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Project	38 Stapleton Hall Road Annexe
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Revision	



Heritage Statement: 38 Stapleton Hall Road Annexe

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1. Introduction

This Heritage Statement has been produced in support of a planning application for the development of a two storey infill property on land adjacent and belonging to No.38 Stapleton Hall Road.

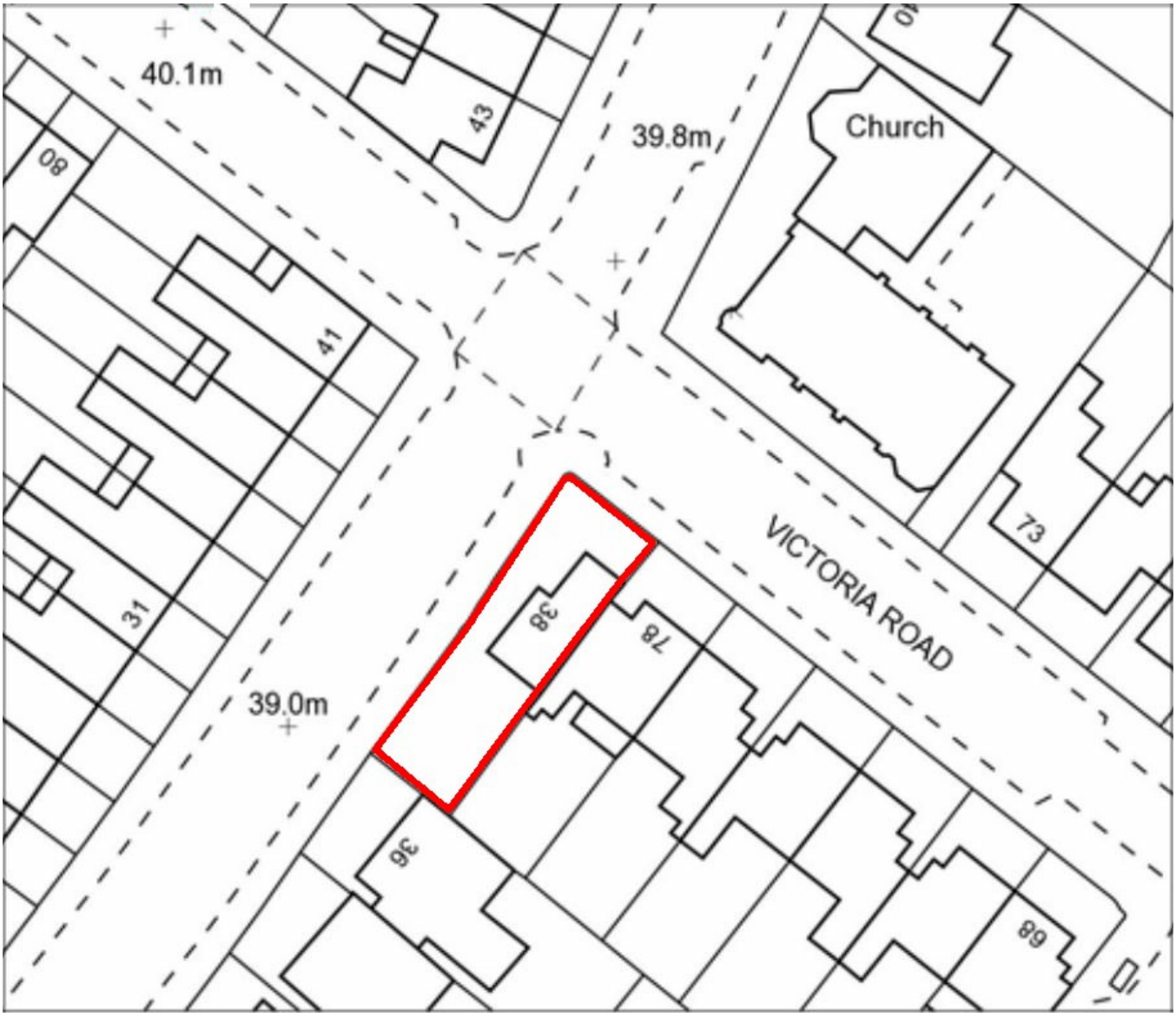
This document should be read in conjunction with the following associated drawings and documents:

2. List of associated documents and drawings

Drawing Title.	Dwg No.	Scale.
Site Location and Block Plans	1423-PA-ST-01	1/1250, 1/500
Site Context Plan	1423-PA-ST-01	1/500
Existing Plans	1423-PA-PL-01 and 02	1/100
Proposed Plans	1423-PA-PL-11 and 12	1/100
Existing Elevations	1423-PA-EL-01	1/100
Proposed Elevations	1423-PA-EL-11	1/100
Existing Section A~A	1423-PA-SE-01	1/100
Proposed Sections A~A and B~B	1423-PA-SE-11	1/100
Design and Access Statement	1423-RP-DS-01	-

3. Site Location

The existing house to which the proposed site is attached stands at the corner of Stapleton Hall Road and Victoria Road within the Stroud Green Conservation Area.



4. Planning History

There are two recent planning applications associated with this property:

- Ref: HGY/2002/1371; 06/11/2002; PLANNING PERMISSION GRANTED; Proposal: Erection of first floor side extension.
- Ref: 1 HGY/2012/0145; 19/04/2012; PLANNING PERMISSION GRANTED; Proposal: Erection of small door through existing chimney breast for roof access, with balustrade behind existing parapet wall.

5. The Existing Site and House

The existing site currently accommodates a single storey timber clad out house behind a tall brick boundary wall to the street frontage. The site is accessed from No.38 Stapleton Hall Road or directly from the highway via a wide timber gate. The site backs on to the rear garden of No.78 Victoria Road.



The existing house is a Victorian three storey house with a converted basement giving rise to four existing dwellings.

The existing external walls are of London Stock brick with rendered feature surrounds to windows.



Distinct from other houses along the street Nos. 38 and 36 have pointed arch windows and white rendered quoin features. The original timber sash windows have previously been replaced with sash-like UPVC windows.



The gable ends to both No. 36 and 38 are decorated with original painted timber barge-boards with tri-leaf shaped piercings. Flat roofs to No.38 have decorated white rendered pierced parapets.



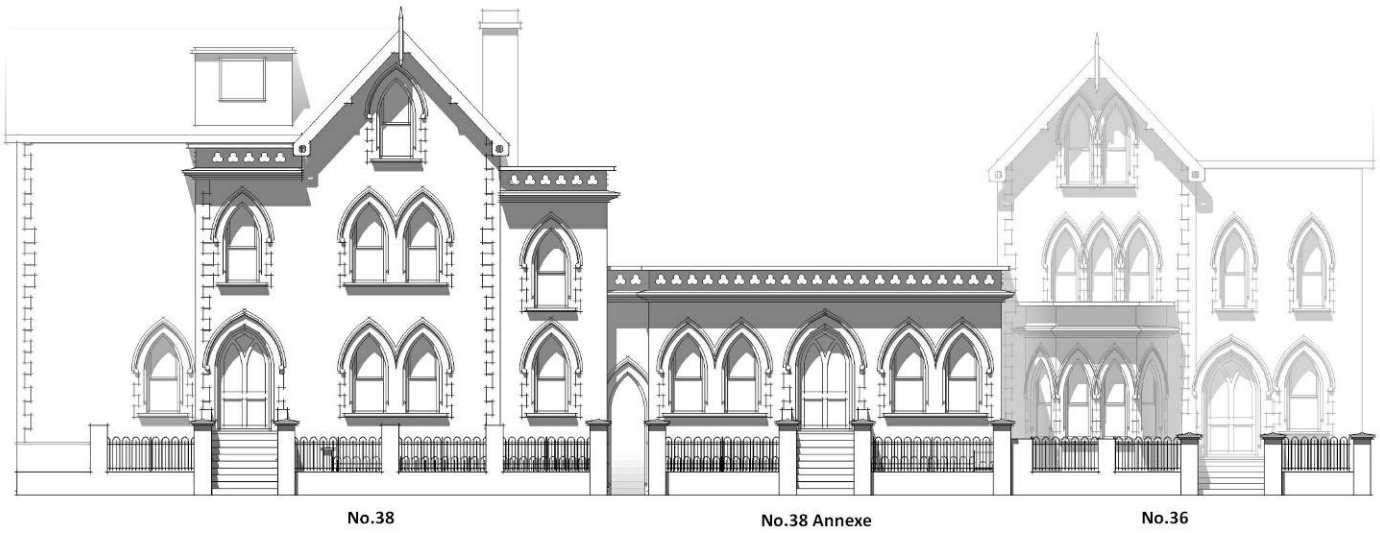


The existing boundary walls, typical to the area are London Stock brickwork with common brick on edge copings and hooped metal railings.

6. The Proposals

The house is intended to sit comfortably alongside its neighbours in terms of both architectural character and scale observing the quality and status of its surroundings and the prominence of the site.

The street elevation and frontage boundary treatment have taken on the existing architectural language of the main house. It has been designed to sit as an annexe-like younger sibling of the main house. The elevations have been broken down with well-proportioned fenestration that again matches the existing house in terms of scale, material and design.



With a view to avoiding contributing to a 'terracing effect' and to maintain balance between Nos.38 and 36 we have kept the proposed annexe two storey with a raised ground floor and sunk lower ground floor to keep the overall building height down.

We have assumed an elevational treatment to the front façade to match the existing architecture of No.38. We have lifted wholesale the architecture of No.38.

At lower ground floor level we have adopted large glazed sliding patio doors rather than copying the small windows at lower ground floor in the existing house. This house will be single aspect at lower ground floor level we feel therefore that a generous amount of glazing is required to ensure good natural daylight.



We have adopted the dwarf wall, brick pier and railing arrangement of Nos.38 and 36. This can be easily replicated and will visually tie together the three buildings.

7. Proposed Materials Palette

a) External Walls: Reclaimed London Stock in natural mortar

b) Parapet: Precast concrete, rendered and painted white

c) Windows: Double glazed timber sash windows painted gloss white

d) Front Door: Painted timber with double glazed panels to upper half

e) Window Dressings: Precast concrete, rendered and painted white

f) Boundary Walls: Reclaimed London Stock in natural mortar

g) Copings to Boundary Walls: Terracotta brick on edge in natural mortar

h) Capping stones to Boundary wall brick piers: Precast concrete, painted white

i) Railings to Boundary Walls: Painted steel to match existing



8. Summary:

In the development of our proposals we have endeavoured to fully acknowledge the value of our immediate neighbours. By adopting the architectural and material qualities of Nos.38 and 36 we feel that we have produced a design that presents a modest and respectable architectural intervention in the area. We have kept the overall height of the proposed house lower than its neighbours in order to create a linking annexe block rather than a house that overwhelms.