BRYAN CONNOR ASSOCIATES LIMITED

# HERITAGE STATEMENT

# 139 NORTH HILL

# LONDON

# N6 4DP

**MAY 2016**

THE COTTAGE
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Project**: 139 NORTH HILL LONDON N6 4DP**

Project Number: **15-04**

Date: **11TH MAY 2016**

## HERITAGE STATEMENT

## THE PLANNING SITE AND BUILDINGS

139 North Hill is one of four buildings in a short terrace of Late C18 or early C19 known also as Prospect Terrace. The buildings are on three storeys with a lower ground floor, the appearance of which shows four storeys from the front elevation and three storeys to the rear. The buildings are constructed of London Gaunt bricks in a Flemish bond with a pitched slated roof behind a parapet with stone copings. The windows are recessed painted timber framed with sash windows with glazing bars. The windows to the front on the first and second floor are tripartite, under shallow segmental arches, graduating in height towards the third floor. To the front there are long flights of stone steps to timber painted doors of 6 fielded panels in pedimented entablature surrounds, all reproductions. At basement level there are garage entrances.

## THE PLANNING PROPOSAL

## THE EXISTING BUILDING

The existing building at 139 North Hill is a three storey terraced house with lower ground floor and pitched roof. The property has a grey natural slate roof, with two rear facing Velux windows and a single storey rear kitchen extension with a flat roof to the rear.

The property is built of London Gaunt bricks in a Flemish bond to the front elevation. The rear elevation of the terrace is rendered. Without exception the buildings in the terrace have been extended at ground floor to the rear and in three of the four there pre-exists a first floor extension. The existing single storey rear kitchen extension at 139 is rendered and painted with a brick on edge parapet coping. The extension projects 4430 from the rear building line, although the extension has been built 1300 from the adjoining boundary and therefore provides an un-necessarily narrow kitchen of 2500. The resulting outrigger extension therefore leaves an unusable side elevation space much to the detriment of the building at 139. This is out of keeping with the general vernacular of the other approved and implemented rear extensions in the terrace which are to the full width of their respective boundary.

The roof at 139 is a low pitched slate roof behind a parapet with stone and concrete replacement copings to the front and rear elevations. To the rear elevation there are two Velux windows. The roof, gutters, parapet copings and gable wall are in poor order and require replacement and repair. The loft floor has been previously used as a study bedroom with an existing inadequate and steep sloping ladder/stairs and restricted headroom.

Within the property the staircase has been replaced, panelling to the first and second floor has been altered and the ground floor walls have been removed providing a though living room. The lower ground floor provides a further small room with storage behind the existing garage doors. The front steps to the entrance door on the upper ground floor have been replaced from the original York stone with concrete treads and a Fletton brick supporting wall. The railings are not original and are out of keeping with the style of railing for this period.

## PROPOSED DEVELOPMENT

Provision of a single storey rear extension. Retention of existing Velux windows and roof. Internal alterations to stairs and lower ground floor. Replacement of entrance steps and railings.

## THE DESIGN PROPOSAL

### ROOF

There are no alterations to the rear elevation pitched roof the existing Velux windows will be retained.

There are no alterations to the front elevation roof. The roof slates, flashings and parapet copings will be replaced for matching welsh slate, code 5 lead and York Stone.

### SECOND FLOOR

Internally at second floor, the existing stair to the loft room will be replaced with an approved stair within the existing well.

The second floor main staircase is to be altered to provide a new bathroom door position with the existing door and a new door to the loft room with the door from the first floor cupboard. The stairs will be matching in materials and design. There are no alterations to the rooms at this level.

### FIRST FLOOR

The first floor cupboard door is to be removed and relocated to the second floor stairs to the loft room and panelling from this room is to be replaced to form a shower from the existing bathroom.

**GROUND FLOOR**

The ground floor entrance partition will be removed to provide a new lobby with a glass screen full height with a low level boot cupboard and panelling to house the entry panel and lighting. The existing replacement stairs are of poor quality and do not allow headroom for the stairs to the lower ground floor. The new stairs will be constructed to match the original in painted timber and moved forward towards the front door to allow headroom below. The glass door to the rear of the living room will be replaced for a fixed glass screen with glass shelving.

The single storey rear extension provides additional space by extending only across to the boundary with 137. The party wall with 141 will remain with a new flat roof and roof lights extending across to a new wall within the boundary of 139. The existing floor screed will be removed to provide for an insulation layer and a new screed and tile floor. The new extension will be clad in grey aluminium matching new full height folding and sliding doors. From the kitchen floor the external paving will be level with new random York stone.

**LOWER GROUND FLOOR**

The lower ground floor existing floor is to be reduced to provide a minimum of 2000 clear headroom with a new insulated floor slab. The reduction in floor level has been previously approved for this proposal and does not require the structural alteration or underpinning to the existing foundations. In order to safeguard and preserve the integrity of the existing building and the neighbouring property an approved below ground tanking and damp proof system will be employed together with insulated walls and floor. The existing stairs will be replaced for a matching timber stair extended to the new floor. The lower ground floor will provide a new WC and utility room with storage to the front behind new matching painted timber garage doors and a cinema/TV room to the rear.

**FRONT ELEVATION**

The existing front entrance steps have been replaced for pre-cast concrete treads and risers on a Fletton brick stair wall. The proposal will replace the stairs for matching York stone treads and risers as appropriate and in keeping with the three other entrance steps in the terrace with a matching brick wall. The railings will be replaced for a simple painted steel railing with straight round spindles. The proposed doors to the under stairs cupboard will be in keeping with the approved doors to 133 and will not be obtrusive to the principal elevation of the building

**References:** English Heritage, Highgate Conservation Advisory Committee