

DC/24/0486/FUL

Green Gates - The Street Walberswick Southwold Suffolk IP18 6UH

“External alterations include; reconfiguration of the front driveway to improve visibility splays, reconfiguration of the front porch and front elevation, single storey rear extension to form a Utility, single storey extension to increase dining area, extend second floor bedroom above ‘Tower’ with new roof over, install roof lights and lantern light to increase natural light internally, and expose original decorative details”.

10.03.24

1. Opinion

Subject to a request for re-consideration of the form and materials for the ‘tower’ the application can be **approved**.

2. Description

Green Gates is a non-designated heritage asset (NDHA) located within the Walberswick Conservation Area. The house is prominent in views from The Street, particularly the first floor and roofline. The first-floor timber verandah is specifically mentioned in the Conservation Area Appraisal (p28).

3. Comment

The broad list of items included in the application are outlined in brief in the application description above. Certain items merit considering in more detail:

Small extension (orangery style) to the kitchen / dining area; essentially a large porch with doors giving access to the private side garden. The proposed style and detailing reflects the main house.

Rebuilding a WC / cloakroom and internal changes to form a larger ground floor utility room; the structural issues associated with the existing structure need to be addressed and the rebuilt form is acceptable.

Changing the railings on the first-floor verandah; these would change the general appearance from the recessive black ironwork currently present, but would likely have a positive effect on the overall building. They are a feature mentioned in the Conservation Area Appraisal, and the detailing will be important.

Construct a new porch / re-position front door; the current front door is positioned hard against the boundary wall to the neighbouring property ‘Heath Wold’. The proposal is to make a new porch / entrance under the first floor verandah which places the front door between two glazed side panels and a fanlight feature. The new door casing is proposed to be white painted. The loss of the original arrangement is regrettable but the design for the replacement is acceptable.

A new driveway access arrangement is proposed to give a better visibility splay on to The Street primarily in a westerly direction. This is to be welcomed as it would benefit highway safety at a busy junction area.

As they stand the proposals, subject to a good standard of detailing, are not considered to harm the Conservation Area.

However, we would ask that the detailing of the corner tower be reconsidered. We have no concern (and even welcome) the additional storey which makes the tower three storey - the original was four storeys - but we would invite the applicant to reconsider the design of the roof. The lead covered swept roof is not stylistically linked to the house, appearing rather French in outline and evoking a sense of a chateau, rather than the Queen Anne revival detailing of the property. As originally designed (see front cover of the submitted Heritage Impact Assessment) the roof was flat and hidden behind a crenelated parapet and it seems a missed opportunity to not reinstate this detailing. As submitted the roof design is not well-related to the house, nor is it a feature seen within the village, and consequently it does not preserve or enhance the Conservation Area.

The porthole window to the third floor of the tower does not sit well alongside the character of the property and should be re-thought.

It is not clear what materials are proposed for the first-floor verandah balustrade, but should this be painted timber then (assuming the correct profile / detailing of balusters), this would be supported. This issue could be conditioned for subsequent approval of materials

4. Summary

The majority of the proposed changes are well thought out and are appropriate to the building, and preserve or enhance the Conservation Area.

The main concern is the roof structure and material for the 'tower' roof. It would be beneficial to the scheme if the applicant were to reconsider the form and lead covering currently proposed and re-instate a modified version of the original tower. **Subject to this request the application can be approved.**