

# Douglas Architects

Unit 1,  
69a Southgate Unit Road  
London  
N1 3JS

Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

[www.douglasarchitects.co.uk](http://www.douglasarchitects.co.uk)  
[contact@douglasarchitects.co.uk](mailto:contact@douglasarchitects.co.uk)  
Tel: 07941 534 182

26.04.25

## **Heritage Statement**

**Proposed minor internal modification works to facilitate circulation 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 details are as follows:

TQ2887SW 798-1/5/1456 CAMDEN SOUTH GROVE (South side) No.11 Highgate Literary and Scientific Institute and attached railings and gate

14/05/74

GV II Detached house, now library and educational institute. Mid C19 and c1880 remodelling by R Parkinson of an earlier house. Stuccoed brick with hipped Welsh slate roof; rendered brick return with tall chimney-stack.

EXTERIOR: two storeys three windows. Architraved sashes, ground floor with cornices. First floor sill band with brackets. Entablature with blocking course and shallow pediment dated 1839. Entrance formed by a gabled red brick and terracotta portico extension with semicircular arched doorway with mask keystone, impost bands, fanlight and double panelled doors; lantern above.

Geometric-style three-light window to left end gable of library, which has buttressed rear wall.

INTERIOR: large ground floor room has early C19 thin-beamed coffered ceiling with Gothick-style carving to corner cupboard. To rear of this room is the lecture room of 1880 with openwork spandrels to four-bay arch-braced roof. Library to rear of lecture room was converted from former lecture room in 1880 and has a royal coat-of-arms presented in 1837 by Queen Victoria to a local innkeeper. C18 pegged queen-post roof to front range; the cellar has colourwashed late C17/C18 brickwork.

SUBSIDIARY FEATURES: attached cast-iron gate and railings of geometric pattern on a low wall.

HISTORICAL NOTE: the Institute is a rare survival of one of many such establishments which flourished in the C19. It was founded in 1839 "for the purpose of forming an institution designed to excite and cultivate an intelligent interest in the objects of literature and science", although it did not include "mechanics and labourers" amongst its membership until 1848. The present building, used as a school for Jewish boys in the early C19, was taken over in 1840.

### **The Proposed Works**

The proposed works are listed on the project drawings. Photographs of areas affected by the works are attached to this document.

The alterations have been designed to facilitate access and movement within the spaces.

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

The proposed alterations are located mainly at first floor level and they only affect the smaller ancillary spaces.

In general the building fabric adjacent to each of the proposed minor modifications is relatively new and is not original, therefore aspects of the building relating to historic interest are not affected by the proposed works.

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 office space. In closing up the opening for the existing spiral stair, there is a possibility that existing floor joists may be exposed. As the works involve closing up the opening, existing structure, if it exists in that area will not be affected by the works as new structure will be installed.

### **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.

### **Fire Doors**

A report from the fire safety consultant has been included with this statement. 24 fire doors within the building were inspected and checked for suitability and all of those doors were deemed to be unsatisfactory in terms of their performance as fire doors. The doors are to be upgraded in line with the recommendations of the report and where upgrading is not possible, the doors will be replaced to visually match existing, but with enhanced capacity as fire doors.

### **Conclusion**

The proposed alterations are very minor, however they will have a very significant beneficial effect on the safety, circulation and use of spaces within the ancillary spaces of the building. The impact of the proposed works on the heritage aspects of the existing building are negligible at most, and more likely, non-existent.

## Photographs of the proposed works areas



WC at first floor level.

The door to the WC is awkward to use because of its location between two other doors.

Proposals include moving the wall and door on the right to give more space within the WC and immediately outside it.



WC at first floor level.

The space is very cramped and difficult to use.



Lobby 01 at first floor level.



Lobby 01 at first floor level.

The escape door will be re-hung to swing out from the lobby in the direction of escape.

The opening in the wall on the left of the picture will be made wider. The opening just visible on the left on the other side of the escape door will be blocked up.



Existing Tea Station at first floor level.

This space will become part of the lobby to the escape stairs.

The tea station will be moved, the door to the existing lobby will be removed and the opening will be made wider. The slatted doors on the right hand side of the picture will be replaced with solid, panelled FD30 doors.

A new door to the library will be installed on the left hand side of the space in the location of the existing tea station.



Existing Tea Station at first floor level.

This space will become part of the lobby to the escape stairs.

A new FD30 door with vision panel will be installed in the end wall of the space. The door will lead in to Lobby 02.





#### Lobby 02 at first floor level

The new FD30 door with vision panel from the tea station will be installed in place of the bookshelves.

The swing of the existing door on the left will be reversed.



#### Lobby 02 at first floor level

The office will be moved to the new office space and the area will be used as a lobby, which is part of the circulation space and escape route.



Lobby 02 at first floor level

The spiral staircase will be removed. A plasterboard wall with FD30 door vision panel will be erected to separate the new office space from the circulation space.



Lobby 02 at first floor level

The spiral staircase will be removed. The floor will be closed up and made good to match existing.





#### Library at first floor level

The escape door will be moved to the left hand wall in the picture. The opening will be blocked up and shelving to match existing will be constructed across the opening.



#### Library at first floor level

The existing shelving will be altered to accommodate the new door opening.



Office at at ground floor level

The existing spiral stair connecting ground floor to first floor will be removed. The ceiling will be made good to match existing. The existing balustrade will be altered to suit to match existing.