

156 Waller Rd

Heritage Statement /

Design and Access

Statement

For replacement windows to front and rear of the property
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1 Heritage Statement

1.1 Telegraph Hill Conservation Area

The following is an excerpt of relevant sections of Lewisham Council's Telegraph Hill Conservation Area Character Appraisal:

The Telegraph Hill Conservation Area has a hillside location on the slopes of Telegraph Hill. The conservation area encloses a well preserved planned development of late 19th century terraces and pairs of houses built under the control of the Worshipful Company of Haberdashers.

The area's uniform and cohesive architectural character is based around two main house types (two- and three-storey) built to standardised designs within approximately 30 years between 1870-1900.

The houses are good examples of late 19th century middle class houses and villas with many surviving design features such as vertical sliding sash timber windows, robust part-glazed front doors, two-storey canted bays, recessed front doors, pitched slate roofs and decorative brickwork. Numerous original architectural details survive such as glazed decorative porch tiles, foliated capitals, cast-iron railings, tiled front paths and clay chimney pots.

The estate's original street layout remains intact and nearly all of the original 19th century houses survive (a few have been lost to wartime bomb damage). Being in good condition and relatively unaltered externally, all of the 19th century buildings make a positive contribution to the special character and appearance of the conservation area.

1.2 Assessment of Significance -Setting of the property

The property at 156 Waller Rd

sits centrally in the Telegraph Hill Conservation Area. Waller Rd is one of the original north / south roads of the development. No. 156 is a mid-terrace plot approximately equally distant from Kitto Rd to the south and Arbuthnot Rd to the north. This section of Waller Rd has a consistent residential character with all of the original properties remaining substantially intact with the exception of the properties at 148, 150 and 152 which suffered bomb damage during the war and were replaced in the 1950's.

The rear of the property is not visible from any public highway, park or other space - due to the property's mid terrace location and the rear elevation's west / downslope orientation.

1.2 Assessment of Significance The house - materials and details

The house is an example of the larger three storey family homes built by the Worshipful Company of Haberdashers between 1870 - 1900. It is paired with the neighbouring property at 154 - the elevational composition of the two is mirrored such that the two front doors are adjacent.

No. 156 retains original features such as:

- yellow London stock brickwork
- corbelled red brick detailing
- stuccoed dressings to windows
- stuccoed canted bay over three storeys to the front with foliated capitals
- brick bay window to the rear outrigger
- original timber door* with decorative rectangular fan light over. NB this is currently concealed by an aluminium door enclosing the recessed porch *NB: leaded lights

incorporating coloured glass to upper panels of the original timber door have been replaced - but have been found in the basement by the owners)

- black white and red diadem pattern tiled footpath to the front door
- 19th century iron railings to the front steps (damaged)
- rendered boundary wall to the public highway
- clay chimney pots on robust brick chimney stacks

However the following have been lost:

- original timber sash windows have been replaced with double glazed aluminium windows with top hung opening sections
- the original bull nose cast steps have been replaced or modified to a square profile in concrete
- iron railings to the boundary walls have been removed
- the original Welsh slate roof has been replaced with concrete tiles
- the original Welsh slate roof of the rear outrigger bay window has been replaced with bitumen felt.

2 Proposal - Design Statement

2.1 Proposal for window replacement

Existing non-original aluminium double glazed windows are to be replaced with new timber double glazed windows at the ground and first floors to the front of the property, the ground, first and second floors of the property at the rear of the property.

The proposed windows replicate the original design of windows within the Conservation Area.

The windows are to be traditional box frames with vertical sliding sashes in painted softwood with painted hardwood cills. Windows B and D (refer to photos and drawings) have vertical glazing bars mid sash following the original historical design.



Top

Existing photograph - front elevation

Bottom Left

Existing photograph - Rear of property from lgjhtwell

Bottom Right

Existing photograph - Rear of property from garden

3 Other Information

4.1 Access Statement

This proposed work includes only small changes to the external appearance of the building and the primary access to the building remains un-changed, therefore access issues are not relevant to the application.

4.2 Drawings

The following drawings are presented as part of this application

Drawing No. 231119_01	Location Plan, Ground Floor Plan in block context
Drawing No. 231119_02	Existing and Proposed Windows - Front Elevation
Drawing No. 231119_03	Existing and Proposed Windows - Rear Elevations
Drawing No. 231119_04	Window Details - All Windows
Drawing No. 231119_05	Window Types - Elevations 1 of 4
Drawing No. 231119_06	Window Types - Elevations 2 of 4
Drawing No. 231119_07	Window Types - Elevations 3 of 4
Drawing No. 231119_08	Window Types - Elevations 4 of 4

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