and existing kitchen extension;
  - Removal of gates;
  - Erection of timber workshop for habitable use ancillary to dwelling including roof lights and solar panels, timber cladding to external walls, additional fenestration and single storey rear extension to reconstructed timber workshop;
  - Erection of single storey rear extension to provide link to dwelling and workshop; and
  - Minor alterations and replacement windows.
- 2.3 Alterations are proposed to both the listed dwelling and the curtilage listed workshop. The workshop building including stores and the kitchen extension would be demolished. A replacement to the workshop would be built and be linked to the existing residential cottage via the replacement kitchen extension. The replacement building would be for residential use. It comprises living/dining and bedroom on ground floor and one bedroom on first floor level:

*Existing 3-bed dwelling – 88.4 sqm (GIA)*  
*Proposed 5-bed dwelling – 163.4 sqm (GIA)*
- 2.4 The main front element of the replacement building would be a like-for like with the existing workshop with regard to design, appearance and height but the store structures would be removed from the front and two additional windows would be inserted to the front elevation at ground floor level.

- 2.5 The rear element would have a slightly higher lean to roof than existing workshop – additional height being between 0.6m to 1m; It would have solar panels along the width of the rear roof plane and two rear rooflights on the top roof plane.
- 2.6 New Single storey link building would have a flat roof and be slightly lower in height



### **3. Relevant Planning Decisions**

- 3.1 P13-01301PLA - Demolition of existing kitchen extension and lean-to/stores, removal of gates, internal partitions and staircase within workshop and conversion of workshop to habitable rooms ancillary to dwelling with a single storey rear extension including installation of 3 x roof lights and solar panels, cladding to external walls, additional and replacement fenestration, erection of single storey rear extension to provide link to dwelling and workshop, installation of window at ground floor level to rear and 2 x replacement windows to existing dwelling - Refused 5.06.13: allowed on appeal.
- 3.2 TP/89/0069: Extension of existing vehicle crossover to a classified road. Granted with conditions.

### **4. Consultations**

#### **4.1 Statutory and non-statutory consultees**

##### **4.1.1 Historic England**

No comments

#### 4.1.2 *Conservation Advisory Group (CAG)*

Objection - proposal to demolish and rebuild the workshop will never replicate the patina of age and urge for a structural solution that preserves the existing building. The height of the leant-to looks excessive.

#### 4.2 *Public*

4.2.1 Consultation letters were sent to 65 adjoining and nearby residents in the area alongside a Listed Building Consent application for 16/02380/LBC. The consultation period expired on 9<sup>th</sup> August 2016. A site notice was posted on a prominent location within proximity of the site on 2<sup>nd</sup> September 2016 and a press notice published on 27<sup>th</sup> July 2016. No objections have been received from members of the public by the time of writing.

#### 4.3 *Internal*

##### 4.3.1 *Conservation Officer*

No objection to a like for like replacement workshop building, streetscape would remain unchanged except for loss of historic fabric. No identifiable public benefit from the demolition but the loss is acceptable given the specialist advice received and status of the outbuilding. The new structure would not have a harmful effect on the setting of the Listed Building subject to use of correct cladding and roofing materials

### **5. Relevant Policies**

#### 5.1 *London Plan 2015 (including FALP)*

Policy 7.4      Local Character  
Policy 7.6      Architecture  
Policy 7.8      Heritage Assets and Archaeology

#### 5.2 *Core Strategy*

CP30            Maintaining and Improving the Quality of the Built and Open Environment  
CP31            Built and Landscape Heritage

#### 5.3 *Development Management Document*

DMD8            General Standards for New Development  
DMD11          Single Storey Rear Extensions  
DMD37          Achieving High Quality and Design Led Development.  
DMD44          Preserving and Enhancing Heritage Assets

#### 5.4 *Other Relevant Policies*

National Planning Policy Framework  
National Planning Guidance  
London Housing Supplementary Housing Guide  
Nationally Described Space Standards  
Southgate Green Conservation Area Character Appraisal – Approved February 2015

## 6. Planning Analysis

6.1 Having regard to the nature of the proposed development and the relevant planning policy, it is considered that the key issues in the assessment of this application relate to:

- Principle of development;
- Impact on Southgate Green Conservation area;
- Impact on the Grade II listed building;
- Impact on neighbouring amenity; and
- Quality of resulting residential accommodation.

6.2 As proposals include demolition of the existing workshop building which is curtilage listed and lies within the curtilage of the principal Grade II listed dwelling a Listed Building Consent has concurrently been submitted under ref: 16/02380/LBC.

6.3 As both the planning application ref: 16/03142/HOU and the Listed Building Consent application ref: 16/02380/LBC are identical in scale and scope, the below assessment relates to both while separate recommendations are provided after the conclusion. The assessment in relation to each of the key issues is provided below

### *Principle of development*

6.4 Demolitions and extensions to existing housing stock are generally acceptable in principle. However, proposals must be assessed in relation to other material considerations; in this case given the circumstances of the site, assessment would include impact on the conservation area, impact on the Grade II listed building, impact on neighbouring amenity and quality of resulting accommodation.

### *Impact on Southgate Green Conservation area*

6.5 No. 15, High Street comprises a Grade II Listed former workers cottage with associated curtilage listed workshop. The dwelling forms a pair with its adjoining neighbour No. 17. It is noted in the Southgate Green Character Appraisal that *“The surviving historic buildings would not look out of place on a rural estate. The most interesting architecturally are two pairs of cottages dating to c.1800 (5-7 and 15-17 High Street), that combine a simple vernacular form with detailing, such as sash windows with gothic heads, borrowed from more pretentious buildings of the era”*. The pair of dwellings are listed as well-preserved late-Georgian cottages. The site is located within Southgate Green Conservation Area and makes a positive contribution to the character and appearance of the Conservation Area.

6.6 The dwelling's long association with the building trade is noted in the Conservation Area Character Appraisal and the workshop is evidence of this. The houses are very modest in size - essentially comprising living room, kitchen and three bedrooms.

6.7 It is noted that whilst the fabric of the workshop appears to date from a different period and its physical character is less formal, it has interest

because of its ancillary function to the listed building. The two are currently linked by a timber gate/fence. The proposed link would be the single storey kitchen extension specified to be timber cladded to the frontage.

- 6.8 The main elements of the proposed development are three - the demolition and rebuild of the workshop building which would be like-for like for the main front element albeit with the store structures removed, the rear element which would be replaced with a slightly higher lean-to and the single storey kitchen link extension. The ancillary elements including the solar panels, fenestration, cladding and rooflights would be mainly to the rear away from public view and unlikely to result in any significant impact.
- 6.9 The front elevation is enhanced with the removal of the leant-to sheds which are replaced with two double glazed timber windows and a new timber door. The existing solid gates are removed and replaced with a new timber clad single storey link. The new corrugated steel roofing is specified to match the existing while the cottage frontage is retained.
- 6.10 Policy DMD 37 requires development to be appropriate to its context and have regard to its surroundings. In this context, it is considered that the scale of the proposed development would not be out of keeping and indeed, would replicate and sit comfortably within the streetscene in built form and scale terms and will not cause any adverse impacts on the character of the Conservation area or the heritage assets.
- 6.11 Apart from demolition of the outbuilding, majority of the proposed alterations and additions were approved at appeal (ref: P13-01301PLA); they are considered to be acceptable and would not have any undue impact on the streetscene and the Conservation area. With regard to the loss of the historic fabric of the workshop building after the demolition, it is considered that given the specialist structural report which support the demolition and with no other alternative, the proposed like-for-like replacement is acceptable.

*Impact on the Grade II listed building*

- 6.12 The Heritage team and the Conservation Officer have been consulted. They state that at present the curtilage listed workshop and the Grade II listed cottage share a historic and aesthetic connection with the significance of each amplified by the existence of the other.
- 6.13 It is further reported that although it is not possible to identify any public benefit as a consequence of the demolition of the outbuilding, it is accepted that the loss is something that cannot be resisted in the context of available specialist advice and status of the outbuilding.
- 6.14 Policy DMD 44 requires development affecting heritage assets or their setting to seek to complement the asset in all aspects of its design, materials and details. In this case as the new structure has been designed to reference the original in form and materials, it is considered that it would not have a harmful effect nor unduly detract from the setting of the Listed Building.
- 6.15 In order to ensure aspects of the existing structure are retained, the Conservation Officer recommends that a condition be imposed for the reuse of salvaged materials from the demolition including the external timber

boarding. It is further recommended that a requirement for prior approval of a sample of the proposed corrugated roofing sheet be conditioned.

*Impact on neighbouring amenity*

- 6.16 The proposed development would be more visible from the front and south side so the neighbours most likely to be affected would be No. 7 High Street. No. 7 is noted to have several windows on the flank wall facing the application site. However given the proposals would be like-for-like replacement, and the separation distances would remain unchanged, it is considered that the height increment of between 0.6 and 1m to the lean-to would not result in any significant adverse impact on neighbouring properties.
- 6.17 Furthermore, given the existing workshop building is in a poor state of disrepair, the replacement building is considered to enhance the outlook available to these neighbouring properties.
- 6.18 The other ancillary alterations including the new cladding and rooflights would be contained to the rear and inside of the site; it is considered they would not have any undue impact on amenity to neighbouring properties.

*Quality of resulting residential accommodation*

- 6.19 DMD 8 requires that new residential development must '*meet or exceed minimum space standards in the London Plan and London Housing Design Guide*'.
- 6.20 However, since the adoption of the Council's Development Management Document, the minimum space standards within the London Plan and London Housing Design Guide have been superseded by the nationally described space standards (NDSS) (March 2015). While the national standards are not significantly different to those prescribed in the London Plan and London Housing Design Guide, they take precedence and should therefore be applied.
- 6.21 The proposed dwelling will comprise two sitting rooms, dining, link kitchen and five bedrooms (two on ground floor level and three on first floor level). With an internal floor area (GIA) of 163.4 sqm, it exceeds the minimum nationally described space standard of 128 sqm for a 5bed-8persons two storey unit.
- 6.22 Apart from the Gross Internal Area (GIA) test, Policy DMD 8 also requires well-designed, flexible and functional layouts with adequately sized rooms in accordance with the London Housing Design Guide. The proposed floor layout and the rooms are well proportioned and of satisfactory sizes. It is however noted that the two new bedrooms are not appropriately served with bathrooms and although this arrangement is not satisfactory, it would be difficult to sustain a refusal based on this element alone and the layout is therefore considered to be on balance acceptable having regard to the NDSS, the London Plan Supplementary Housing Guide and Policy DMD 8 of the Development Management Document.
- 6.23 Given the new larger dwelling is comprised of two parts, it is recommended that a relevant condition be imposed to ensure the newly added element remains ancillary to the residential use of the main building.

*Conclusion:*

- 6.24 Overall it is considered the proposals represent a satisfactory attempt to replace the structurally dilapidated and unsafe outbuilding as well as linking the two buildings and the loss of the historic fabric and the additional height of the lean are considered to be on balance acceptable.
- 6.25 In addition, the proposals would not result in any undue adverse impact on the Southgate Conservation area or on the Grade II listed cottage building and none with regard to overlooking, overshadowing and/or loss of outlook on neighbouring properties.

**7.0 Recommendation 1: (For the planning application ref: 16/03142/HOU):**

- 7.1 That planning permission be GRANTED subject to the following conditions:

1. C060 - Approved Plans
2. C051a - Time Limits
3. C008 - Materials to Match
4. C026 - Restriction on use of extension roofs
5. C025 - No additional fenestration
6. The new linked replacement workshop building shall not be used at any time other than for a purpose ancillary to the use of the existing principle dwelling house and at no time as a separate independent unit of accommodation.

Reason: To ensure that the development complies with adopted standards and is in character with the existing form of development in the locality.

**8.0 Recommendation 2: (For the Listed Building Application ref: 16/02380/LBC):**

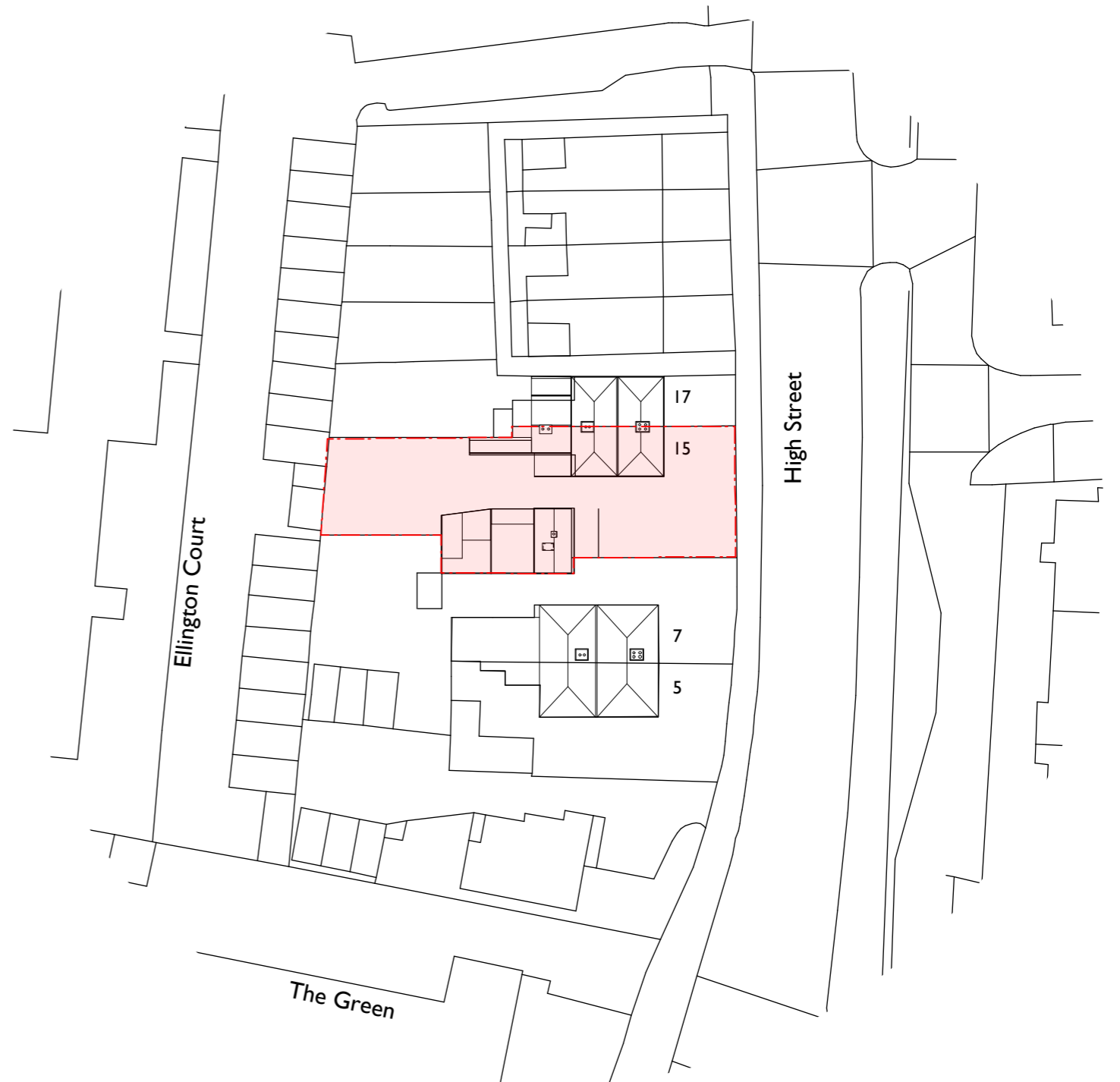
- 8.1 That listed building consent be GRANTED subject to the following conditions:

1. C060 - Approved Plans
2. C053a - Time Limit - Listed Building Consent
3. The existing external timber boarding on the existing workshop building shall be retained and reused where possible and matched in with new to a schedule agreed in writing with the local planning authority. Reason: To ensure a satisfactory appearance that enhances the character of the existing building and locality.
4. A sample of the proposed roofing material (corrugated iron sheeting) shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works. Reason: To ensure a satisfactory appearance and to enhance the character of the replacement building and locality.









Note:  
Do not scale from this drawing, use annotated dimensions only. All dimensions to be checked on site prior to starting work or fabrication. Any discrepancies to be reported to this office. Drawing to be read in conjunction with all other relevant drawings and specifications by other disciplines.



Revisions:  
A 19.05.16 Listed Building Consent Application to Workshop A reconstruction

**Feneley Studio**

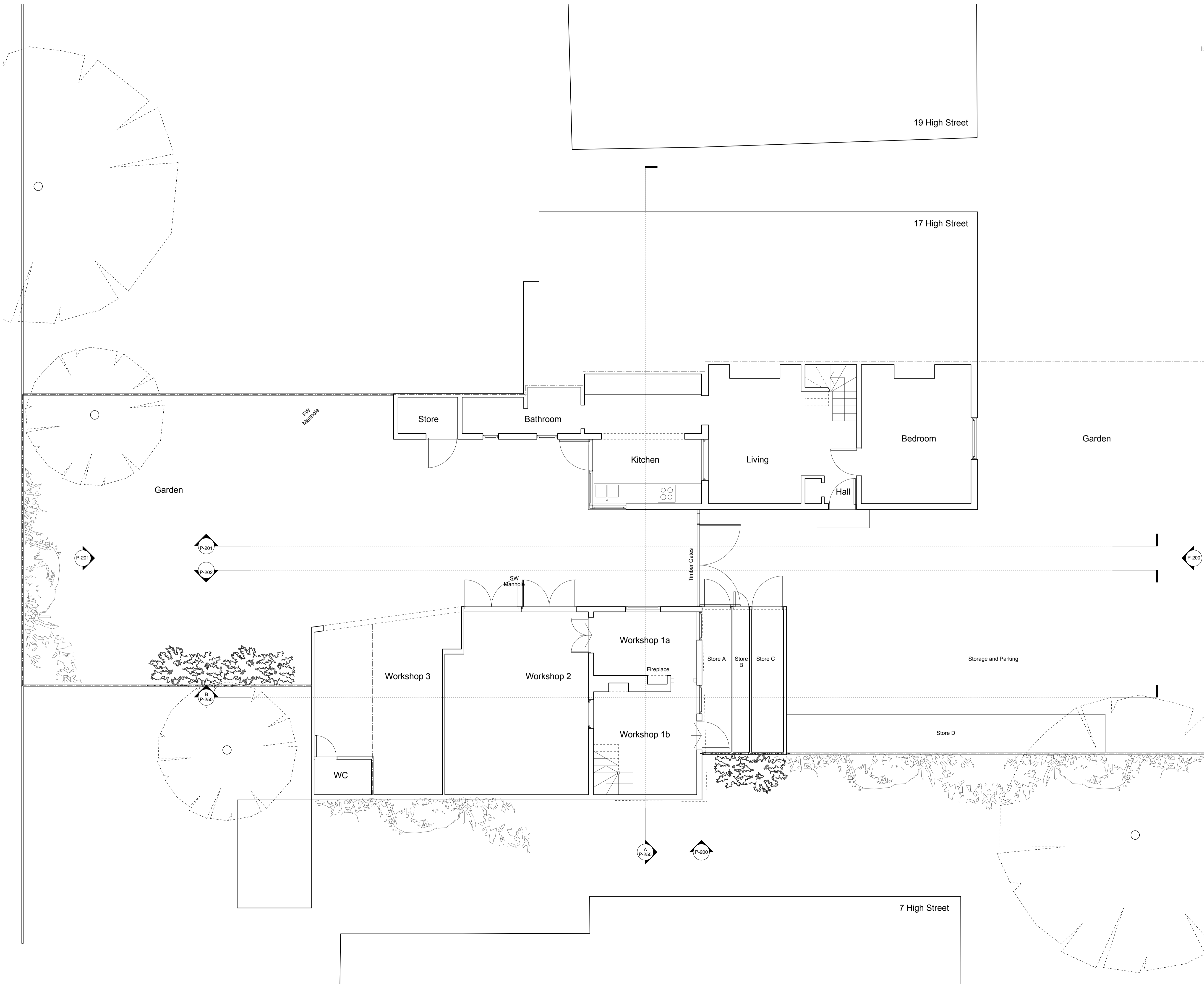
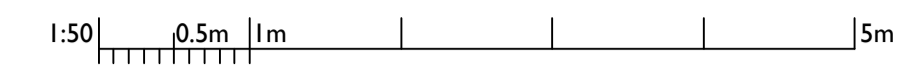
Brewmaster House  
The Maltings  
St Albans AL1 3HT

01727 845202  
mail@feneleystudio.com

Client  
**Mr & Mrs Miller**  
Project  
**15 High Street, Southgate**

Drawing Title <b>Site Location Plan</b>		
Status <b>Planning</b>		
Scale <b>1:1250@A3</b>	Date <b>May 2013</b>	Revision <b>A</b>
Job No. <b>1213</b>	Drawing No. <b>P001</b>	

Notes  
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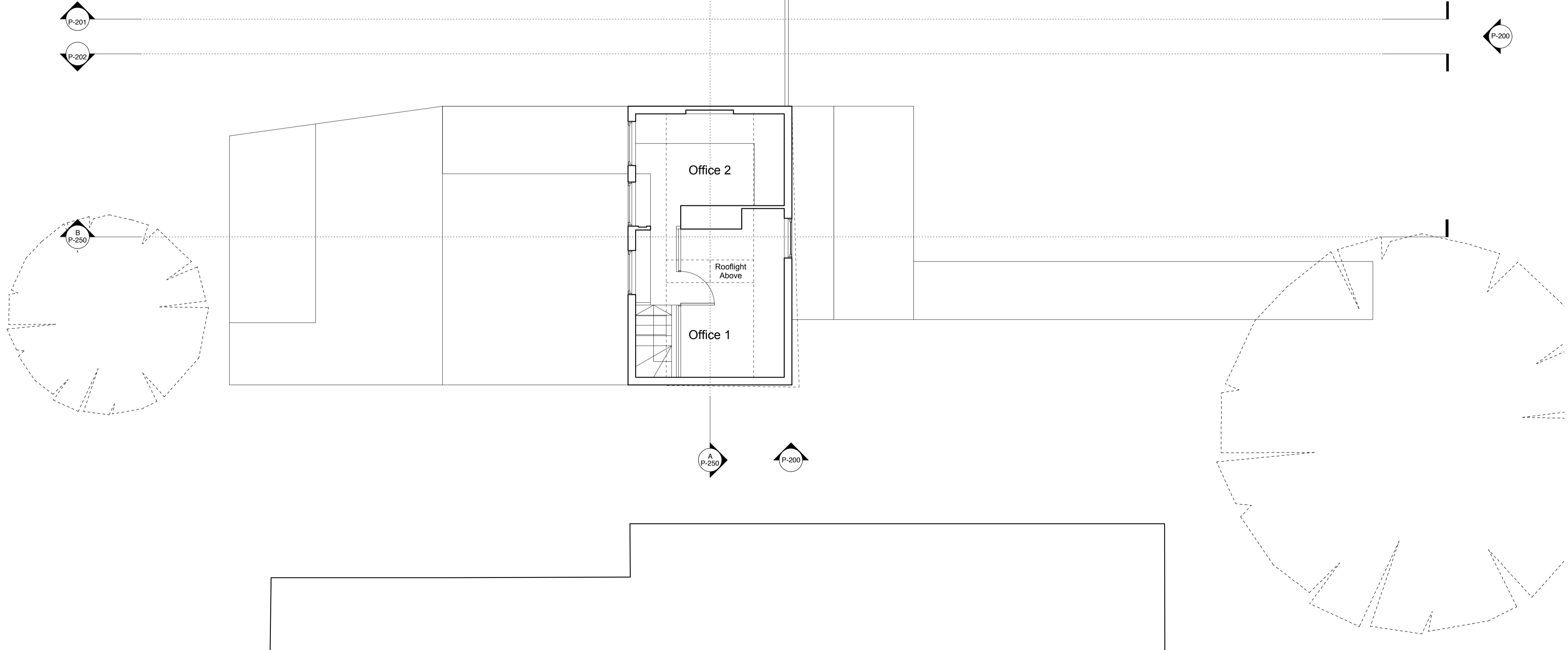
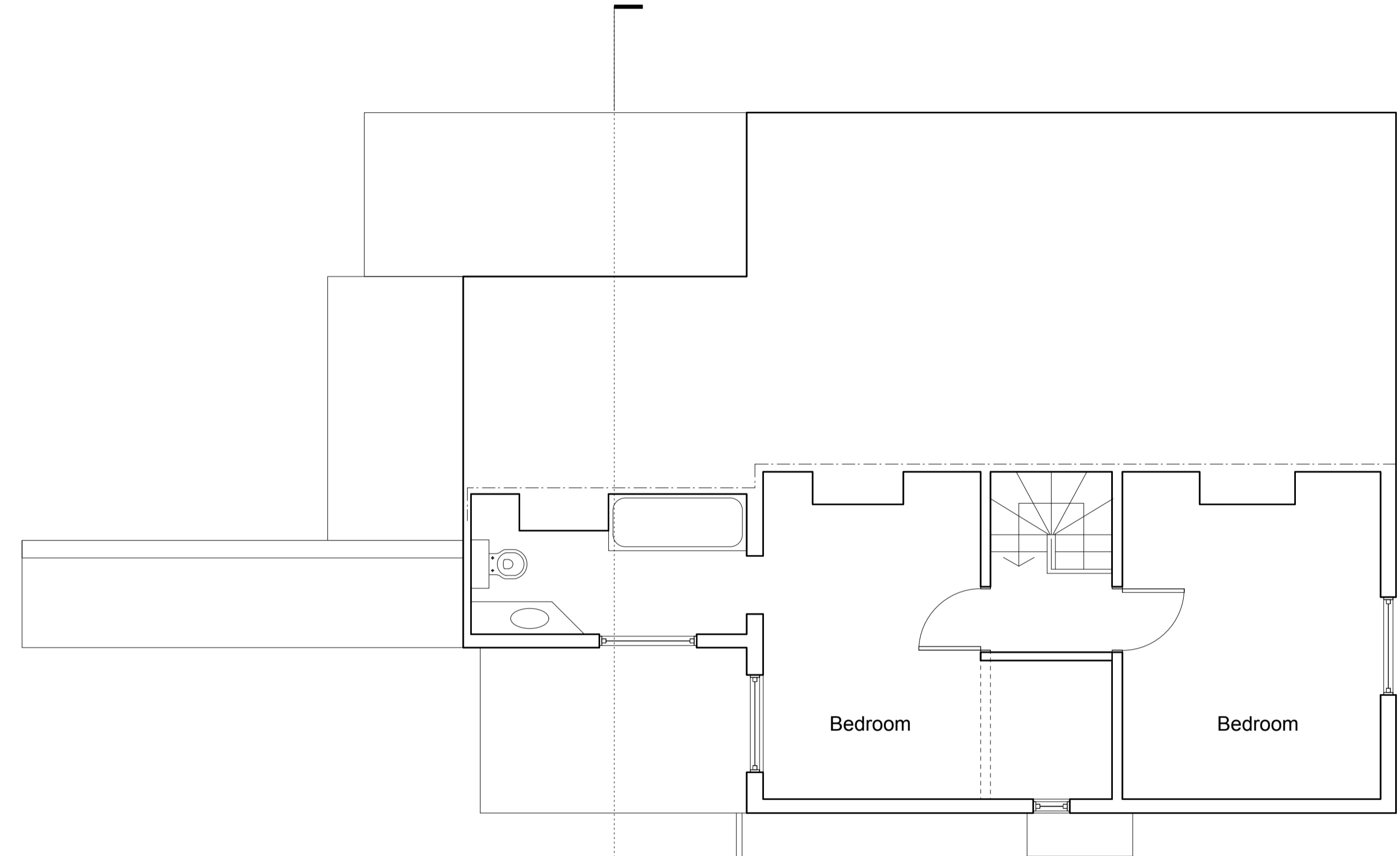
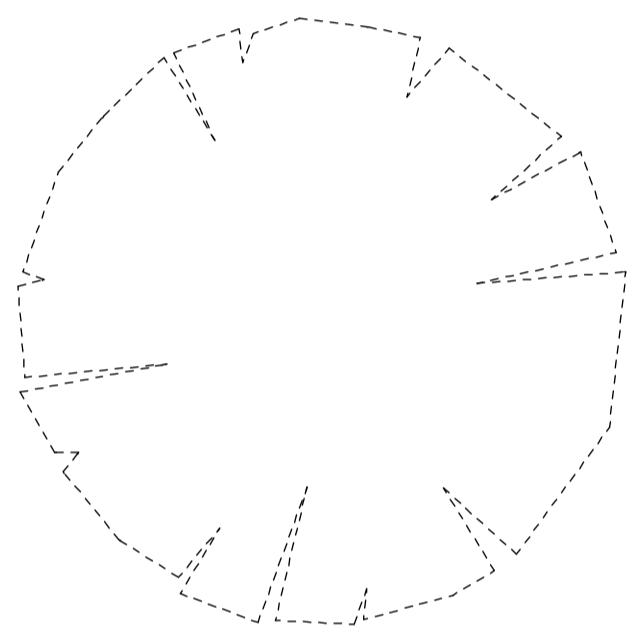
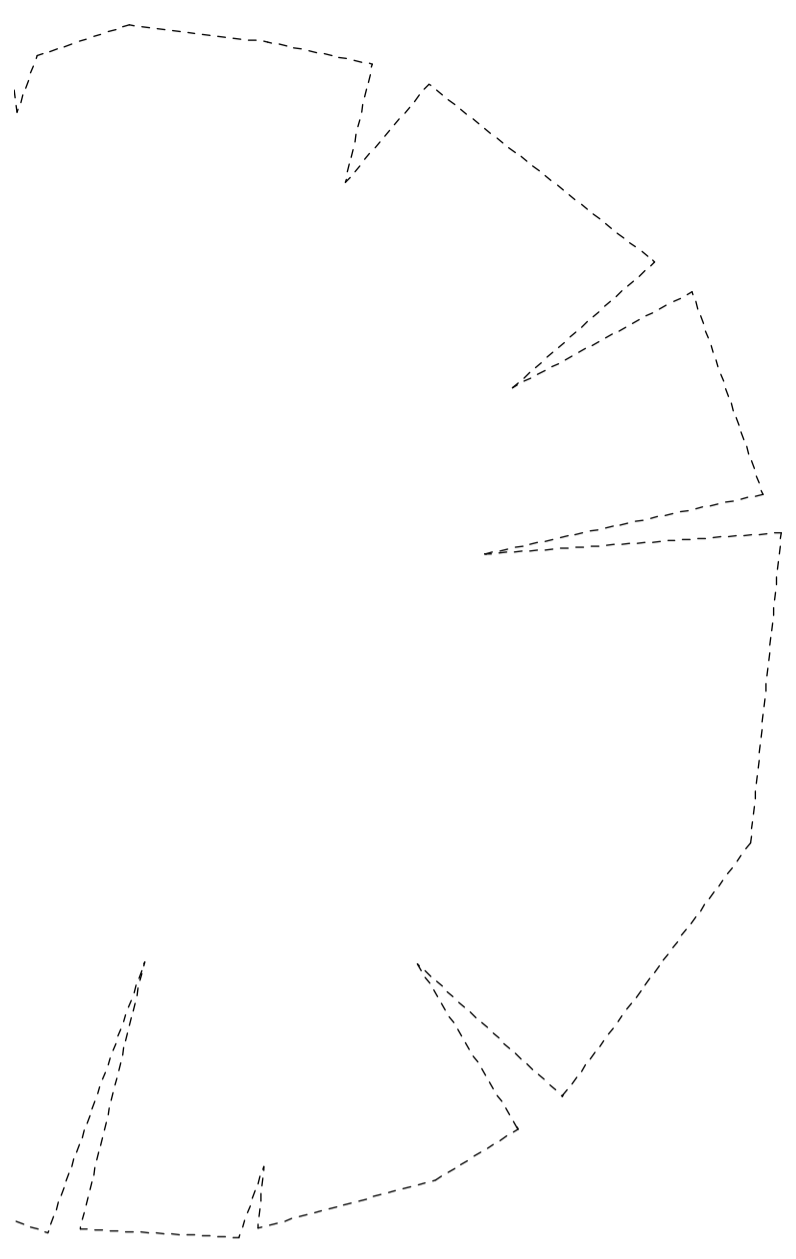


Revision	Date	Description
A	19.05.16	Listed Building Consent Application to Workshop A reconstruction
<b>Feneley studio</b> Brewmaster House The Maltings St Albans AL1 3HT 01727 845202 mail@feneleystudio.com		
Client <b>Mr and Mrs Miller</b>		
Project <b>Alterations to House and Workshop</b>		
Location <b>15 High Street, Southgate, London</b>		
Drawing Title <b>Existing Ground Floor Plan</b>		
Status <b>Planning</b>		
Scale	Date	Revision
1:50@A1	May 2013	A
Job No.	Drawing No.	
1213	P100	

Notes

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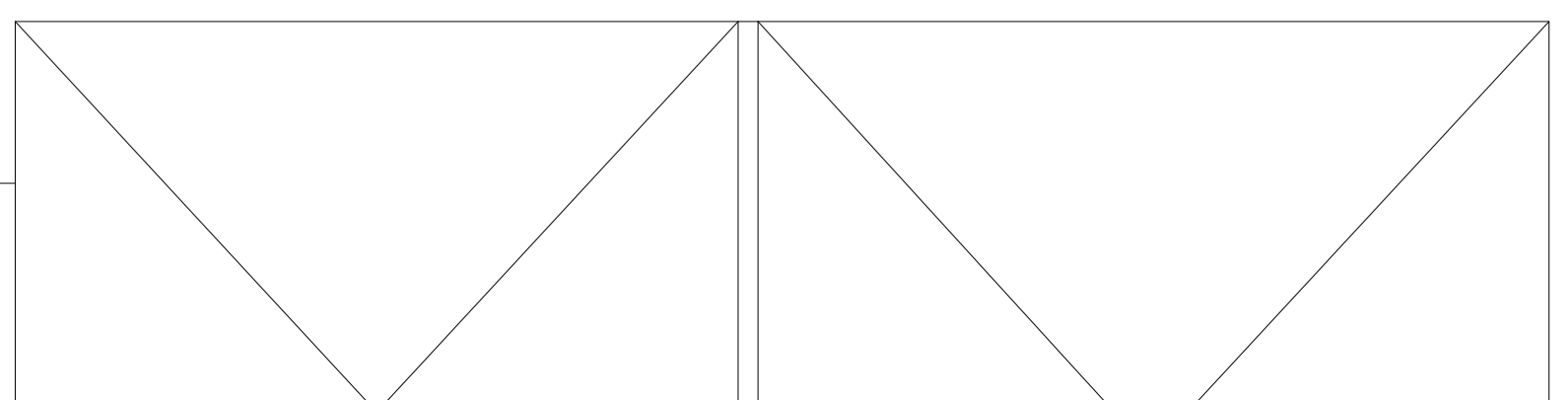
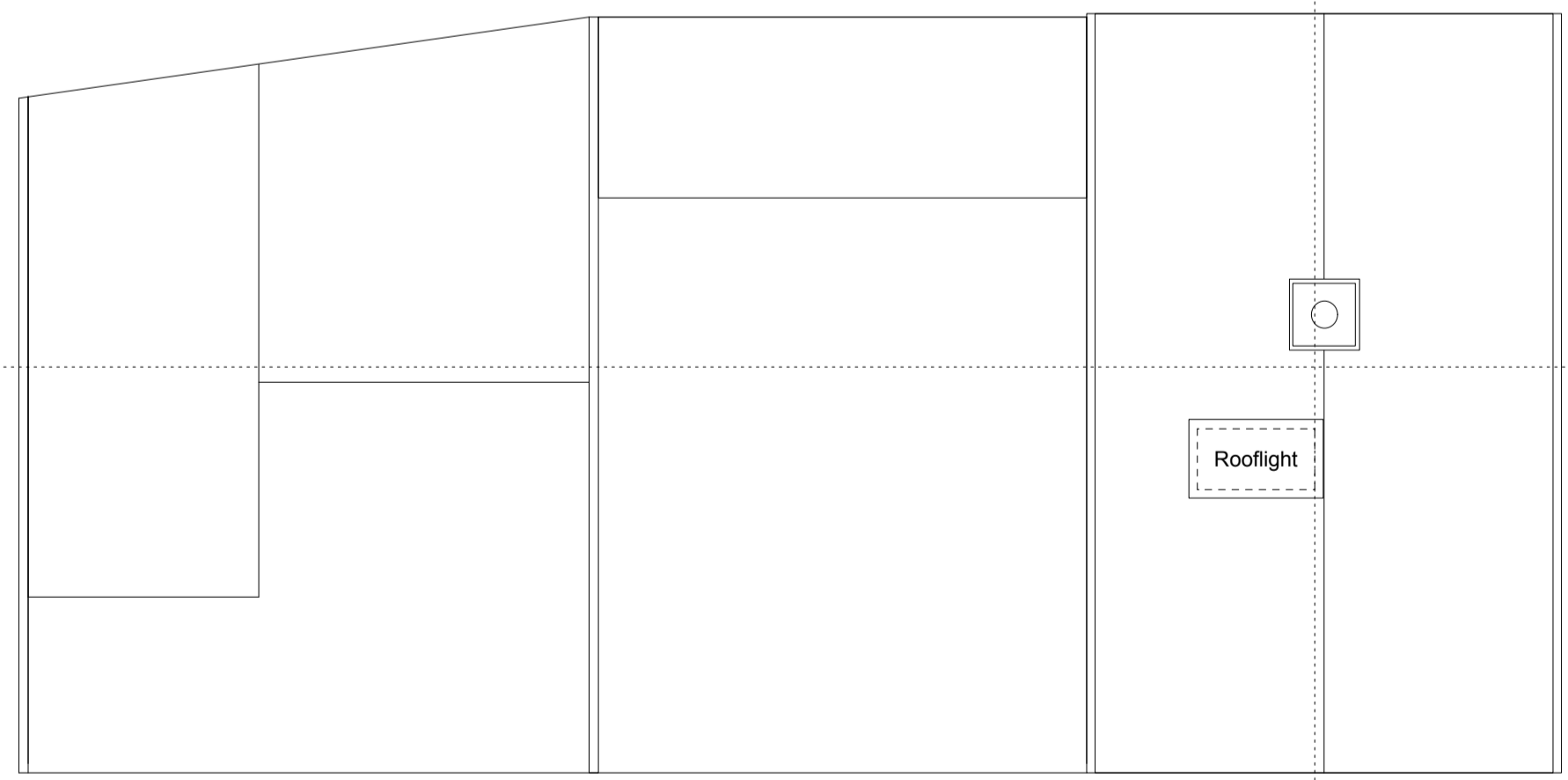
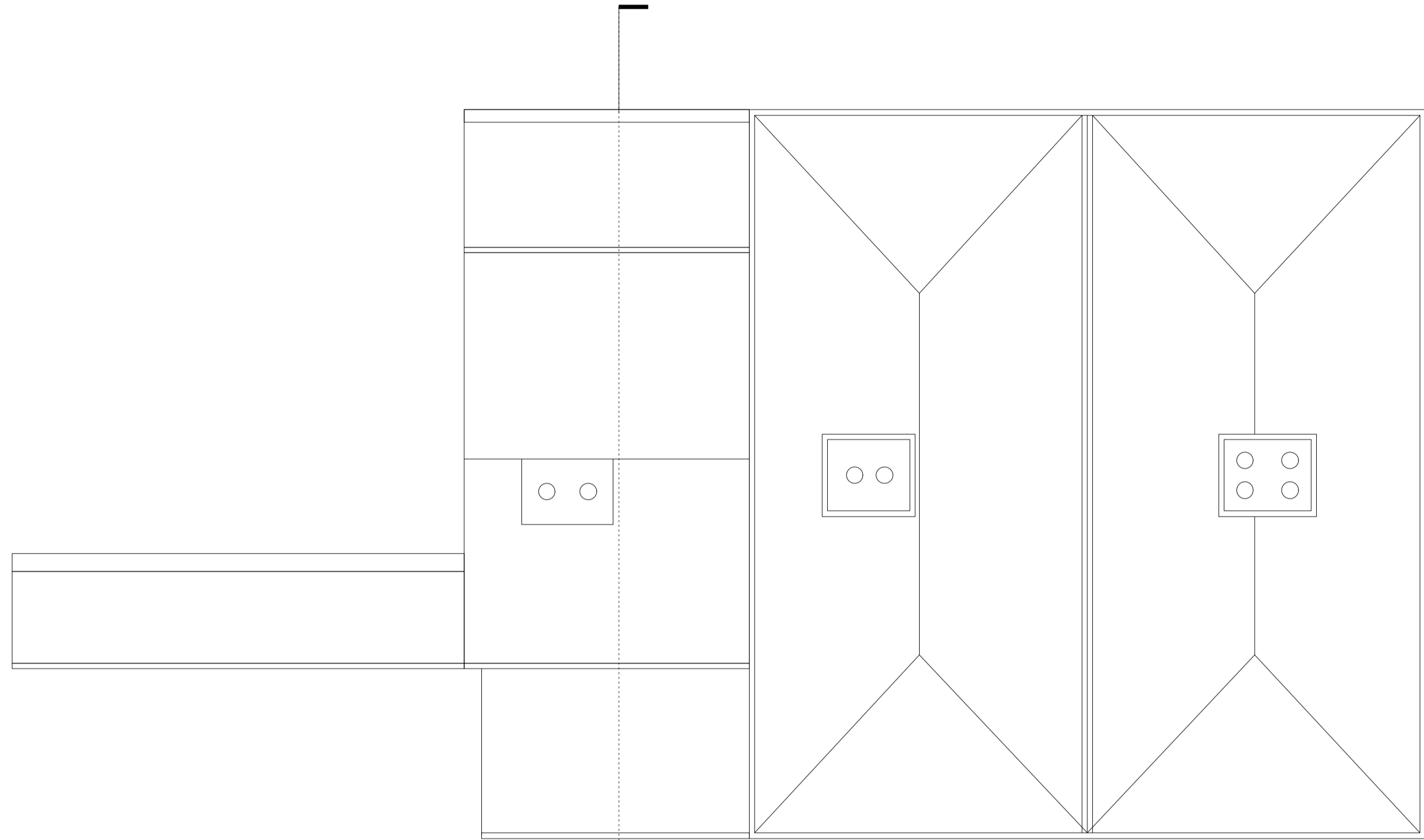


Revision	Date	Description
A	19.05.16	Listed Building Consent Application to Workshop A reconstruction
		
<p><b>Feneley studio</b>                  Brewmaster House                  The Mallings                  St Albans                  AL1 3HT                  01727 845202                  mail@feneleystudio.com</p>		
<p>Client  <b>Mr and Mrs Miller</b></p>		
<p>Project  <b>Alterations to House and Workshop</b></p>		
<p>Location  <b>15 High Street, Southgate, London</b></p>		
<p>Drawing Title  <b>Existing First Floor Plan</b></p>		
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Scale	Date	Revision
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Job No.	Drawing No.	
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P-201

P-202

P-200

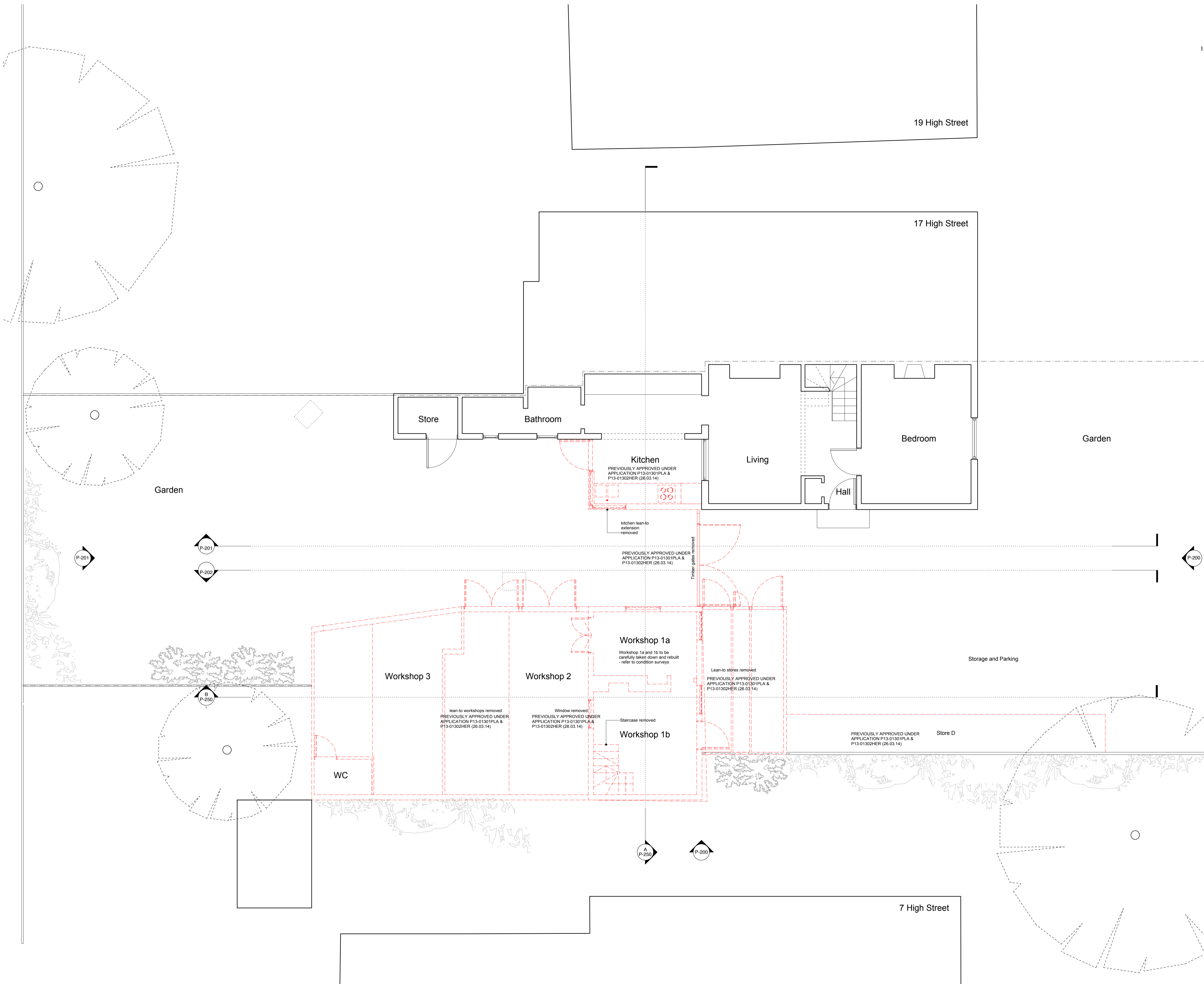
B  
P-250

A  
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P-200

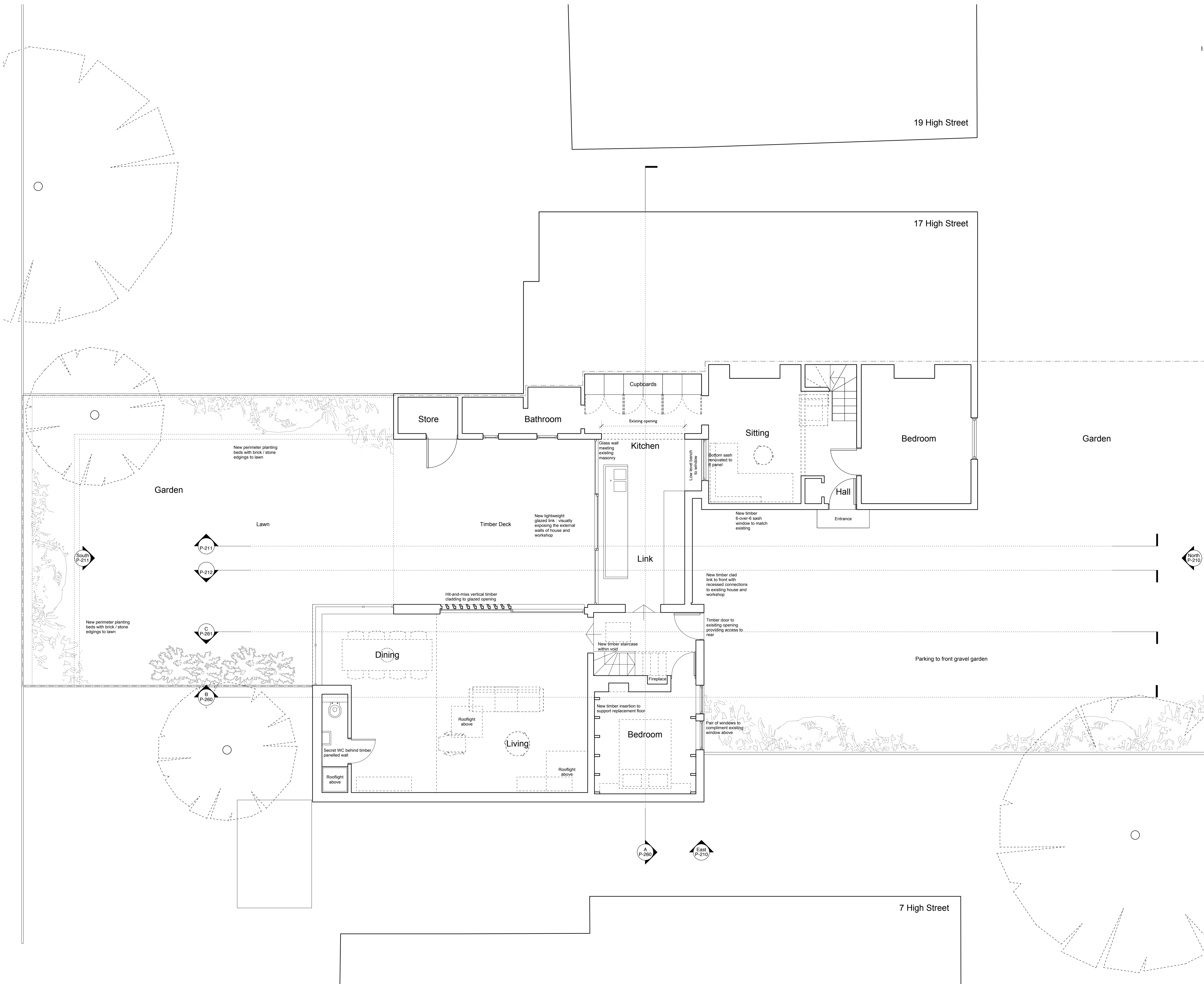
Revision	Date	Description
A	19.05.16	Listed Building Consent Application to Workshop A reconstruction
		
<b>Feneley studio</b> Brewmaster House The Mallings St Albans AL1 3HT 01727 845202 mail@feneleystudio.com		
Client		
<b>Mr and Mrs Miller</b>		
Project		
<b>Alterations to House and Workshop</b>		
Location		
<b>15 High Street, Southgate, London</b>		
Drawing Title		
<b>Existing Roof Plan</b>		
Status		
<b>Planning</b>		
Scale	Date	Revision
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Job No.	Drawing No.	
<b>1213</b>	<b>P102</b>	

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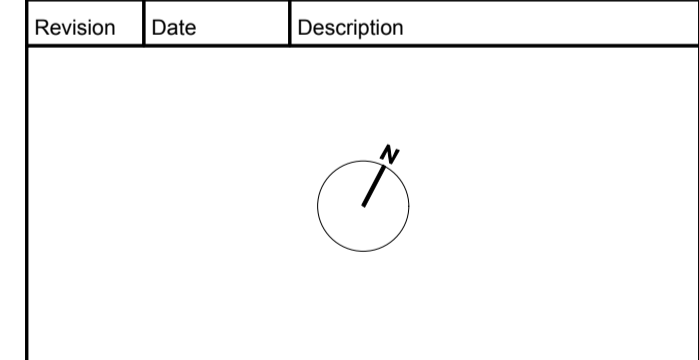


Revision	Date	Description
A	19.05.16	Listed Building Consent Application to Workshop A reconstruction
<b>Feneley studio</b> Brewmaster House The Maltings St Albans AL1 3HT 01727 845202 mail@feneleystudio.com		
Client		
<b>Mr and Mrs Miller</b>		
Project		
<b>Alterations to House and Workshop</b>		
Location		
<b>15 High Street, Southgate, London</b>		
Drawing Title		
<b>Ground Floor Demolition Plan</b>		
Status		
<b>Planning</b>		
Scale	Date	Revision
<b>1:50@A1</b>		<b>A</b>
Job No	Drawing No.	
<b>1213</b>	<b>P105</b>	

Notes  
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Revision	Date	Description
B	19.05.16	Listed Building Consent Application to Workshop A reconstruction
A	09.07.13	Planning amendments: Link reduced in width and 'set' back



**Feneley studio**  
 Brewmaster House  
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 mail@feneleystudio.com

Client  
**Mr and Mrs Miller**

Project  
**Alterations to House and Workshop**

Location  
**15 High Street, Southgate, London**

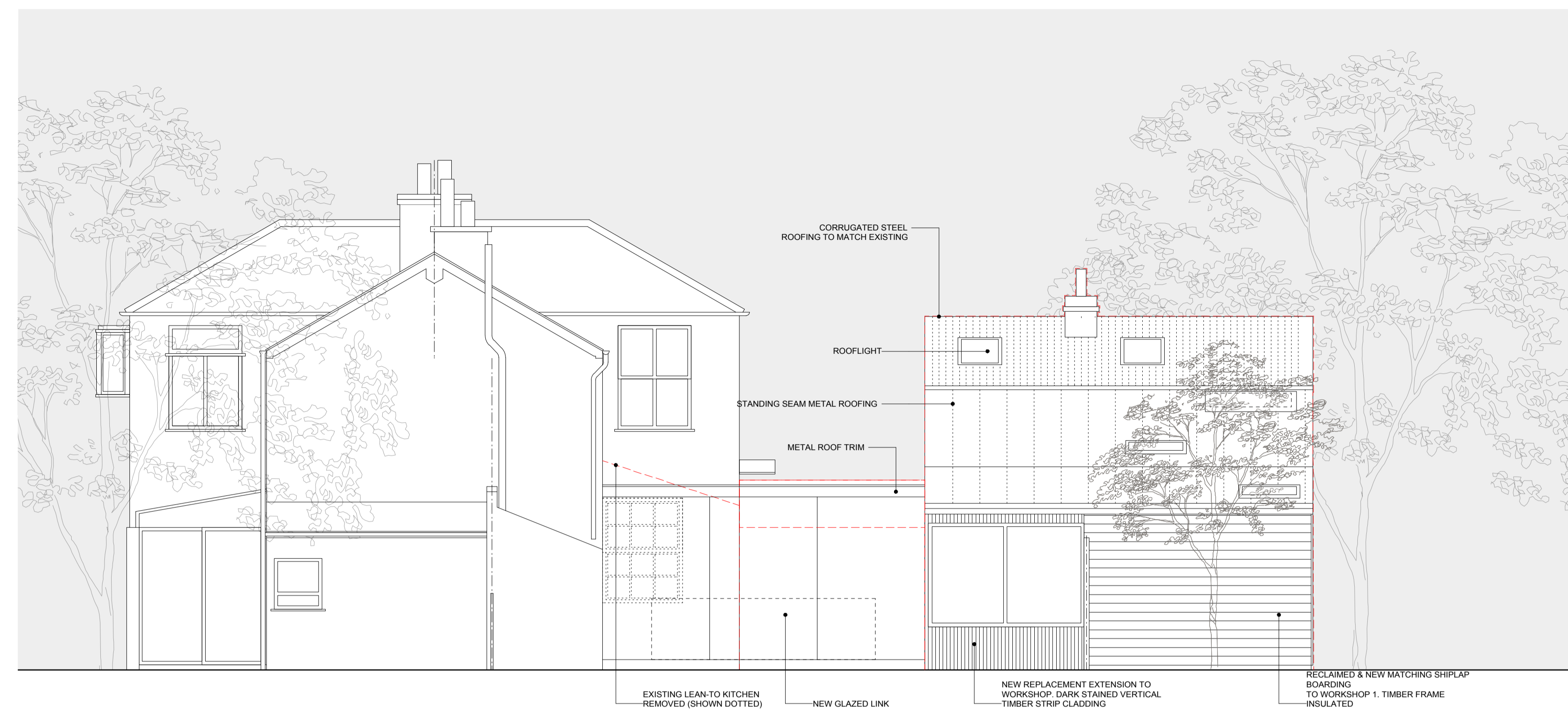
Drawing Title  
**Proposed Ground Floor Plan**

Status		
Planning		
Scale <b>1:50@A1</b>	Date <b>May 2013</b>	Revision <b>B</b>
Job No. <b>1213</b>	Drawing No. <b>P110</b>	

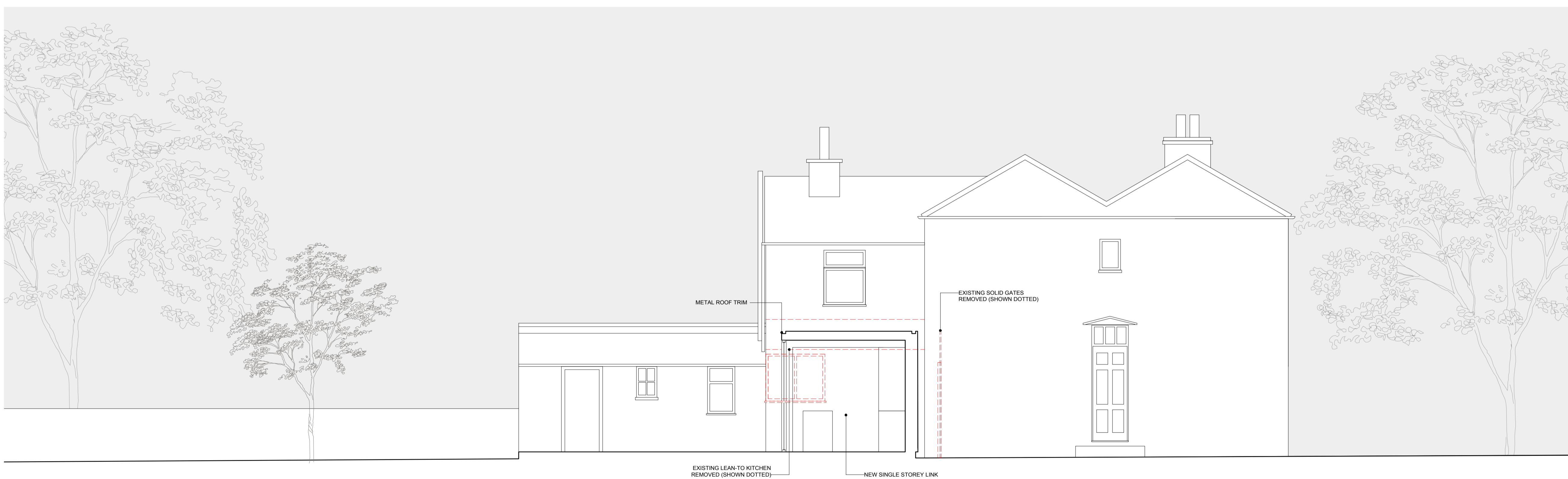


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SOUTH ELEVATION



EAST ELEVATION

Revision	Date	Description
B	19.05.16	Listed Building Consent Application to Workshop A reconstruction
A	09.07.13	Planning amendments: Visible window shown to link (south) and revised 6-over-6 sash to east elevation

Revision	Date	Description

**Feneley studio**  
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Client  
**Mr and Mrs Miller**

Project  
**Alterations to House and Workshop**

Location  
**15 High Street, Southgate, London**

Drawing Title  
**Proposed Elevations - Sheet 2**

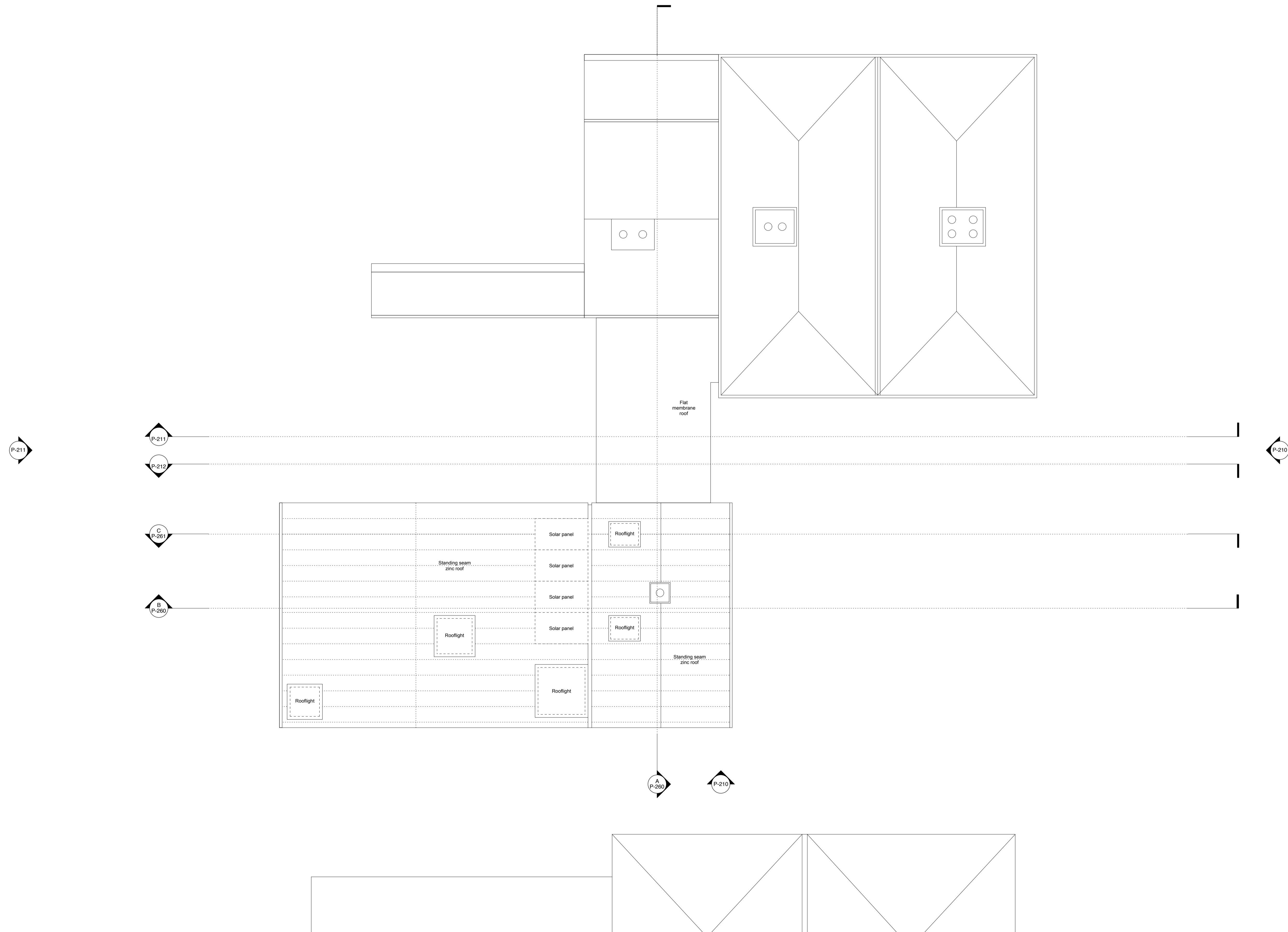
Status  
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Scale	Date	Revision
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Job No.	Drawing No.	
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Revision	Date	Description
B	19.05.16	Listed Building Consent Application to Workshop A reconstruction
A	09.07.13	Planning amendments: Removal of solar panels from workshop roof

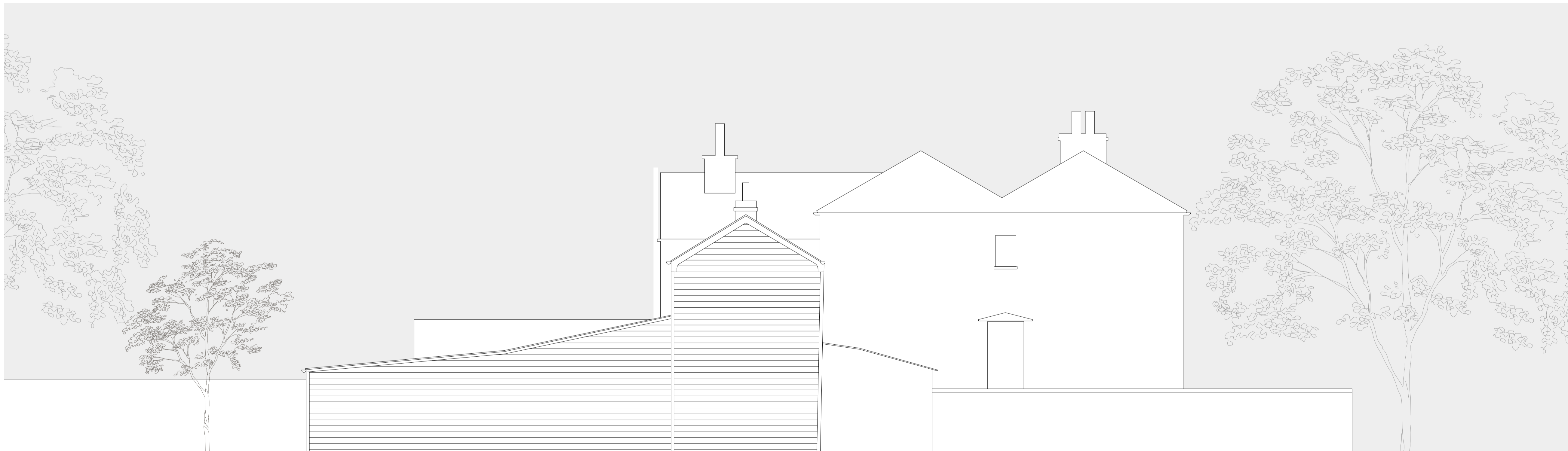
<b>Feneley studio</b> Brewmaster House The Maltings St Albans AL1 3HT 01727 845202 mail@feneleystudio.com		
Client		
<b>Mr and Mrs Miller</b>		
Project		
<b>Alterations to House and Workshop</b>		
Location		
<b>15 High Street, Southgate, London</b>		
Drawing Title		
<b>Proposed Roof Plan</b>		
Status		
<b>Planning</b>		
Scale	Date	Revision
<b>1:50@A1</b>	<b>May 2013</b>	<b>B</b>
Job No.	Drawing No.	
<b>1213</b>	<b>P112</b>	

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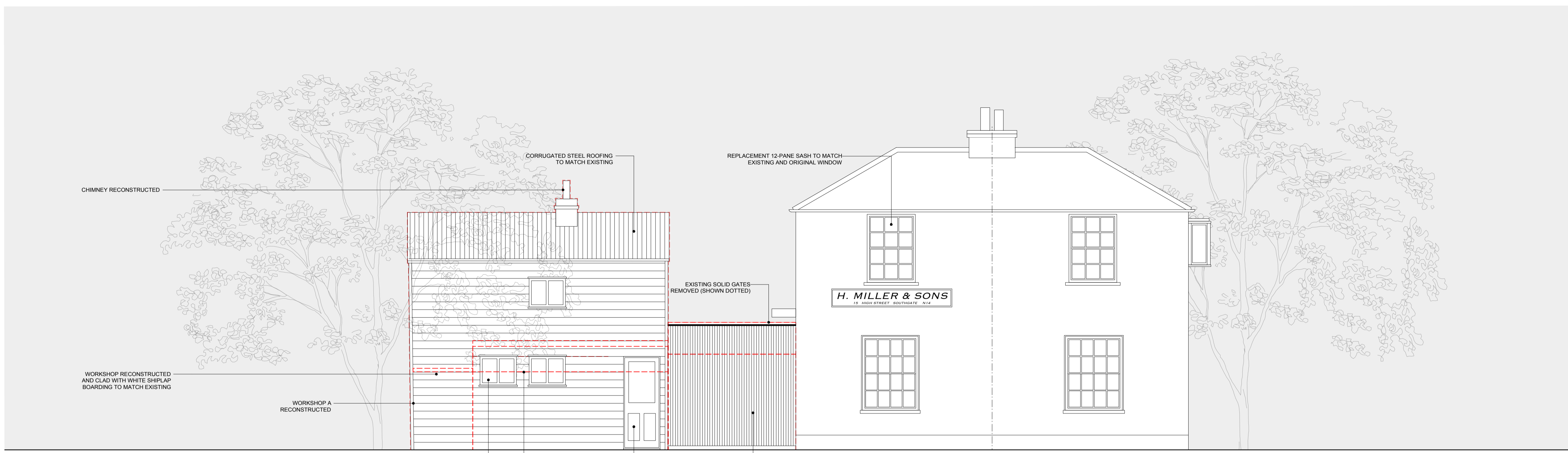
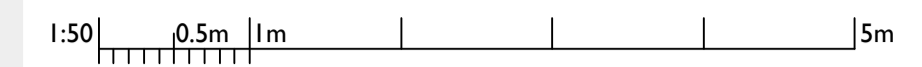
NORTH ELEVATION



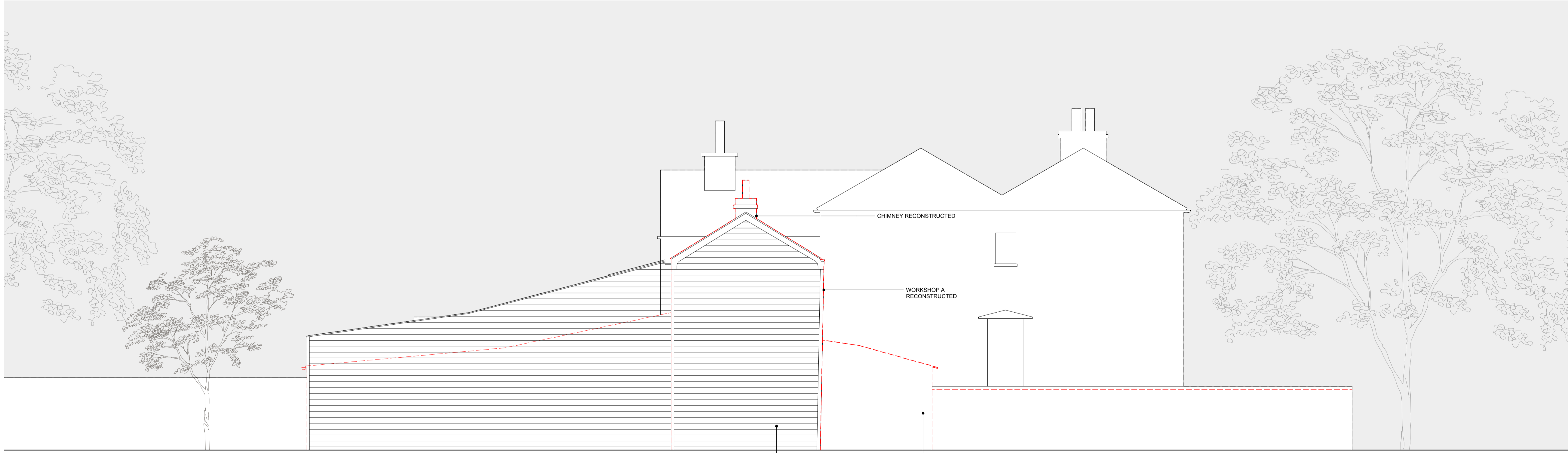
EAST ELEVATION

A	19.05.16	Listed Building Consent Application to Workshop A reconstruction
Revision	Date	Description
<b>Feneley studio</b> Brewmaster House The Mallings St Albans AL1 3HT 01727 845202 mail@feneleystudio.com		
Client		
<b>Mr and Mrs Miller</b>		
Project		
<b>Alterations to House and Workshop</b>		
Location		
<b>15 High Street, Southgate, London</b>		
Drawing Title		
<b>Existing Elevations - Sheet 1</b>		
Status		
<b>Planning</b>		
Scale	Date	Revision
<b>1:50@A1</b>	<b>May 2013</b>	<b>A</b>
Job No.	Drawing No.	
<b>1213</b>	<b>P200</b>	

**Notes**  
 Do not scale from this drawing, use annotated dimensions only. All dimensions to be checked on site prior to starting work or fabrication. Any discrepancies to be reported to the office. Drawing to be read in conjunction with all other relevant drawings and specifications by other disciplines.



NORTH ELEVATION

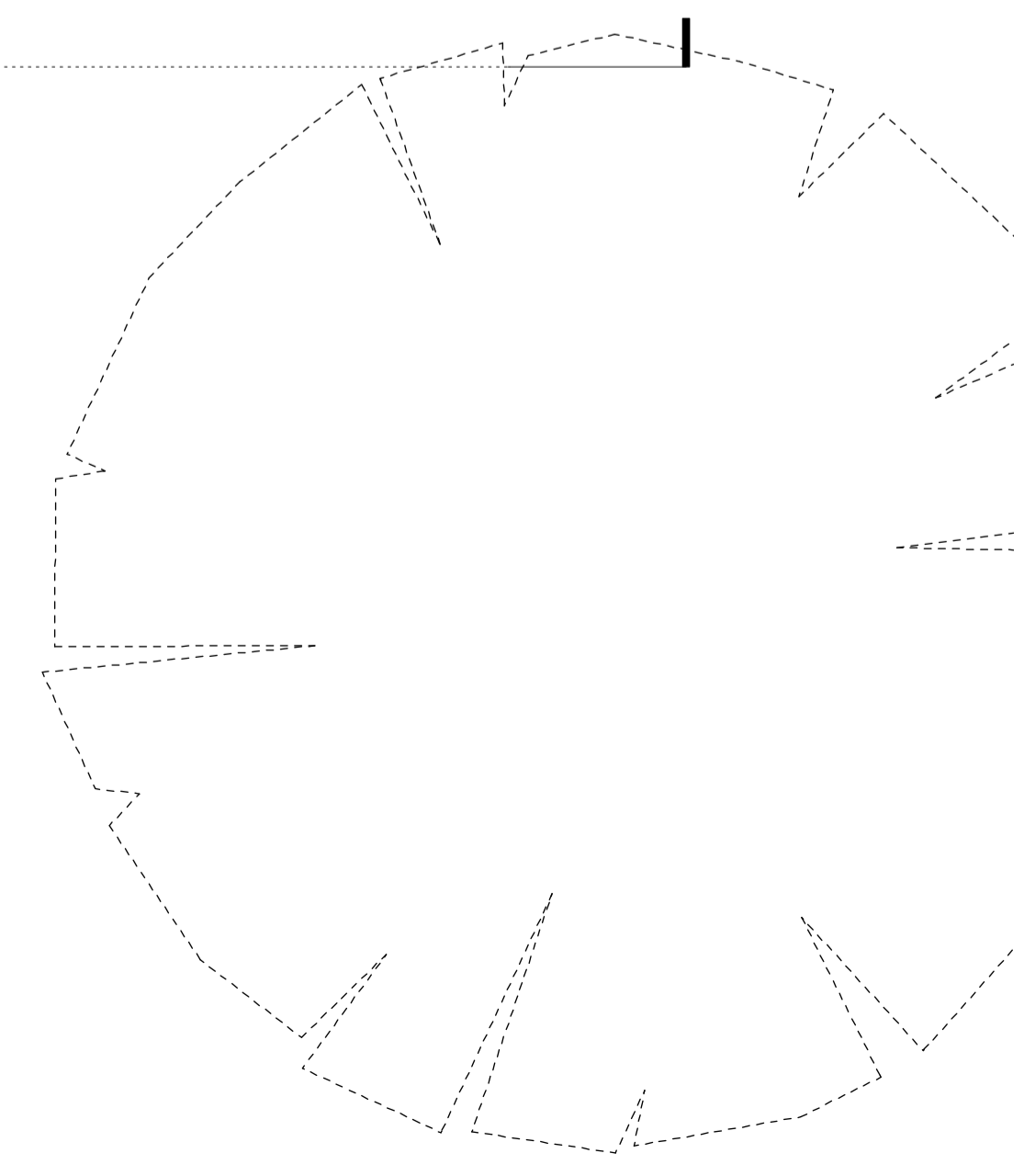
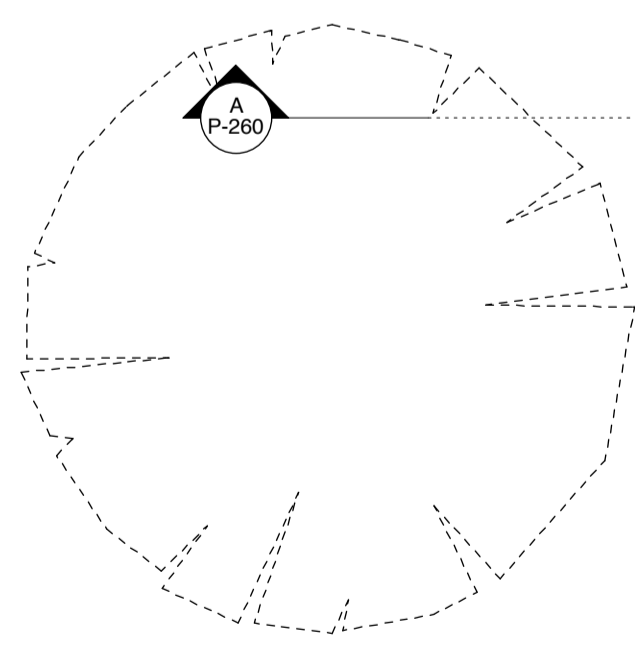
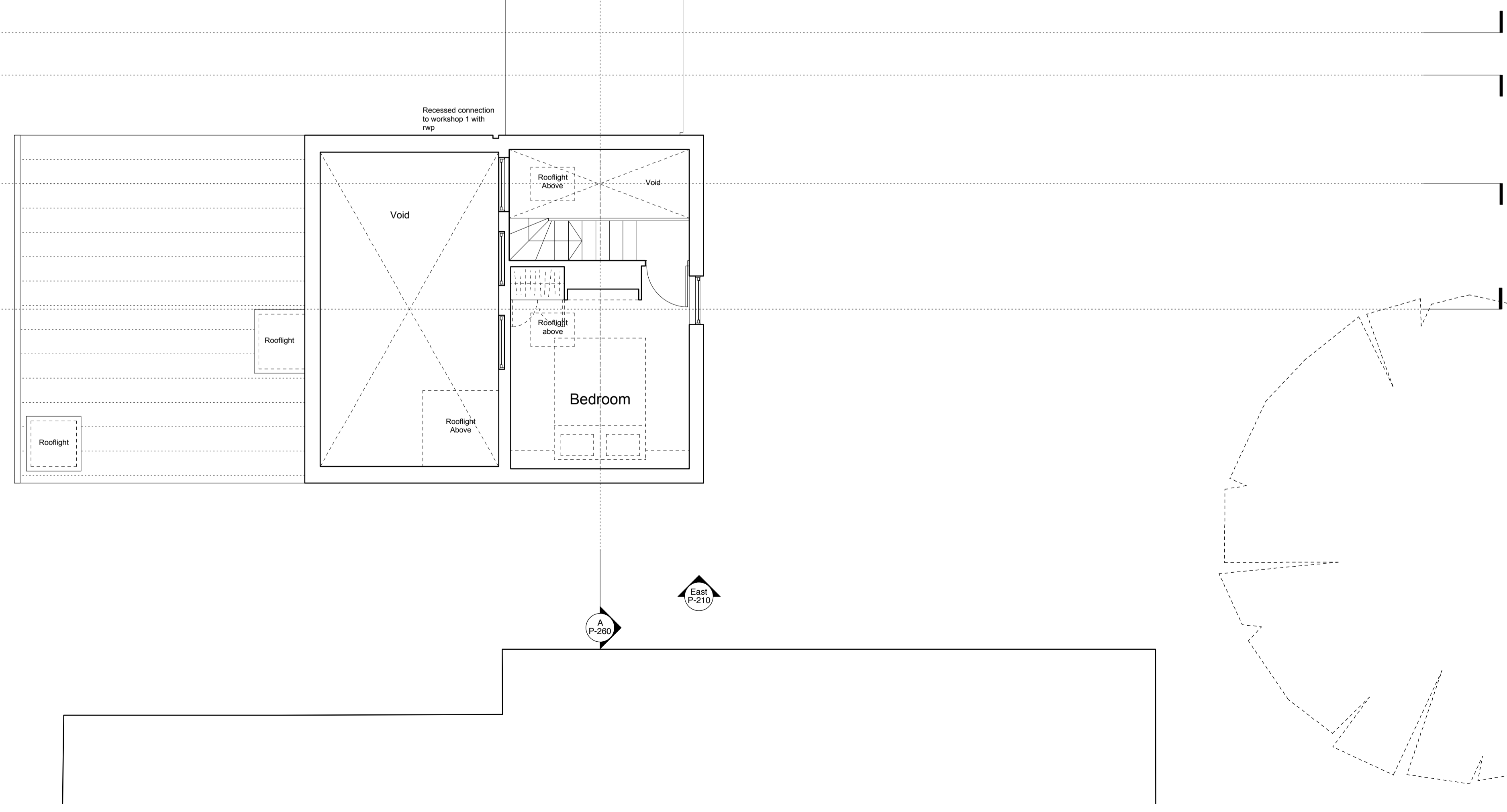
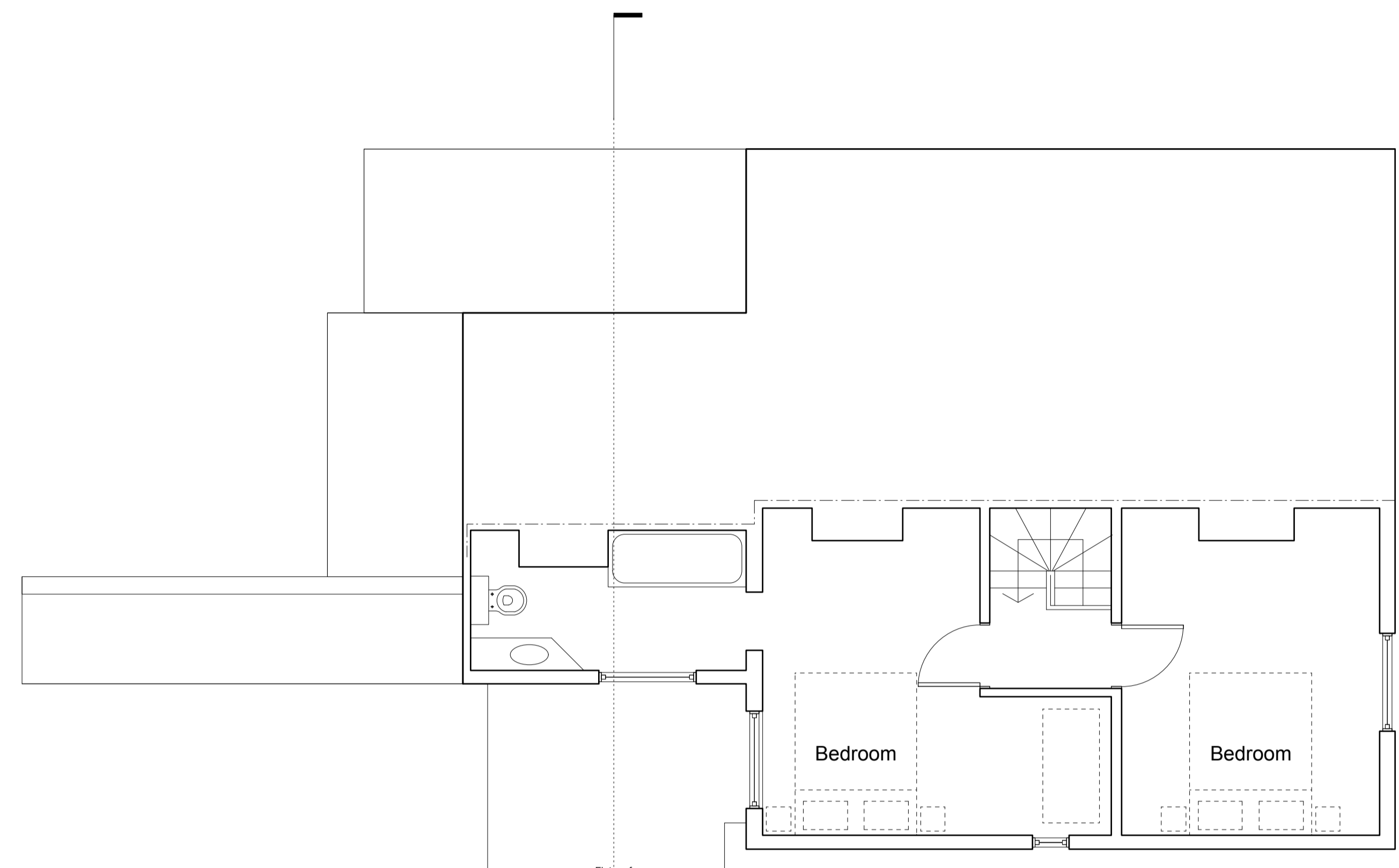
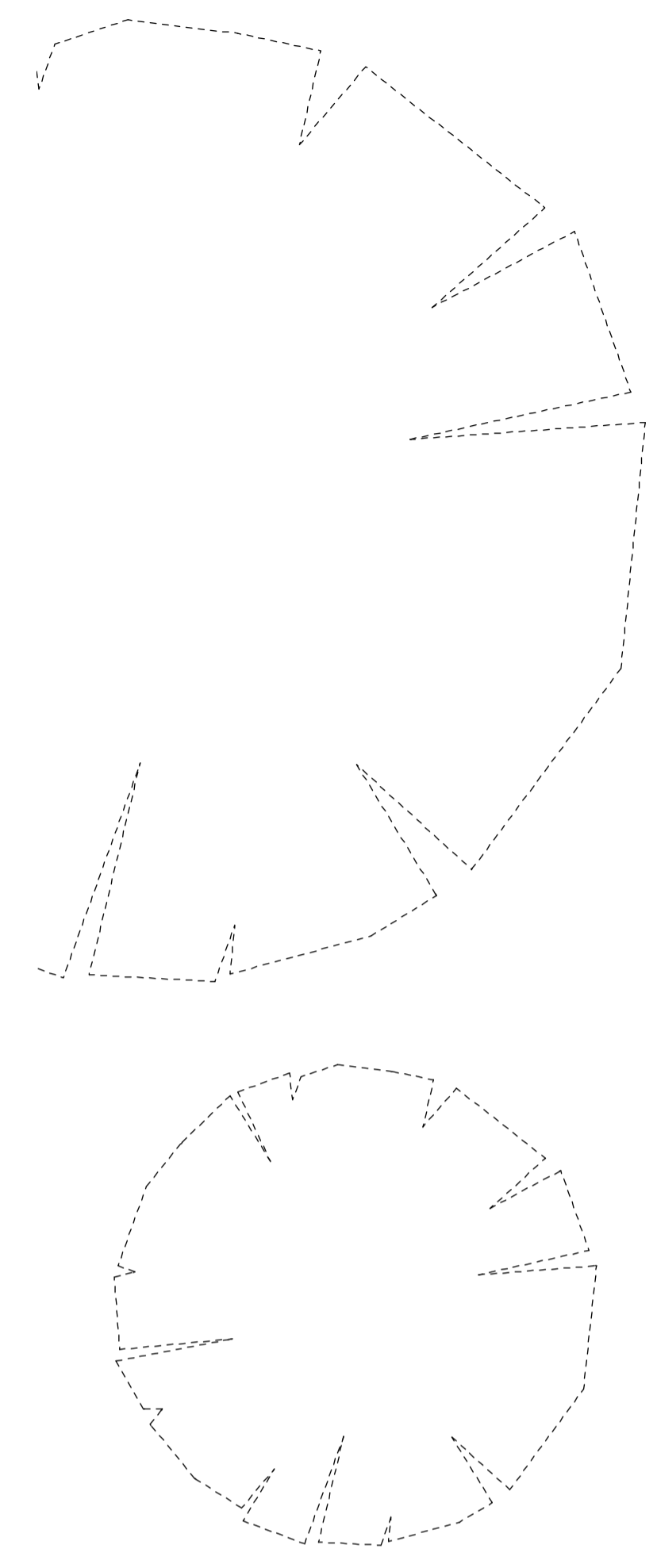


EAST ELEVATION

B	19.05.16	Listed Building Consent Application to Workshop A reconstruction
A	09.07.13	Planning amendments: Window omitted from north link elevation
Revision	Date	Description
<p><b>Feneley studio</b>          Brewmaster House          The Mallings          St Albans          AL1 3HT          01727 845202          mail@feneleystudio.com</p>		
<p>Client  <b>Mr and Mrs Miller</b></p>		
<p>Project  <b>Alterations to House and Workshop</b></p>		
<p>Location  <b>15 High Street, Southgate, London</b></p>		
<p>Drawing Title  <b>Proposed Elevations - Sheet 1</b></p>		
<p>Status  <b>Planning</b></p>		
Scale	Date	Revision
<b>1:50@A1</b>	<b>May 2013</b>	<b>B</b>
Job No.	Drawing No.	
<b>1213</b>	<b>P210</b>	

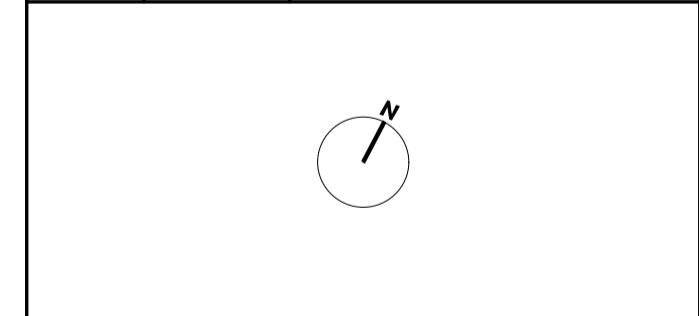
Notes  
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1:50 0.5m 1m 5m



B	19.05.16	Listed Building Consent Application to Workshop A reconstruction
A	09.07.13	Planning amendments: High level windows to workshop retained

Revision	Date	Description
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**Feneley studio**  
 Brewmaster House  
 The Mallings  
 St Albans  
 AL1 3HT  
 01727 845202  
 mail@feneleystudio.com

Client  
**Mr and Mrs Miller**

Project  
**Alterations to House and Workshop**

Location  
**15 High Street, Southgate, London**

Drawing Title  
**Proposed First Floor Plan**

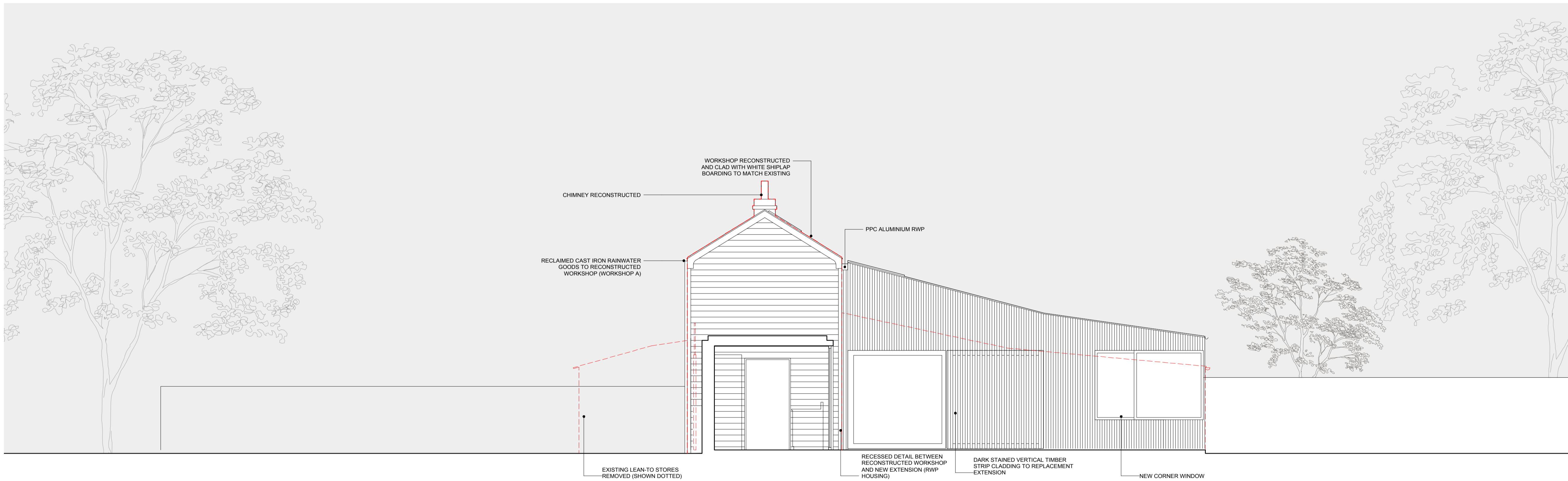
Status  
**Planning**

Scale <b>1:50@A1</b>	Date <b>May 2013</b>	Revision <b>B</b>
Job No. <b>1213</b>	Drawing No. <b>P111</b>	

Notes

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1:50 | 0.5m | 1m | 5m



WEST ELEVATION

B	19.05.16	Listed Building Consent Application to Workshop A reconstruction
A	09.07.13	Planning amendments: Single-storey link reduced in width
Revision	Date	Description
<p><b>Feneley studio</b>                  Brewmaster House                  The Maltings                  St Albans                  AL1 3HT                  01727 845202                  mail@feneleystudio.com</p>		
Client		
<b>Mr and Mrs Miller</b>		
Project		
<b>Alterations to House and Workshop</b>		
Location		
<b>15 High Street, Southgate, London</b>		
Drawing Title		
<b>Proposed Elevations - Sheet 3</b>		
Status		
<b>Planning</b>		
Scale	Date	Revision
<b>1:50@A1</b>	<b>May 2013</b>	<b>B</b>
Job No	Drawing No.	
<b>1213</b>	<b>P212</b>	

Notes  
 Do not scale from this drawing, use annotated dimensions only. All dimensions to be checked on site prior to starting work or fabrication. Any discrepancies to be reported to the office. Drawing to be read in conjunction with all other relevant drawings and specifications by other disciplines.

1:50 0.5m 1m 5m



SECTION AA



SECTION BB

Revision	Date	Description
B	19.05.16	Listed Building Consent Application to Workshop A reconstruction
A	23.05.13	Window corrected to Section AA (kitchen)

Revision	Date	Description
B	19.05.16	Listed Building Consent Application to Workshop A reconstruction
A	23.05.13	Window corrected to Section AA (kitchen)

Revision	Date	Description
B	19.05.16	Listed Building Consent Application to Workshop A reconstruction
A	23.05.13	Window corrected to Section AA (kitchen)

**Feneley studio**  
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 St Albans  
 AL1 3HT  
 01727 845202  
 mail@feneleystudio.com

Client  
**Mr and Mrs Miller**

Project  
**Alterations to House and Workshop**

Location  
**15 High Street, Southgate, London**

Drawing Title  
**Existing Sections**

Status  
**Planning**

Scale  
**1:50@A1**

Date  
**May 2013**

Revision  
**B**

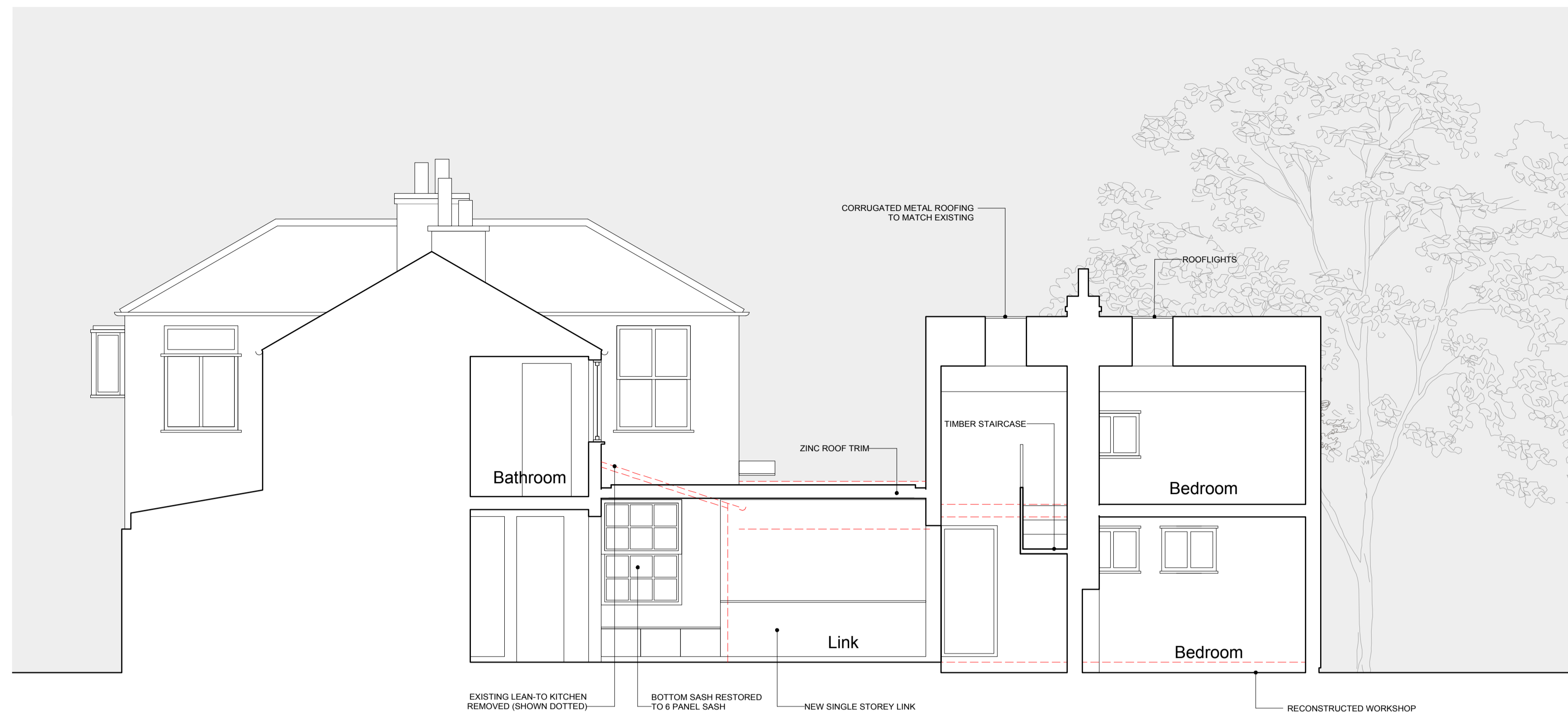
Job No  
**1213**

Drawing No.  
**P250**

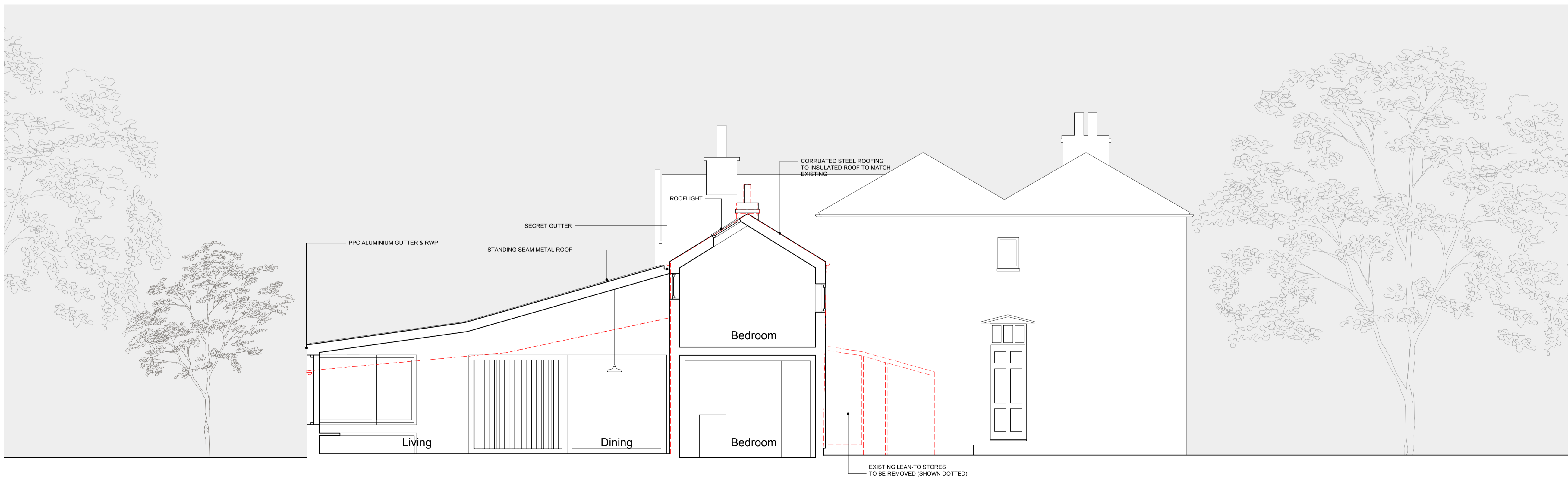
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1:50 0.5m 1m 5m



SECTION AA



SECTION BB

Revision	Date	Description
C	19.05.16	Listed Building Consent Application to Workshop A reconstruction
B	09.07.13	Planning amendments: Visible window shown to link (south) and revised 6-over-6 sash to east elevation
A	23.05.13	Window corrected to Section AA (kitchen)

**Feneley studio**  
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 AL1 3HT  
 01727 845202  
 mail@feneleystudio.com

Client  
**Mr and Mrs Miller**

Project  
**Alterations to House and Workshop**

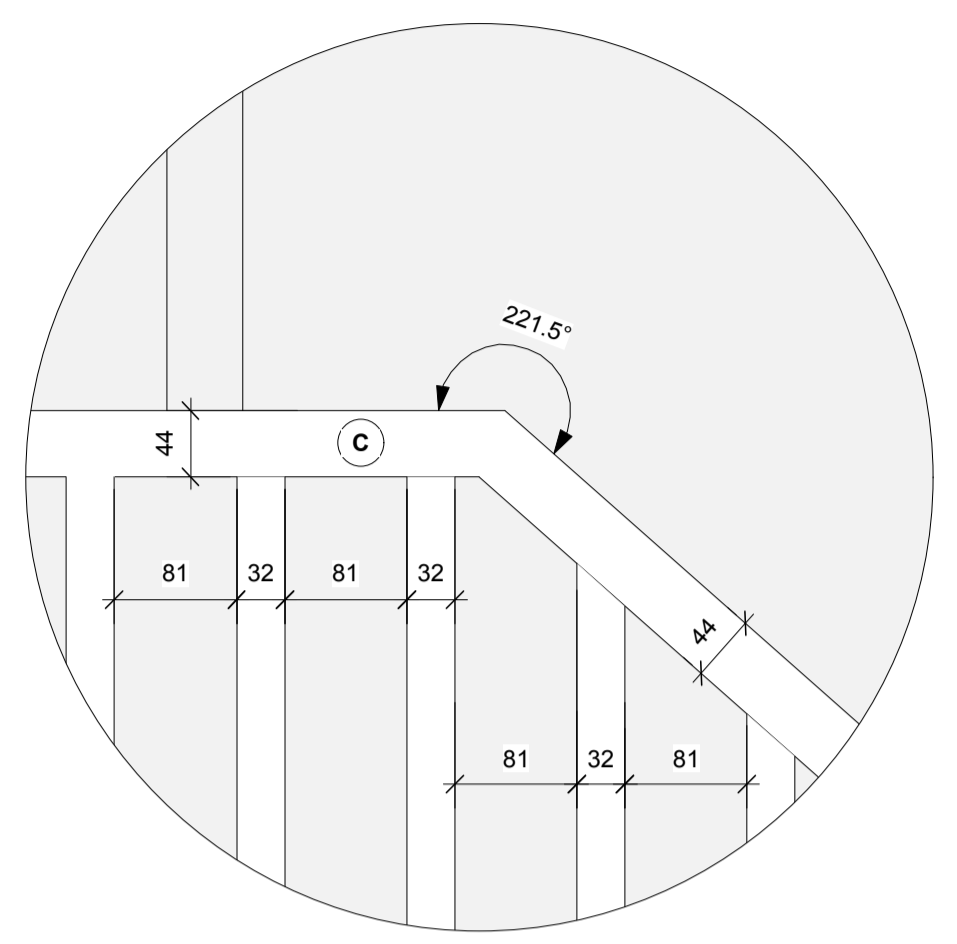
Location  
**15 High Street, Southgate, London**

Drawing Title  
**Proposed Sections**

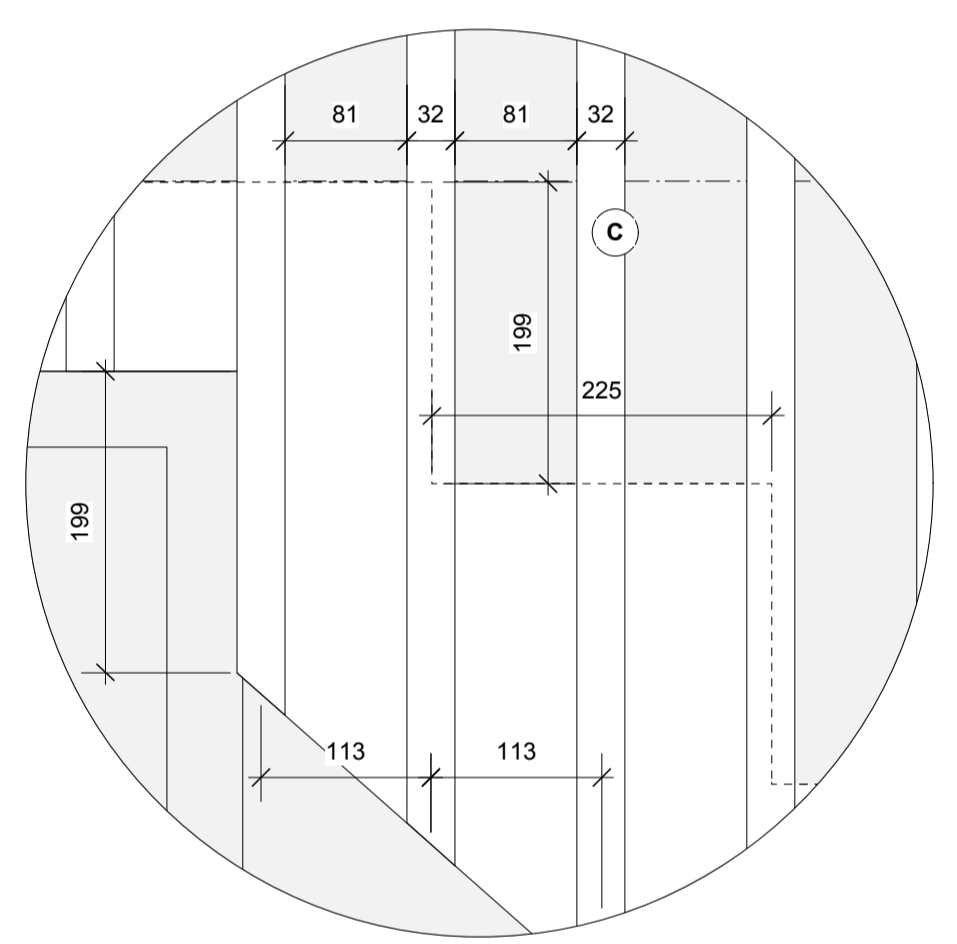
Scale	Date	Revision
1:50@A1	May 2013	C
Job No 1213	Drawing No. P260	



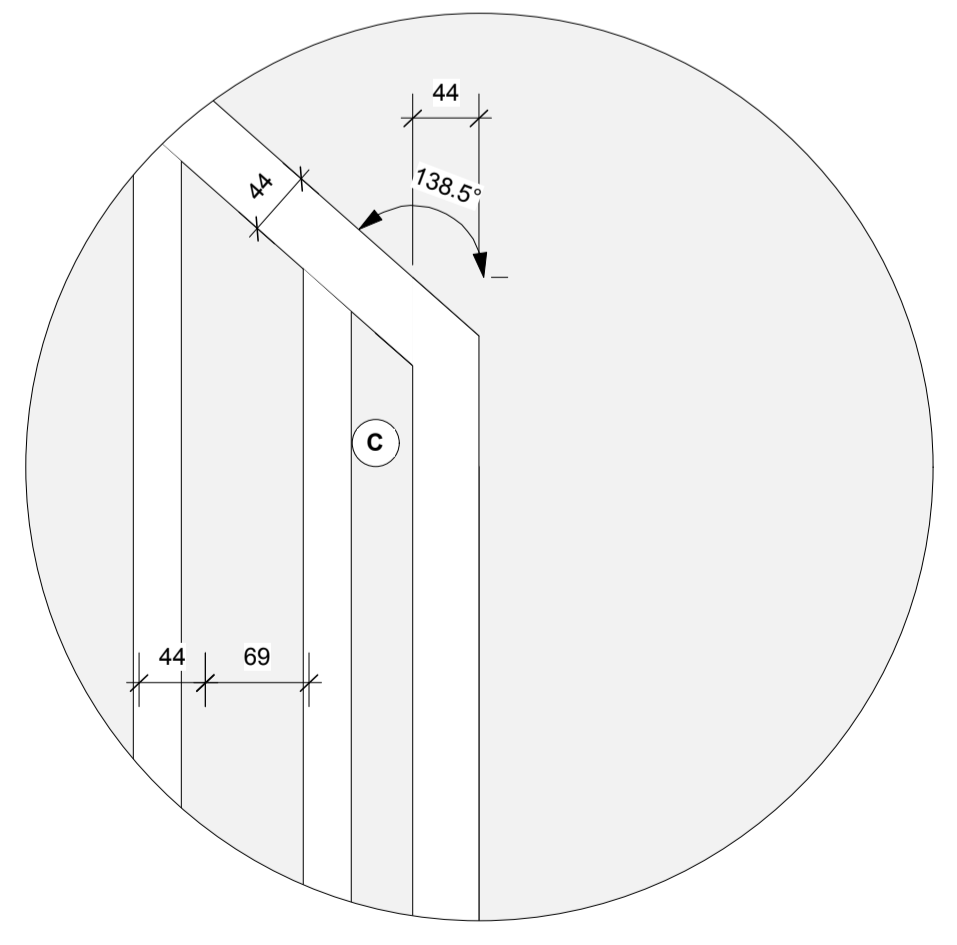
**Notes**  
 Do not scale from the drawing, use annotated dimensions only. All dimensions to be checked on site prior to starting work or fabrication. Any discrepancies to be reported to the office. Drawing to be read in conjunction with all other relevant drawings and specifications by other disciplines.



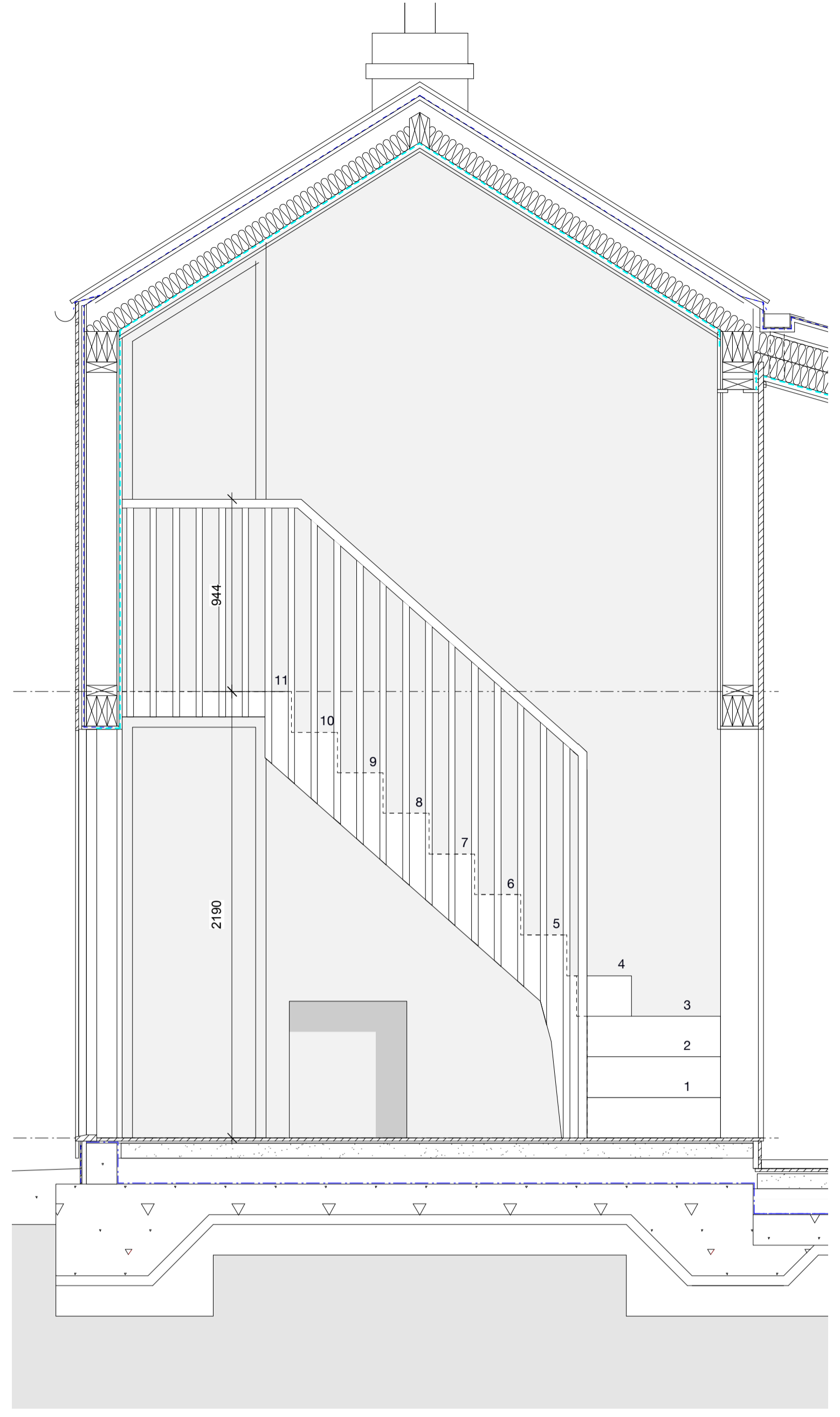
HANDRAIL DETAIL (ELEVATION TOP)  
 1:5@A1



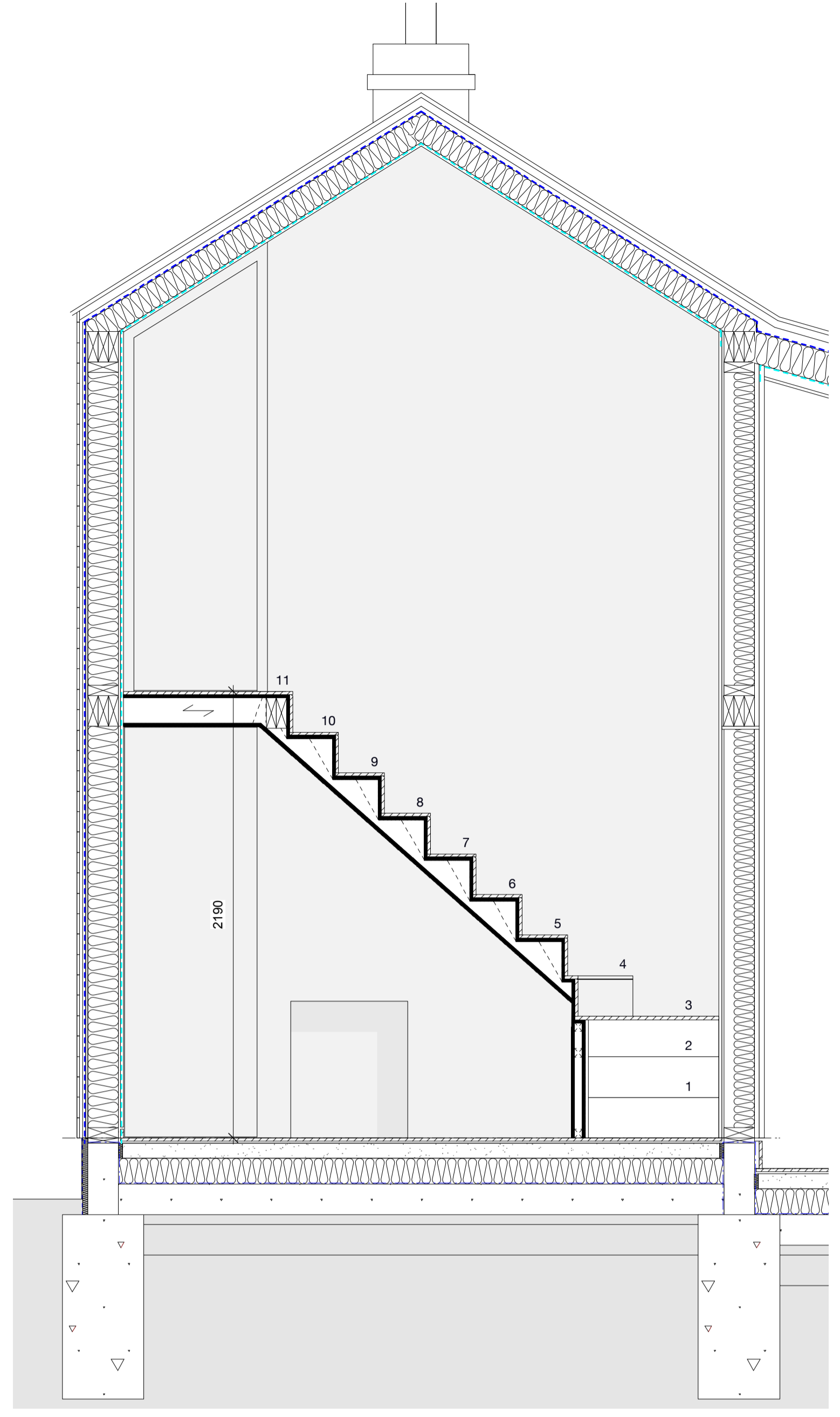
TYPICAL TREAD & SPINDLE DETAIL (ELEVATION)  
 1:5@A1



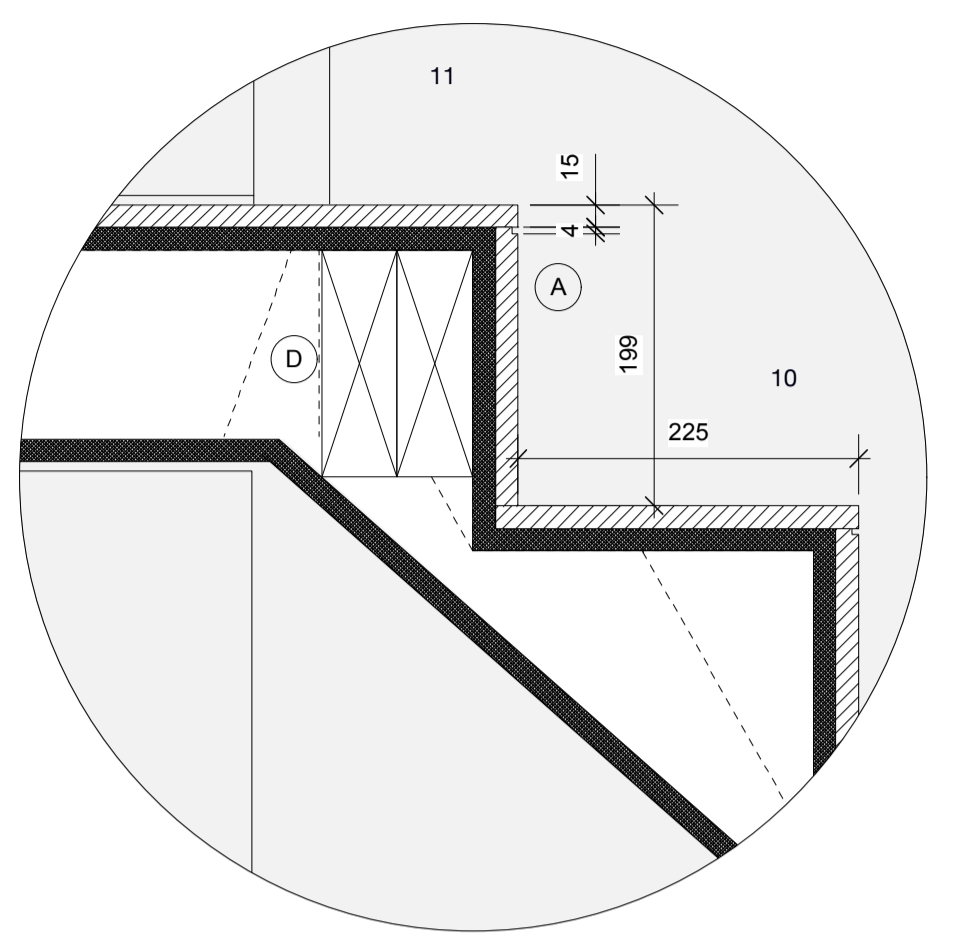
HANDRAIL DETAIL (ELEVATION BOTTOM)  
 1:5@A1



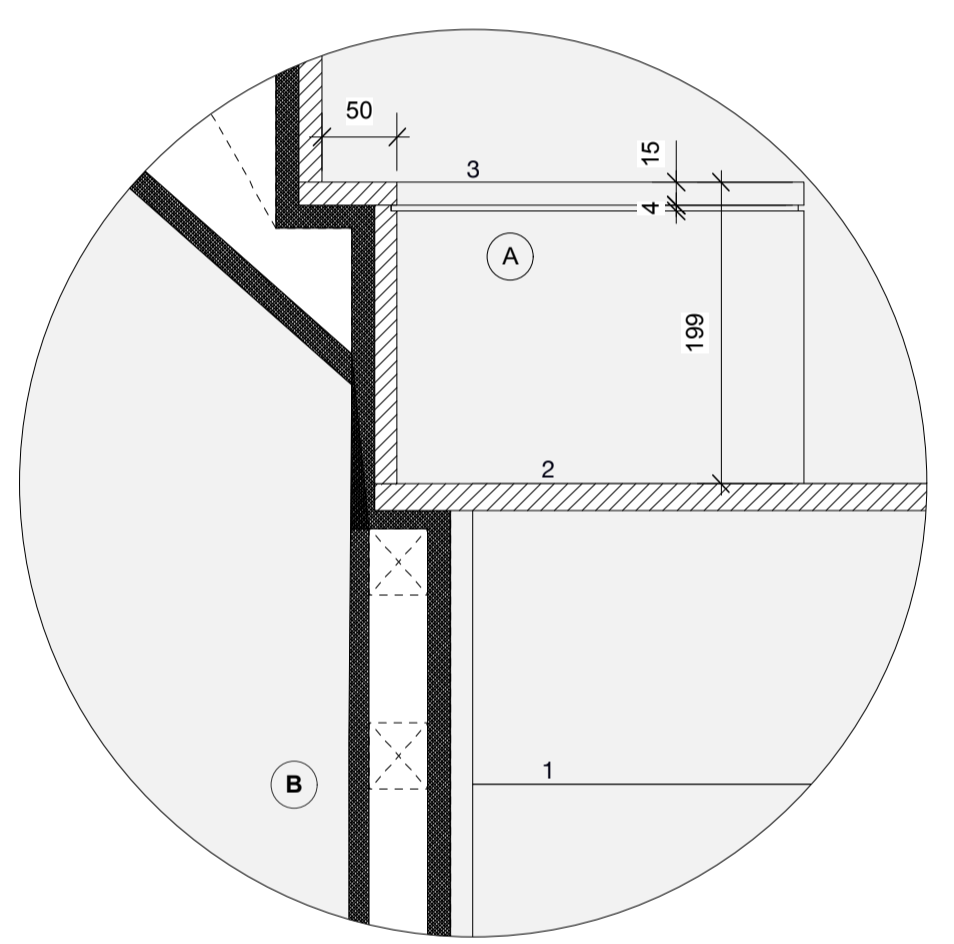
STAIRCASE ELEVATION  
 1:50@A1



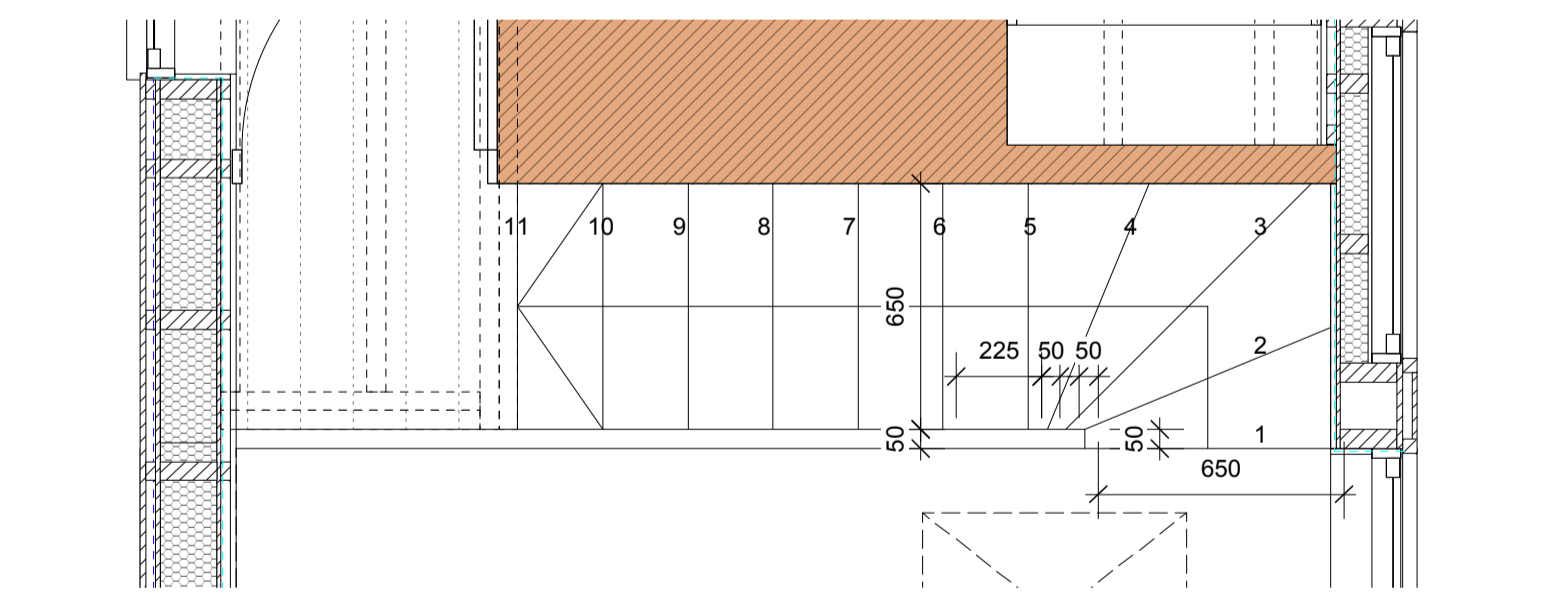
STAIRCASE SECTION  
 1:50@A1



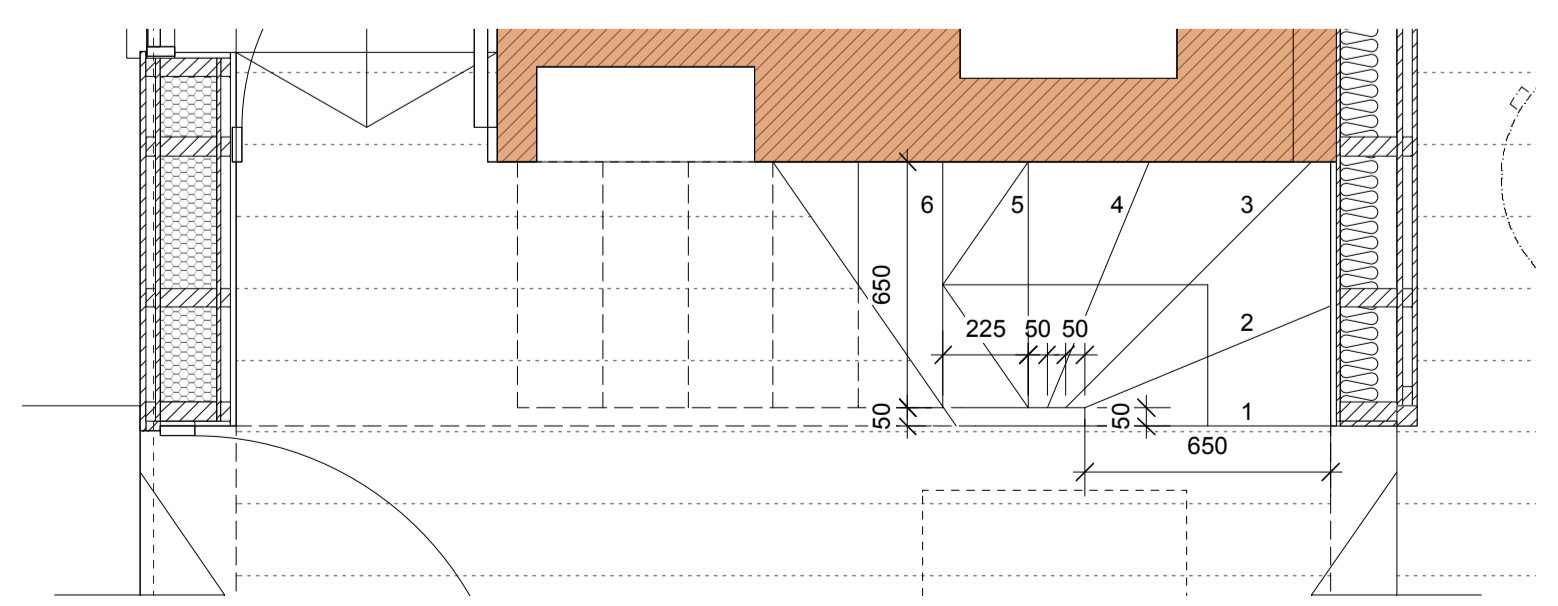
TYPICAL TREAD DETAIL (SECTION)  
 1:5@A1



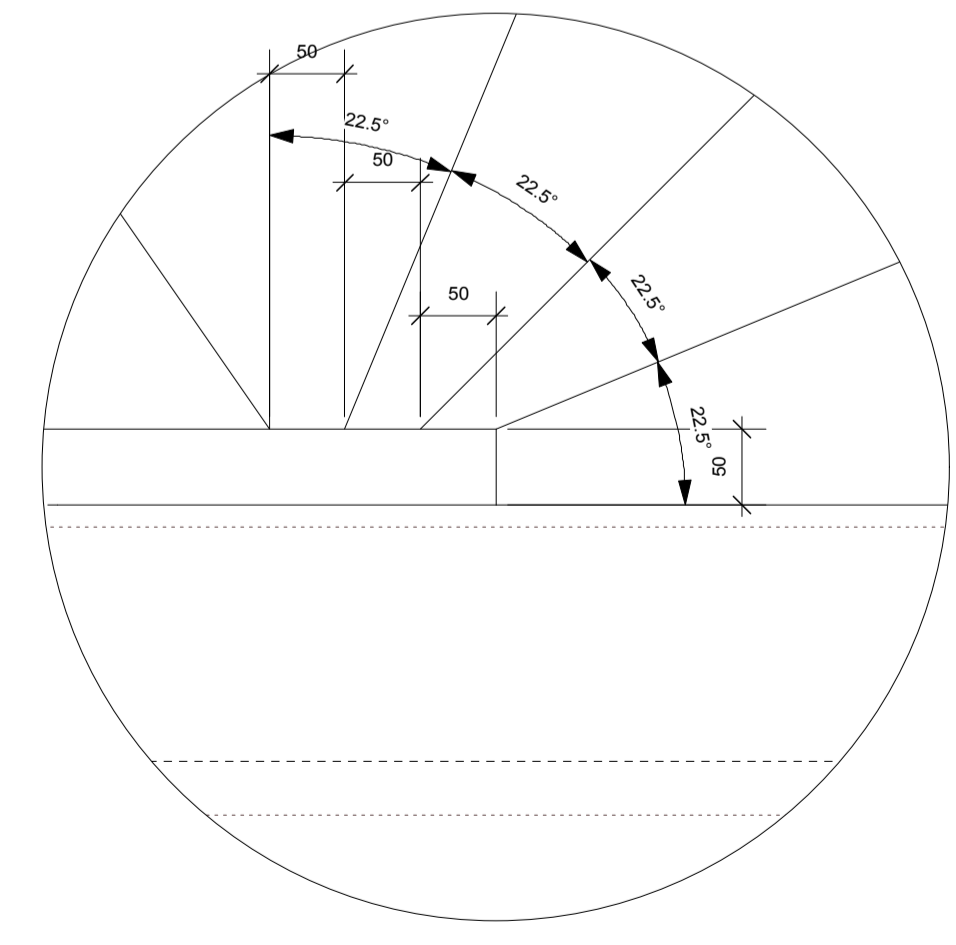
TYPICAL WINDER DETAIL (SECTION)  
 1:5@A1



FIRST FLOOR PLAN  
 1:20@A1



GROUND FLOOR PLAN  
 1:20@A1



HANDRAIL DETAIL (BOTTOM)  
 1:5@A1

- (A) HARDWOOD TREAD & RISER WITH 4mm RECESSED JOINT DETAIL TO NOSING
- (B) HARDWOOD CLADDING TO UNDERSIDE OF STAIRCASE (STEPPED/CUT STRUCTURAL STRINGERS)
- (C) HARDWOOD SPINDLES (44x44mm SQUARE) @ 113mm CRS
- (D) DOUBLE CANTILEVERED FLOOR JOISTS TO LANDING/TOP TREAD, WITH CONCEALED JOIST HANGER FOR SHALLOW LANDING JOISTS. LANDING FINISH TO MATCH STAIRCASE (TOP & USIDE)

Revision	Date	Description
/	25.02.16	Issued for Planning Condition 1.3 & 2.3
<b>Feneley studio</b> 16 Chequer Street St Albans Hertfordshire AL1 3YD 01727 845202 mail@feneleystudio.com		
Client		
<b>Mr and Mrs Miller</b>		
Project		
<b>Alterations to House and Workshop</b>		
Location		
<b>15 High Street, Southgate, London</b>		
Drawing Title		
<b>Staircase Details</b>		
Status		
<b>Planning</b>		
Scale	Date	Revision
1:20@A1	Dec 2015	/
1:40 @A3		
Job No.	Drawing No.	
1213	P950	

A3

REPLACEMENT 12-PANE SASH TO MATCH EXISTING AND ORIGINAL WINDOW



Proposed Front Elevation  
1:50

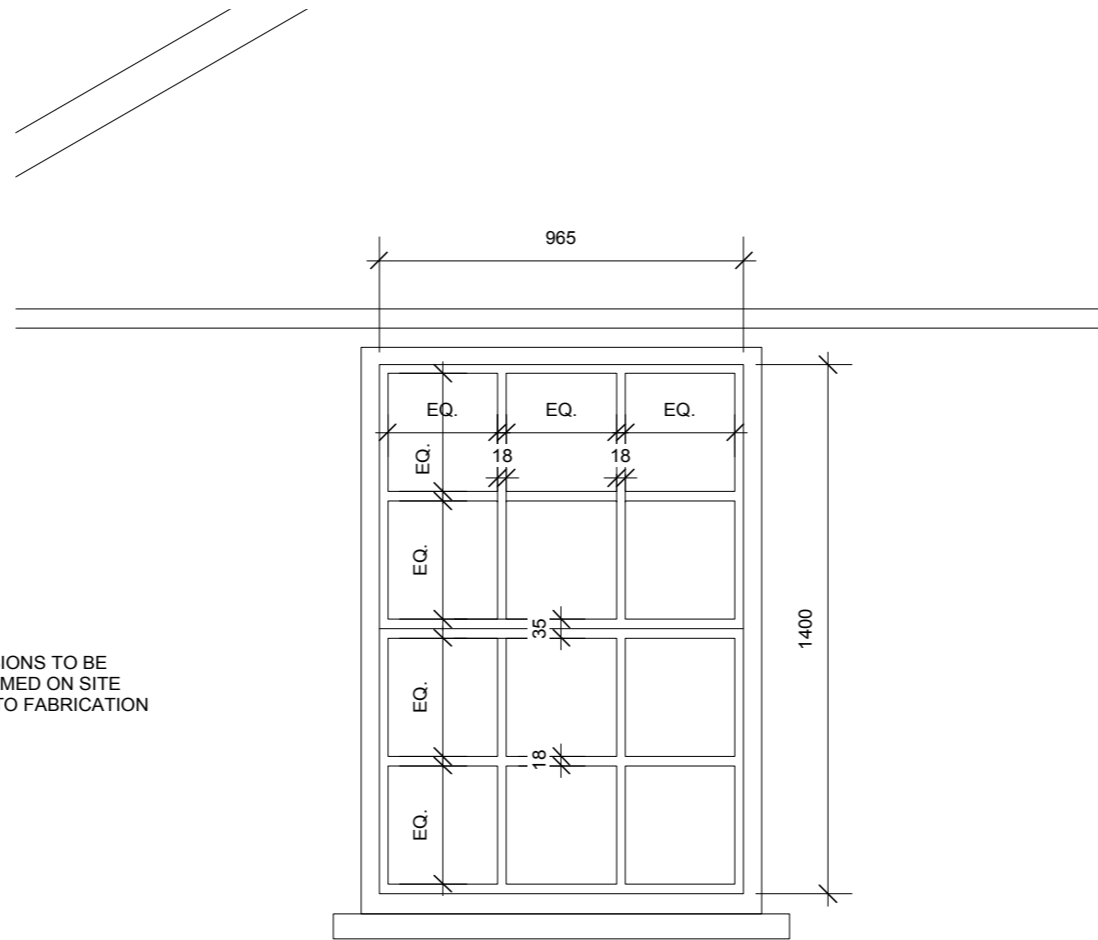


Circa 1912



2015

DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION

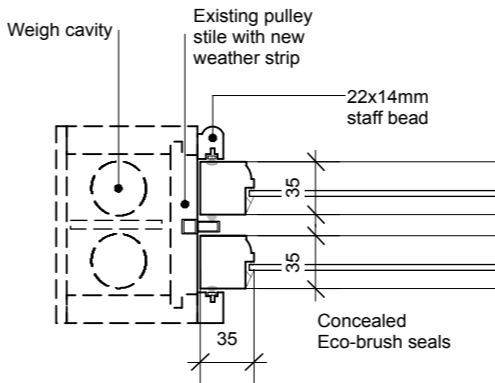


**H. MILLER & SONS**  
15 HIGH STREET SOUTHGATE N14

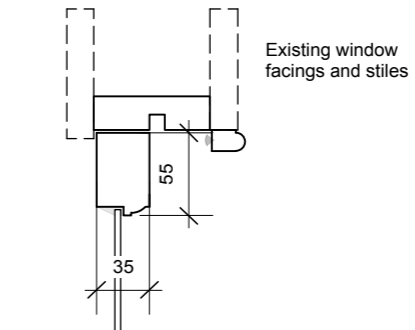
Proposed Window Elevation  
1:20

Removal of 4-panel sash and replacment with 6-over-6 sash to match No.17 and as original design. Replacement sashes only - frame to be repaired as necessary.

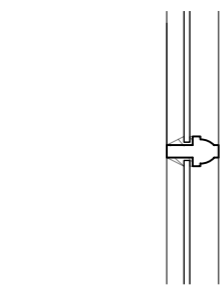
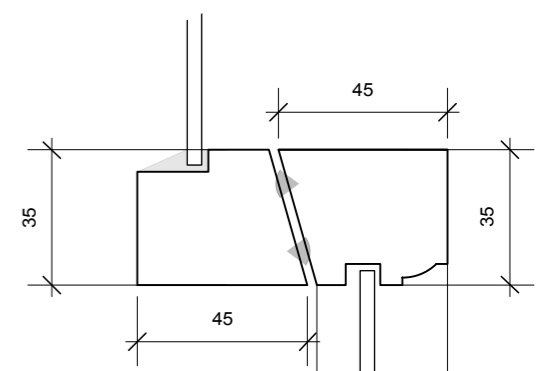
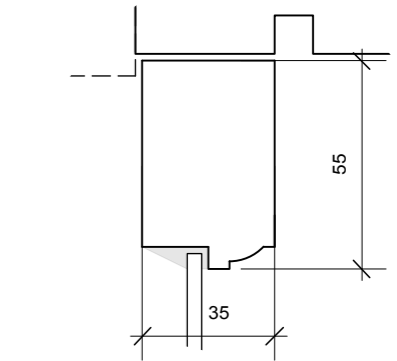
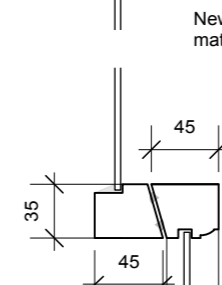
All joinery to be white paint finish to match existing.



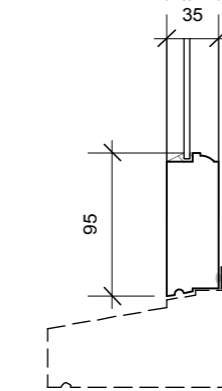
Window Jamb  
1:5



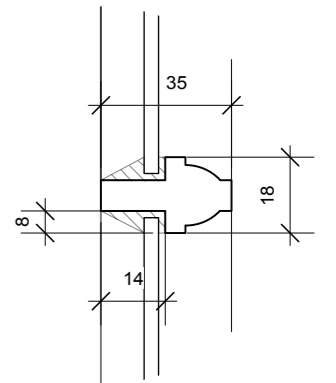
New sashes to match existing



Window Section  
1:5



Existing cill



Component Details  
1:2

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Revisions:  
/ 25.02.16 Issued for Planning Condition 1.3 & 2.3  
A 23.05.16 Glazing bead dimension changed to 18mm

**Feneley Studio**

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Client  
**Mr & Mrs Miller**  
Project  
**15 High Street, Southgate**

Drawing Title  
**Replacement Sash Details : House**

Status  
**Planning**

Scale <b>As shown@A3</b>	Date <b>January 2016</b>	Revision <b>A</b>
Job No. <b>1213</b>	Drawing No. <b>P901</b>	

A3



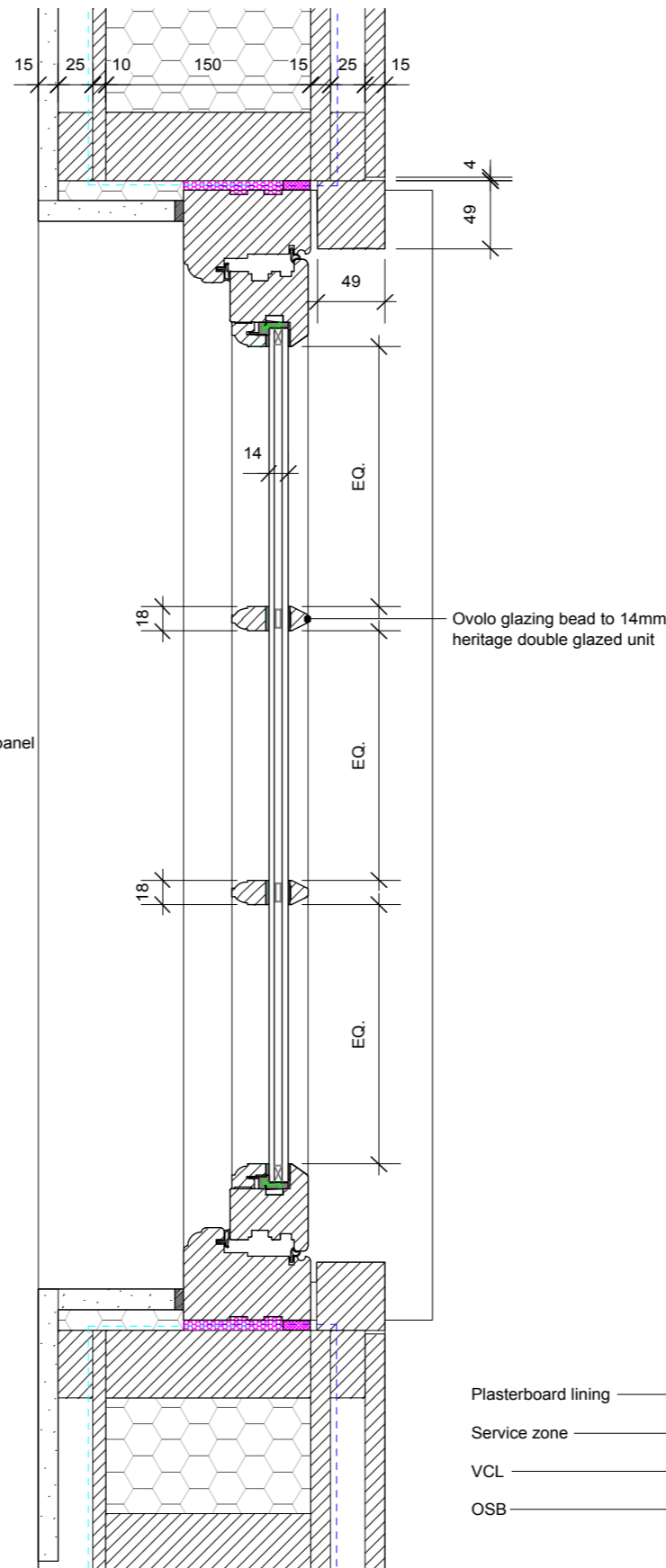
Proposed Elevation  
1:50

Hardwood casement windows with vertical ovolo glazing bars  
Paint finish (3 No.)

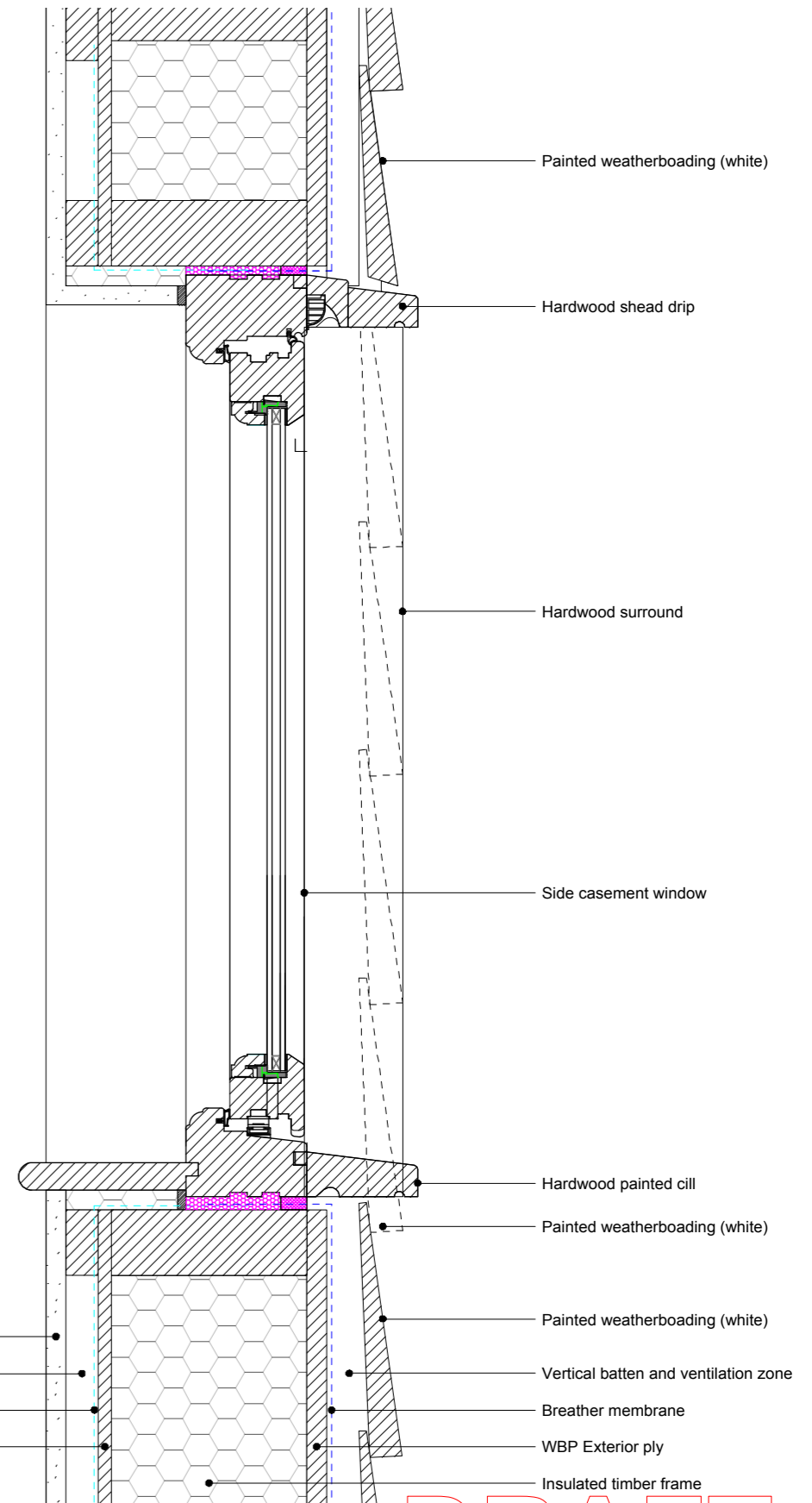
Door with detailing to match windows. Obscure glazed top panel and solid timber infill panels



Photograph Circa 1912



Jamb Detail  
1:5



Window Head / Cill Section Detail  
1:5

**DRAFT**

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Revisions:  
/ 25.02.16 Issued for Planning Condition 1.3 & 2.3

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mail@feneleystudio.com

Client  
**Mr & Mrs Miller**

Project  
**15 High Street, Southgate**

Drawing Title  
**Workshop Window Details**

Status  
**Planning**

Scale <b>1:5@A3</b>	Date <b>January 2016</b>	Revision -
Job No. <b>1213</b>	Drawing No. <b>P902</b>	