Planning Application:

46 DOWNSHIRE HILL, HAMPSTEAD

LONDON NW3 1NX.

Please refer to architects Cad Plans, The TRIO + Lift Schematic Drawings and The Stiltz Survey (TSU)

Project:

To install a thru floor disabled lift into the property from ground floor to first floor.

Address:

46 Downshire Hill, Hampstead, London NW3 1NX

Owner

Sir George Russell

Contents:

General photos of location

The Heritage Asset

Official list entry

Heritage Category:
Listed Building
Grade:
II
List Entry Number:
1067417
Date first listed:
14-May-1974
List Entry Name:
46, DOWNSHIRE HILL
Statutory Address 1:
46, DOWNSHIRE HILL

Location
Statutory Address:
46, DOWNSHIRE HILL

The building or site itself may lie within the boundary of more than one authority.
County:
Greater London Authority
District:
Camden (London Borough)
Parish:
Non Civil Parish
National Grid Reference:
TQ 26960 85657

Details

CAMDEN

TQ2685NE DOWNSHIRE HILL 798-1/27/337 (South side) 14/05/74 No.46

GV II

Detached house. Early C19, altered. Stucco. Hipped slated roof with projecting eaves. 2 storeys. 2 windows plus single window C20 garage extension. Altered ground floor with C20 part-glazed doors in round-arched shallow recess; C20 tripartite sash to right. 1st floor has recessed sashes. INTERIOR: not inspected.

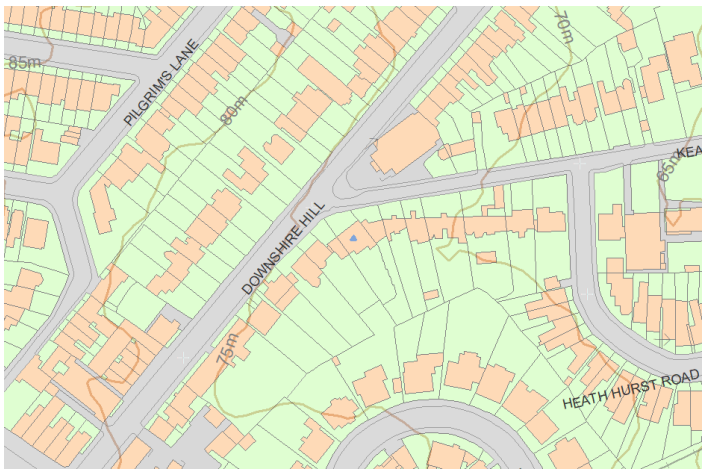
Listing NGR: TQ2696385657

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
477106
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Making the strategic case.

1) The building.

46 Downshire Hill is a two-storey (plus basement) property which has been modernised prior to being listed and has recently been rewired and the central heating modernised, it has had two properties built either side turning it from a detached property to a mid-terrace

46 Downshire Hill was first listed Grade II on 14th May 1974, list entry number **1067417**

2) Options for maintaining accessibility and mobility for the owners/occupiers.

a) The challenge of maintaining accessibility and mobility for the owners
The layout of the building allows its current occupants to move from room to room, but their mobility or lack of mobility prevents them from accessing all parts of the house, Mrs Russell is restricted to the first floor without help to climb the stairs. Mr Russell has just undergone major Surgery and is limited to the ground floor. Washing facilities are limited.

b) Living on one floor

There are insufficient facilities on the ground floor to support living only on this level, and no potential to create a bedroom and bathroom without substantial detriment to the building's unique character and heritage.

Therefore, the owners have considered two possible options for enabling full mobility access between ground and first floors (i.e. without climbing the staircase), allowing them to remain in their home.

Considering a suitable location and alternative options.

3) Enabling access between the two floors

- **Stair lift:** The guide rail (holding the moving seat unit) is installed and secured in place by conventional screws into the wooden floor, staircase, and into the (non-original) timber floor in the hall. The structure is readily removable.

This scheme demonstrates that a stair lift can be installed, but its operation on the narrow steep staircase does compromise the everyday use of the staircase, as well as making the carrying of trays, luggage, and items of furniture etc very awkward or impossible. It also compromises essential space in the hall and landing and would be inconvenient generally. Ingenious as it is, the stairlift is designed to carry only a person; it does not provide for a wheelchair, moving heavy objects such as packed suitcases between floors – already something of an issue for the owners.

- **Through-floor lift:** Investigations have also been made into two modern lift systems, and design work and structural evaluation has been carried out for the installation of the preferred system (Stiltz). It is an elegant design: the structure supporting the lift is limited to two vertical supports, each 17cms wide and 10cms deep, which is all that is visible when the lift car is in the other room. With the lift car present the dimensions of the space occupied are 106cms wide and 130cms front-to-back. The location of the lift has been chosen to minimise the visual and physical impact to the two rooms concerned (Entrance Hall and the small front bedroom) and to provide maximum convenience to the user, wheelchair compatible and heavy items (suitcases, for example) can be moved as well as a person.

  The structural works to accommodate the lift are described later in the application. The details of the design and its interaction with the building are also set out elsewhere in this application.

  - **Alternative location for the lift**
    In order to locate and use an alternative location the occupants would lose a considerable amount of useable space in one room on each floor and compromise the look and ambiance of the room/ house, the only useable option is from the Entrance Hall to the bedroom above.

4) Assessment of the two options.

Assessment requires trading off the benefits of each solution against the 'harm' caused because of the installation – in the context of this building and its character and presentation.

We believe that the advantage of the lift – its ease of use, safety, non-interference with users of the staircase and elsewhere in the house, ability to take loads other than people, and fundamentally to permit the current owners to go on living in and taking care of this listed building – outweighs the harm caused by the installation (as detailed in the later part of the application); and noting also that most of the modest structural changes are reversible.

The nature of the stair lift installation gives rise to minimal harm, due to its method of installation. But the benefits of the mobility it offers between ground and first floors is offset by the presence of the stairlift on the landing and in the entrance hall, and particularly on the narrow and twisting staircase, which also has a 90° turn near the top. This not only causes awkwardness and inconvenience to other users of the staircase, including those handling bulky items, luggage, trays etc; but it would have an adverse visual impact on the character of this part of the house. It is also offset by the inability of the stairlift to carry bulky and heavy items – indeed anything other than a person.

The owners believe that the clear advantage of the through-floor lift greatly offsets the harm done to the building, especially as most of the work is reversible. The stairlift does not deliver nearly as much benefit, due to its being limited to the movement of a person and not other heavy items, and in any case the benefit is offset by the many limitations and inconveniences imposed by the narrow and steep staircase and the small space in the hall and on the landing. Its installation however would involve little impact on the fabric of the building, and it is reversible.

5) Description of Property and Proposed Works

The proposed works involve creating a new opening within the first floor to allow a Disabled Access Lift to be installed in the Ground Floor entrance Hall, rising to the First Floor Bedroom.

Lift supplier Stiltz were approached by the Clients, who have produced proposals for forming the new opening. Their proposals would involve cutting and re-supporting all the existing joists to the bedroom floor.
The bedroom

6) Assessing the impact of the proposal:

To ensure that the installation of the lift into number 46 Downshire Hill has minimal impact on the heritage asset, we have followed planning guidance available via the Historic England Conservation Principles and the National Planning Policy Framework (NPPF).

The Historic England Conservation Principles suggest that the proposed works can normally be considered acceptable if there is "compelling evidence of the evolution of the place and is executed in accordance with that evidence" (Para 13 b, p.9). Considering this principal, the asset has received numerous alterations during its lifetime, including the most recent alteration from the old Hospital to individual self-contained apartments. This demonstrates the continual need for the building to be updated to suit the requirements of the occupants. Thus, the minor internal alterations required to accommodate the lift appear reasonable to allow the asset to evolve with the inhabitants.

These adaptions can be considered to "shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it" (Historic England Conservation Principles, 2008: p.19), something we believe the installation of a disabled lift can further support.

The installation of a thru floor lift into number 46 Downshire Hill is considered to have less than substantial harm to the heritage asset as the location of the lift has been carefully considered to ensure that the works involved has minimal impact on the property's original building fabric and or its character. Having the lift installed into the building will allow the owners to continue to live in the property and guarantee continued maintenance and upkeep of this heritage asset, considered to be in the public interest. There has also been consideration into the reversibility of the proposal, explored further in the design and access statement.

7) The Objective of the Installation of the Lift

The main objective of the lift installation is to provide easier access to the first floor from the entrance Hall on the ground floor. The owner has disabilities and is finding it difficult to walk up the stairs to the first-floor rooms. Life within the owner's home will be much improved after the lift installation.

The nature and layout of this property would make the installation of a ground floor bedroom with washing facilities harmfully to its character and the fabric of the building, the upheaval and destruction to the historical fabric would outweigh the work required to fit the lift in the floor void.

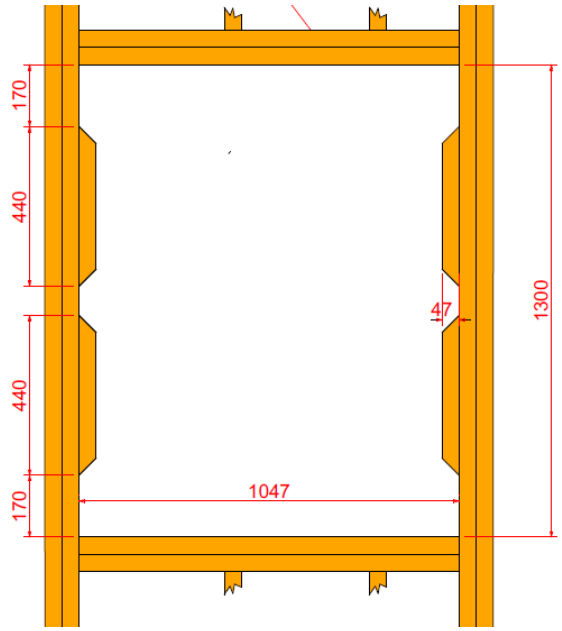
Design and Access Statement:

Considering a suitable location and alternative options:

Firstly, a stair lift is deemed to be impractical and potentially hazardous to other visitors due to its existing layout and character. The width and curved nature of the staircase would make it difficult for visitors not requiring a stair lift to manoeuvre around its apparatus safely. A stair lift would also negatively impact the aesthetics of the staircase and character of the building. The current staircase is also too steep and narrow to accommodate a stair lift.

As evidenced by the alterations to both internal and external features of the building the subsequent changes show that the original house has evolved over the centuries to accommodate the requirements of the occupants. The remodelling works completed have produced minimal disturbance and/or alterations to the heritage assets of the original building fabric. The current owners have replaced non historical items with new structures in keeping with the historical fabric to return it to its former glory.

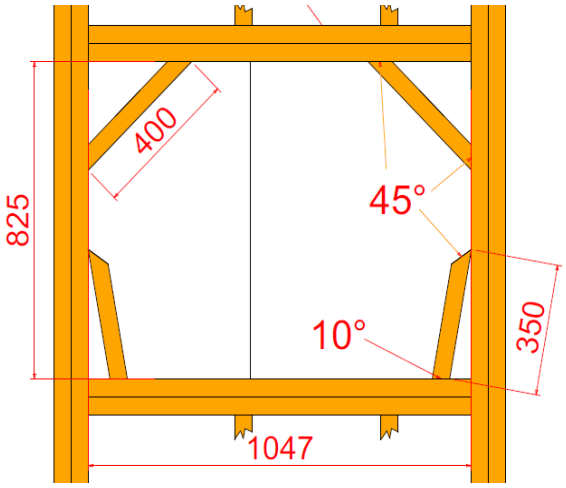
Having the lift located in the entrance Hall (not viewable from outside the property) does not detract from the character of the building. Consideration has been given to the type and size of lift appropriate for the building to achieve the above



Trio+ Aperture

The Trio+ lift is large enough to accommodate a wheelchair and could be considered as delivering greater accessibility and public benefit. However, the amount of the existing building fabric that would need to be removed (such as the joists and lath & plaster ceiling) to create a big enough opening for this lift to pass through would be significantly increased. The size of the lift would also mean that the likely hood of it been visible through the windows from the outside of the property is increased. possibly impacting the external appearance of the building.

Therefore, the Duo Plus passenger lift is the most suitable as it takes up the smallest footprint and ensures that the removal and alteration to the existing building fabric is minimal. It is also possible to retro fit grab rails and a fold down seat inside the Duo Plus lift which helps to make the lift and the property more accessible to a wider range of user and visitors.



Duo Aperture

In order to fit the above framework, the existing timber joist need to be strengthened as per the structural engineer's requirements, this is to ensure that the integrity of the building is kept intact and the loading across the joists is sufficient to carry the alterations to the floor void.

In most cases this involves the doubling up of the timbers to the side of the lift, wall to wall or structural element with the front trimmer doubled to allow safe access from the lift and the correct loading for the cut joist to the front.

Example of the Lift in down position,

lid forming the floor and rails visible.

Lid can be infilled with the desired covering, normally the existing carpet or laminate flooring.

An example of the metal insert in the floor void without the lift installed

Lift installation seen from the first-floor position.

i.e. the up position

Example of lift in the down parked position
i.e. the ground floor.

8) Proposed Works:

Please refer to the Trio Plus Lift Schematic Drawings for design and technical information for the lift.

To install a thru floor lift rising from the ground floor Entrance Hall up to and the first-floor small front bedroom.

The proposed works are all subject to the planning and listed consent been granted.

All trimming out will follow the recommendations and calculations of the structural engineer.

Copies of which are submitted with this document.

The floor covering in the bedroom will be removed prior to commencing any other work,

Extreme care to be taken as the lath and plaster ceiling is active and showing signs of dropping.

Care taken when using props to support the ceiling do not over tighten and push up the ceiling ensure load is spread ceiling is in a delicate state.

The construction of the floor is uneven in that a modern floor levelling latex has been applied to the top surface of the timber floorboards, believed to be a soft wood in nature, this has been applied to take out and level the floor beneath the carpet. The existing gaps between the boards have been tapped over with a duct tape type material to prevent the latex from passing thru the gaps.

This latex covering will be removed when the floorboards are lifted to remove any debris and detritus from the floor void.

The ceilings have been tested for asbestos and have come back negative,

An approximate area of 1050mm by 1300mm of the ground floor Entrance Hall ceiling will be removed, as the ceiling consists of plaster board Stiltz Will employ their plaster ceiling protocol as required on the ground floor ceiling, this consists of the void been cleaned, any detritus and old building material removed, strengthen, and conserve the fabric of the building without adding extra weight to the joists and the existing plaster ceiling.

Electrician required on day one cables need moving.

The joists run across the room from the chimney breast to and under the bedroom wall.

Joist sizes 195 mm x 60mm @380c are a sawn soft wood namely pine.

The Floorboards are a modern T&G pine board with several replaced when the new central heating was added

The aperture for the lift is to be created by trimming out and strengthening the original first floor joists as per the structural engineer's drawings and recommendations. This means that 2 sections of the original joists, approximately 1m in length, will be removed, and additional joists added for

structural support. The Lath and plaster ceiling will also be cut through, equating to approximately 1.8 by 1.2m, over the area of the lift. The joist work around the aperture will be carried out from above, through the bedroom floor. This floor consists of new sawn timbers, any original timbers will be kept and stored for future use.

The proposed method of fixing the new timber joists to the existing joists would be to double up and bolt together the new to the existing joist then create an opening 1050mm across by 1300 mm, all new timbers will be structurally sound and be carried by a supporting wall or beams at each end.

A double trimmer will then be positioned in front of the lift at 1300mm to pick up and carry the cut joists and thus support the floor in front of the lift.

A steel frame, called the “insert”, will be fitted within the floor void to support the lift, and house the lift lid. It will also finish off the edges of the ceiling via means of a flange to match the lip on the first floor. Please see the Lift Schematic drawings. The insert will fit within the trimmed-out joists.

The feet of the guide rails will sit onto the ground floor and will be fixed using non penetrative fixings to prevent the wooden ground floor from been damaged.

Further inspection in the basement indicated the area of is not underneath the lift position and does not affect the build or stability of the lift.

All works will only be to the area of the lift and will have very little impact to the building fabric.

The Historic England Conservation Principles (2008) suggests that consideration is given to the reversibility of changes as “our ability to judge the long-term impact of changes on the significance of a place is limited. Interventions may not perform as expected. As perceptions of significance evolve, future generations may not consider their effect in heritage values positive. It is therefore desirable that changes…are capable of being reversed” (para 100: p.46). There is minimal work required to remove a Stiltz lift once installed as the opening can be infilled with joists, floorboards and plasterboard relatively easily without any damage to the surrounding area.

Access:

Access is suitable for HGV, up to the main drive via the main road, the steep front driveway is built for a car and is not suitable for a large vehicle. All unloading to be done from the main road.

Local roads are lined with parked vehicles and the access for an HGV is tight and restricted.

All materials to be unloaded and man handled into the property via the front door.

All vehicles to be parked on the local roads around the property and parking permits/ charges to apply. Sigle parking space available on the steep drive.

Vehicles used will be Transit vans or Sprinter sized vans.

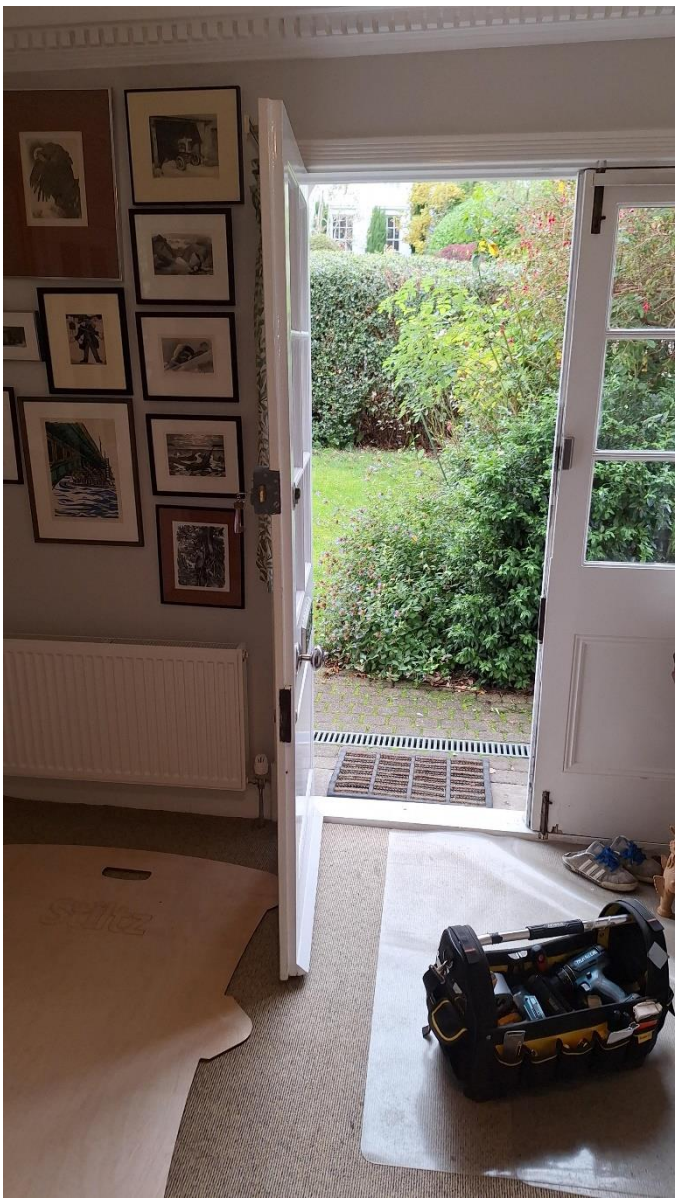
Client will make the garage available for storage all items to be delivered on the day of installation.

Exterior Elevation

The exterior photos are for 46 Downshire Hill, Hamstead, London NW3 1NX .

Photos below show the lift footprint positioned.

Ground Floor.



First floor bedroom

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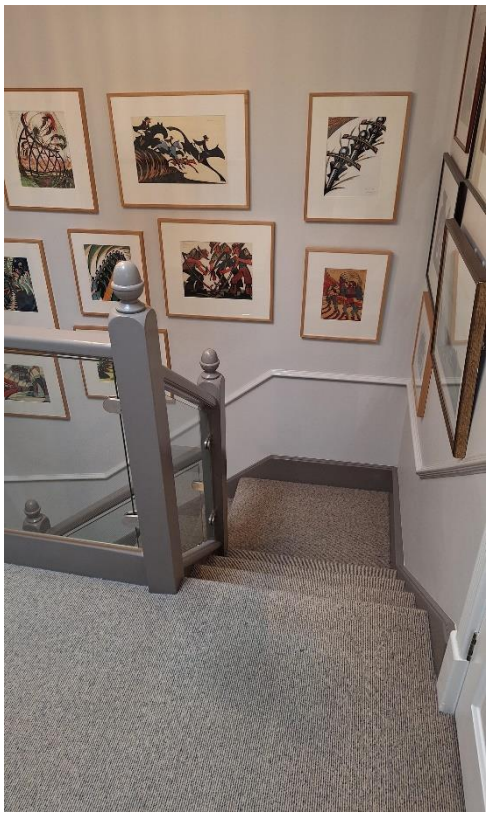
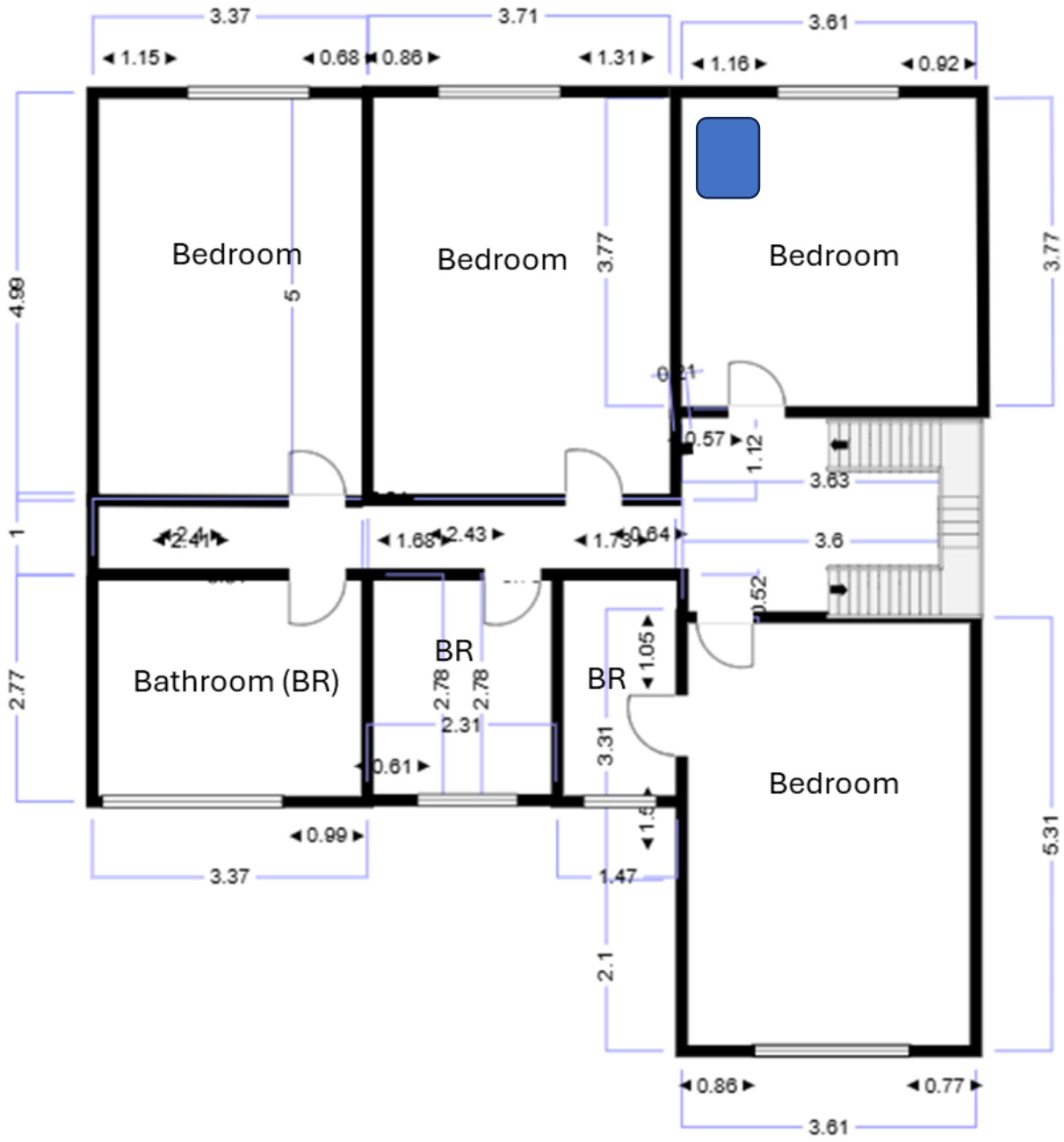
MODERN STAIRCASE



Floor plans / Ground floor

First floor / bedroom



Basement