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Ref: Design, Access & Heritage Impact Statement - 61-63 Cartwright Gardens, London
WC1H 9EL

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Design, Access and Heritage Impact Statement (R.02)**Introduction**

This statement covers the design, access and heritage implications in regards to the proposed application comprising an installation for a new external lift and associated façade at 61-63 Cartwright Gardens, London WC1H 9EL. The property is a Grade II listed building erected in 1807 by Architect James Burton. 61-63 Cartwright Gardens actually comprises several units which have been joined together historically. The buildings have been operated as a hotel for many decades and the hotel has remained within and been operated by the same family for nearly 65 years. The buildings have operated as a hotel however since at least 1911 and were covenanted to operate as such by the previous Freeholder. The hotel is a cherished local institution which has been offering good quality accommodation to those travelling through, to and from London as well as locals. A statement from the heritage consultant accompanies this application.

Heritage Impact

The internal layout has been significantly altered and whilst a handful of original features remain throughout the hotel, it is clear that the partitions and room layouts which presently form the configuration of the hotel serve its use as a hotel rather than that of one of the original buildings use as a dwelling. The proposed alterations effect primarily contemporary partitions, architraves and windows.

The stairwell and associated atrium which comprise what is now an MOE route fronting Marchmont Street are such an original feature. Similarly the servant staircases which extend from third to the fourth floor are located in their original areas (albeit with alterations since incorporated). The party walls dividing the properties are largely present, albeit with openings punched through to connect the buildings.

Historic interventions include (but are not limited to):

- A hallway connects the three properties on all five floors.
- En-suites have been incorporated throughout.
- The ground floor property at no60 is entirely open plan
- Various alterations throughout to enable function and use of the buildings as a hotel
- Historic closing off of certain historic entrances



- Replacement fenestration in places
- Roof level balustrades and roof finishes

Features of merit include but are not limited to:

- Internal stairwell and atrium at 63 Cartwright Gardens
- Ironmongery as installed on the front elevation in particular
- Stuccowork on the front elevation in particular
- Homogenous front elevation (facing Cartwright Gardens) and side elevation (facing Marchmont Street)
- Consistency and symmetry comprising front elevation fenestration terrace as part of Cartwright Gardens

The buildings have therefore been operated together as a hotel for the majority of their life.

Access

Due to the crescent shape which forms and influences the shape of Cartwright Gardens and the respective terraces which front it, and due to the age of the building and the associated styles which are of the time that they were built - the internal layout of the whole property is rarely at a right angle and does not lend itself particularly well to ease of accessibility for guests and employees. Guests frequently have to heave heavy luggage up staircases which is often physically demanding and poses a hazard in itself given the width of some of the staircases. There is inherent challenges created by these constraints which also become ever more apparent in the rare event of an evacuation (or drill) – thus this planning application proposes to improve access to and from rooms for guests, enables both staff and guests to move luggage about the hotel more easily and reduce the burden of climbing steep stair runs for those who find this challenging. This intervention also boasts of a further benefit – which is that the narrow hallways will remain unburdened as guests will prefer to take the modern, safe and fast elevator direct to their designated floor – removing strain on both hallways and stairwells in the event of a fire. Acoustic pollution is also reduced given that there will be less movement along and over the suspended timber floorboards – further improving the amenity for all those present in hotel rooms and encouraging the health and vitality of this local business.

The benefits are measurable and significantly improve the amenity for both guests and the operators of the hotel. Access for those who are of limited means is significantly improved for guests as a result of the proposal.

Lift / Elevator Design and Specification

External lifts which meet the demands of the site, historic building and architectural quality which is demanded for a project like this are naturally limited in number.

External materials will be of brushed aluminium with no gloss, to relate to the contemporary cladding behind the site and remain as a distinct intervention in relation to the original historic fabric of the hotel.

Rear Elevation Context (London School of Hygiene and Tropical Medicine)

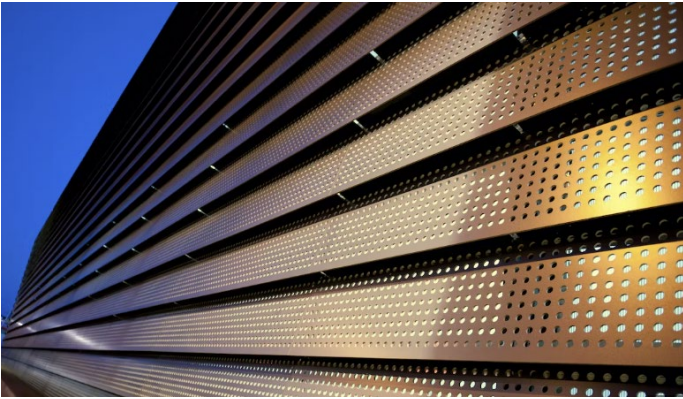


Precedent Façade Research

Perforated cladding comprising various patterns:



Perforated cladding with simple repeating pattern reducing solar gain:



Perforated cladding in bronze with glass and concrete, controlling solar gain and privacy



Façade Design

The design of the façade proposed to be suspended on three sides of the elevator shaft serves three purposes:

1. To improve the aesthetic appearance of the rear elevation in comparison to the elevator without a façade and cladding
2. To improve the privacy for occupants and guests of the rooms at Harlingford Hotel
3. To create an architectural creation with the immediate context (London School of Hygiene and Tropical Medicine) in respect of this now dominant feature facing the rear of the property
4. To create an architectural transition which defines the proposal from the historic elements of the rear elevation

Pattern

Inspiration for the perforation pattern was found in the historic balustrade design which is punched through the cladding in a repeating form and on alternating sides.



Conclusion

The proposal alters limited areas within the hotel, largely limited to the central unit but effecting minor changes to some guest bedrooms and the rear elevation openings.

The position of the lift is chosen to:

- Minimise the extent of the intervention to the historic external fabric
- Minimise the extent of the intervention to the internal partition layout
- Effect parts of the building which have already been substantially altered
- Enable quick access to and from the lift for those arriving at the hotel
- Minimise the impact on the listed building by siting the intervention to the rear of the site

An external heritage report has been commissioned and an appendix of photography is made available to Camden Council for perusal (it cannot be uploaded with the digital submission due to file size, a confidential link will therefore be provided to the C/O).