

# **156 Waller Rd Heritage Statement / Design and Access Statement**

**For improvements to the front and rear of the property including  
new windows / doors and rear extension**

**Document Number: 231126\_DAS**

**Revision: P1 (26/11/23)**

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### NOTE

This application follows 2 recent applications for the same property: DC/23/129933) which was granted permission on 30 March 2023 DC/23/131443) which was granted permission on 23 June 2023

This application includes exactly the same proposals as the above applications for works to the front of the property, the basement and the basement window to the rear of the property. However these revised proposals are submitted for works to the outrigger at the rear of the property which now includes a proposal for a larger rear extension and the replacement of the roof to the main property,

In addition the applicant also recently submitted an application to replace the windows in the property: DC/23/133915 - at the time of this submission the above application has yet to be decided

Rev P1 - 26/11/23 - Planning & Conservation Area Consent Application

# 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. This is currently concealed by an aluminium door enclosing the recessed porch and leaded lights

incorporating coloured glass to upper panels of the original timber door have been replaced (The original stained glass lights 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 the basement

The existing basement is un-insulated and used primarily for storage. It has limited natural light, low floor to ceiling height, no decorative finishes and a single sink. The basement is currently accessed from the front garden through a door with limited headroom (1.7m) and from within the property down a short (3 riser) flight of stairs. The proposal consists of the improvements in order to provide comfortable basement living space to cater for the needs of a growing family.

- the floor level in the basement to be lowered to provide a comfortable floor-to-ceiling height appropriate to a basement level (2.4m/ 8ft).
- a new WC
- tanking and internal finishes throughout

### 2.2 Changes to the front of the property.

External changes to the front (east) elevation and front garden area of property for which conservation area / planning consent is sought are as follows:

- levels in the front garden lowered to allow larger windows to the basement (see below) and allow access to the new (deeper) basement level. The garden area generally is lowered by an average of 500mm, with the area immediately outside the door to the basement lowered 450mm
- new enlarged painted vertical sliding sash timber windows at the basement level to the front of the property, in order to allow a comfortable level of natural daylight to enter the basement. reducing the need for artificial lighting - details of the windows are provided with the application.

- the external walls of the house at the front of the house basement level to be rendered and painted white to match the existing wall and in keeping with the other houses on the street.
- existing rough concrete finish to the front garden area to be replaced with clay unglazed 6"x6" square red and cream terracotta tiles laid in a diagonal pattern
- extended flight of external stairs to the basement level at the front of the house (3 additional risers)

### 2.3 Additional improvements to the front of the property

The proposal also consists of the following improvements to the front (east) elevation and front garden of the property

- removal of the existing aluminium door enclosing the original recessed porch to reveal original front door and original leaded fan light above
- refurbishment of the original front door re-instating the original leaded lights to the upper panels (originals discovered in basement)
- replacement of the existing non-original square profile external front steps with cast stone bullnose steps to match original design
- refurbishment of the original decorative iron railings leading to the ground floor entrance
- cleaning and restoration of the black, white and red diadem pattern tiled footpath to the front door
- replacement of concrete tile roof with new slate

#### Top

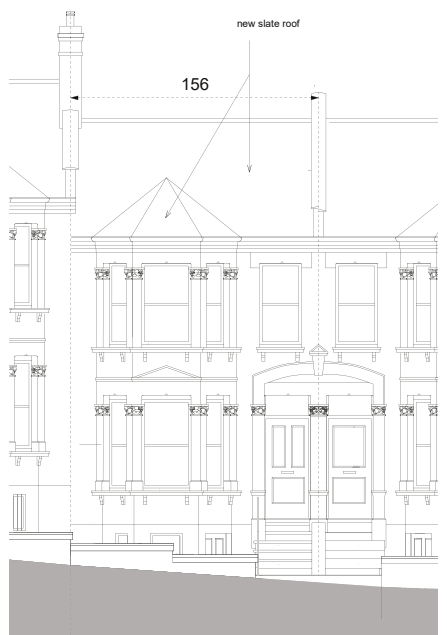
Photo of Front (East) Elevation

#### Bottom

Proposed elevation from street

#### Middle

Existing steps to basement



## 2 Proposal - Design and Access Statement

### 2.4 Proposal for kitchen/dining

The existing kitchen / dining area is located at ground floor level in the rear outrigger of the property. This area is to be reconfigured.

### 2.5 Changes to rear of the property

External changes to the rear (west) elevation and the side (south) of the outrigger for which conservation area / planning consent is sought are as follows:

- demolition of the existing poor quality lean-to structure to the west elevation
- construction of single storey extension (see below)
- new opening in the south elevation of the outrigger, with painted timber double glazed timber sash windows - details of the windows are provided with the application.
- new painted vertical sliding sash timber windows to the existing bay window - details of the windows are provided with the application.
- replacement of the existing felt roof covering to the bay window with slate to match main roof (see below)
- replacement of the existing rear door to the basement with new painted vertical sliding sash timber window (to facilitate improvement of basement as described on the previous page).
- a new higher timber fence on the boundary with 158 Waller Rd will prevent overlooking between the properties.

### 2.6 Single storey rear extension Scale and Mass

The proposed single storey extension will extend 2.35m in length beyond the line of the existing lean-to extension (to be demolished). The extension is the full width of the plot and will add 15sqm GEA to the footprint of the existing building.

The neighbouring property at 154 Waller Rd has a non-original glazed conservatory of a similar footprint projecting approx 2.8m from the rear of the property. This conservatory is set back from the boundary 450mm. The proposed extension at 156 will have a similar form to the existing lean-to extension and the neighbouring conservatory - with a pitched roof sloping away from the outrigger.

The proposal retains the side passage creating a courtyard along part of the boundary with no. 158 This will maintain light into the main rear rooms of both houses.

The ground floor level in the property at 158 Waller is approximately 900mm higher than at 156, therefore the mass of the extension will have minimal impact on the outlook from the windows within 158 and negligible impact on daylighting.

The rear extension has been designed to be clearly read as a new addition to the property, subservient to the main Victorian house.

### Materials

The proposed extension is to be built from yellow London stock bricks to match the existing building. The roof is to be clad in standing seam zinc, the windows are to be aluminium faced composite windows.

### 2.7 Replacement roof coverings

Existing non-original concrete tiles to the main house and outrigger roofs are to be replaced with slate as originally used on all houses in the Conservation Area. The roofs will be dressed with lead flashings.

### 2.8 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.



**Above**

Photo of return space adjacent to outrigger

**Below**

Photo of neighbouring extension at 156 Waller





# 3 Heritage Impact Assessment

## 3.1 Changes at the front of the property: minimal harm.

The proposed changes to the front of the property are sympathetic to the original character of the building and do not significantly effect the character of the Conservation Area

- Changes in level at the front of the building are limited to a maximum 500m lowering of the existing ground level
- New windows to the basement level retain the original width of the windows and replicate the near square proportion of the existing window across two panes of glass (see right). The windows are to be of a high quality design reproducing the appearance of the original sash windows typical of the area, in terms of sight lines and horn detail

## 3.2 Enhancements to the front of the property

By restoring original features, visible from the street, the proposal will enhance the character of the Telegraph Hill Conservation Area as follows:

- removal of the existing aluminium door enclosing the original recessed porch to reveal original front door and original leaded fan light above
- refurbishment of the original front door replacing the original leaded lights to the upper panels
- replacement of the existing non-original square profile external front steps with cast stone bullnose steps to match original design

## 3.3 Changes at the rear of the property.

The rear of the building is not visible from any public highway, park or other place, therefore any changes have no or very limited impact on the character of the conservation area  
The existing lean-to outbuilding to the rear of the property is of low quality

and has no significance - demolition is therefore un-contentious.

The existing bay window is to be retained and re-roofed with slate in keeping with the original design  
The existing bay windows are aluminium frame with top-hung opening lights - their replacement with timber frame sash windows will be an enhancement

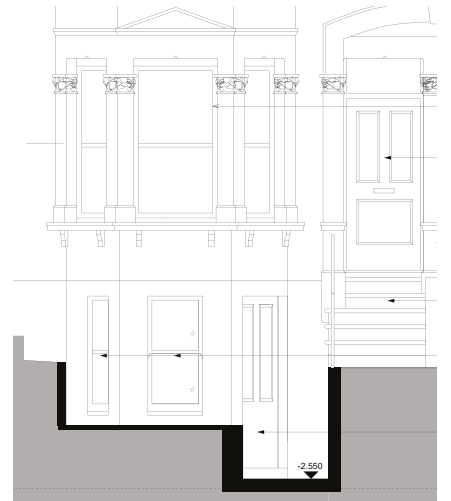
The scale of the extension is subservient to the existing building. The form and materials of the proposed extension are sensitive and complementary to the Conservation area but in a contemporary architectural language which allows the new to be clearly 'read' as different to the old house. This approach is in line with Historic England guidance.

## 3.4 Enhancements to the roof of the property

Existing non-original concrete tiles to the house and outrigger roofs are to be replaced with slate as originally used in the Conservation Area.  
The roofs will be dressed with lead flashings.



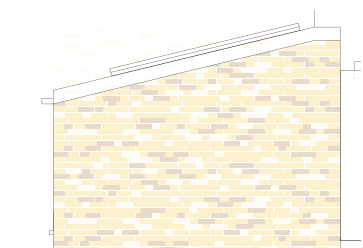
Existing front elevation



Proposed front elevation



Extension west elevation



Extension south elevation

London\  
Edinburgh\  
Manchester\  
Los Angeles\  
Dublin\

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