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Design and Access Statement

Proposed minor internal modification works at 11 South Grove, London N6 6BS. Hampstead Literary and Scientific Institution.

Outline of the Proposal

The goal of the project is to carry out a series of very minor modification works to the internal fabric of the existing building at ground and first floor levels. The modifications are intended to improve circulation and amenity within the ancillary spaces of the building.

Existing Property

The existing property is located in the Highgate Village Conservation Area and the property is Grade II Listed. The list entry number is 1378752. The list title is Highgate Literary and Scientific Institute and attached railings and gate.

The proposed alterations are located mainly at first floor level and they all affect the smaller ancillary spaces. The only proposed alteration at ground floor level is the removal the spiral stair which connects the ground floor to the first floor. Removing this section of the stair, which is difficult to use will give room for a new and much needed dedicated office space at first floor level..

The main spaces and the front of house spaces are not affected by the proposed works.

The Proposed Works

The proposed works are listed on the project drawings. Photographs of areas affected by the works are attached to the heritage statement submitted with this application.

Benefits of the proposed works

At ground floor level the proposed works will have little effect or impact. The removal of the upper section of the spiral stairs will not significantly alter the way the ground floor spaces are used. It

will however allow more daylight into the existing ground floor and basement office and circulation spaces and it will improve the general amenity of the existing office space.

The proposed works will significantly improve access and circulation at first floor level:

The small library will no longer be the only way across the building at first floor level – an alternative route will become available through the adjacent tea station.

The WC at first floor level will become larger and therefore much easier to use for those with limited mobility. The lobby outside the WC will be larger and easier to use.

The access from the library to the adjacent escape stair will be via a lobby, rather than being directly connected. This makes escape and general circulation easier for users.

The office space currently in Lobby 02 at the top of the stairs leading up from the main library will move to its own dedicated room, as opposed to being located within the circulation space which is in effect part of an escape route and is therefore unsatisfactory.

The presence of a dedicated lobby at the top of each of the two stairs leading from first floor down to ground floor will facilitate a greatly improved escape strategy and it will provide a place for users to pause before using the stairs. This is an important consideration for those using the circulation spaces on a day-to-day basis as well as in the event of a requirement for emergency escape.

All of the fire doors within the building are to be replaced or upgraded in line with the recommendations set out in the attached Fire Door Inspection Report. This work needs to be carried out because the fire doors have been found to be unsatisfactory.

Conclusion

The proposed alterations are very minor, however they will have a significant beneficial effect on the circulation and use of spaces within the ancillary spaces of the building.

Documents included with this application for listed building consent:

Design and Access Statement

Heritage Statement including site photographs

Fire Door Inspection Report

As existing drawings: HLSI_EX_101; HLSI_EX_102; HLSI_EX_103; HLSI_EX_104;
HLSI_EX_105

As proposed drawings: : HLSI_GA_101; HLSI_GA_102