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Proposed water mist based fire suppression system at 17a Highgate High Street, London N6 5JT for Lady Gould's Charity

Heritage Statement

Introduction

This statement accompanies a listed building consent application for proposed minor works to 17a and the part of the same property which will soon become 17b Highgate High Street. The application site is part of a grade II* listed townhouse (group listing 17, 19, 21 Highgate High Street), located within the Highgate Village Conservation Area. The document should be read in conjunction with the proposal drawing and the Design and Access Statement submitted as part of the application.

Existing Property

The building at Number 17 includes 2 commercial premises and a dwelling.

Number 17a accommodates a commercial unit which is used for retail. It is currently occupied by Mail Boxes Etc. 17a occupies the ground and lower ground floor of part of the building.

Number 17b is currently part of 17a and is currently empty. It is in the process of becoming a separate office space in line with the recent applications for planning and listed building consents. (Application references 2023/4128/P and 2023/4725/L) 17b occupies the ground and lower ground floor of part of the building.

Number 17 is located on the upper floors of the building which are currently in use as a dwelling. Access to the dwelling at number 17 is via the stepped entrance off Highgate High Street.

The proposed works do not affect the upper floors at number 17, they only affect 17a and 17b.

1.0 Outline of the Proposal

1.1 The goal of the project is to install a water mist based fire suppression system in the two separate commercial units at 17a and 17b Highgate High Street.

1.2 This statement appraises the significance of the building as a designated heritage asset and the effects of the proposed works thereon. The proposed works are internal and have no impact on the exterior or external appearance of the existing property.

2.0 Documents submitted with this application:

2.1 Design and Access Statement

2.2 Drawing HHS_MS_01, which shows the layout of the proposed misting system

2.3 As existing drawings HHS_EX_01A; HHS_EX_02; HHS_EX_02

2.4. Photographs of the site and the technical data sheet showing the recessed misting sprinkler head are included with this document.

3.0 List Description

The existing property is located in the Highgate Village Conservation Area and the property is Grade II* Listed. The list entry number is 1378899. The list entry is as follows:

TQ2887SE HIGHGATE HIGH STREET 798-1/6/842 (South side) 10/06/54 Nos.17, 19 AND 21 and attached railings

GV II*

3 terraced houses, No.17 with later shop. 1733. Built by Robert Harrison. Brown brick with red brick dressings, stuccoed semi-basements. Tiled roofs with later dormers. EXTERIOR: 3 storeys, attics and semi-basements. No.17, 4 windows (those over entrance blind); Nos 19 & 21, 3 windows (those over entrances blind). Wooden doorcases with shaped brackets and hoods to entrances approached by steep steps with attached wrought-iron railings. Architraved doorways with fanlights; Nos 17 & 19, panelled doors, No.21, half glazed panelled door. No.17 has later C19 wooden shopfront to left of door with canted bay window and glazed shopdoor flanked by pilasters and fluted brackets. Plain brick bands at 1st and 25nd floor levels. Gauged red brick segmental arches to flush sashes with exposed boxing. Brick cornice below parapet. INTERIORS: not inspected but interior of No.21 noted to retain original staircase. SUBSIDIARY FEATURES: attached cast-iron railings to areas. On the wall of No.17 a stone tablet inscribed L/SM/1745 referring to Harrison's nieces Sarah and Mary Lane who inherited the estate. (Survey of London: Vol. XVII, The Village of Highgate, Parish of St Pancras, part I: London: -1936: 19-21).

4.0 Evidence of Prior Change

4.1 It is understood that No 17 Highgate High Street was completely gutted by fire in the 1980s, leaving it a roofless brick shell with no surviving features. It was totally rebuilt in 1988, with some internal reordering, structural strengthening with steelwork, and the reinstatement of some internal details. The stone tablet mentioned in the listing is no longer visible.

4.2 The internal fabric of 17a and 17b shows no signs of original features. Chimney stacks appear to be intact, however fireplaces have been removed and the openings have been blocked up. The cast iron range is in place in 17b. the range is unaffected by these proposals.

4.3 The property has undergone substantial structural and decorative alteration. The stairs appear to have been completely replaced – and put back in new positions. Partition walls all appear to be new and have been put in new locations. Ceilings are all new and have been constructed in plasterboard with recessed downlights positioned in the ceilings throughout.

5.0 Description of Work Areas and their Architectural Significance

5.1 17a and 17b are currently connected by a door located in the wall that separates the property. In order to separate the properties the door should be closed up as set out in the recent applications 2023/4725/L and 2023/4128/P. In carrying out this work, part of the existing fire escape strategy will be compromised and in order to make the separation works comply with current building regulations, the building control inspector has demanded that a water mist based fire suppression system is installed.

5.2 It should be noted that as things stand right now, the escape strategy for the spaces at ground and lower ground floor is sub-standard and therefore the fire suppression system should be installed even if the separation of the spaces was not required.

5.3 The reason that the existing escape strategy is considered to be substandard is that escape from both the lower ground floor at 17a and from the ground floor at 17b is via other spaces which are not protected escape routes. This results in the spaces at lower ground floor in 17a and ground floor in 17b being defined as inner rooms and this does not comply with current building regulations.

5.4 The layout of the proposed water mist based fire suppression system is set out on the drawing included with this application. The drawing shows the positions of the two pumps required for the system. It also shows the positions for the risers and for the mist sprinkler heads.

5.5 The pumps are located in ancillary spaces. The risers and pipework are well hidden behind

non-historic building fabric. The misting heads are recessed in the ceiling and are therefore no more obtrusive than a recessed ceiling light. The entire system is designed so that it does not impact on the historic fabric of the building in any way.

5.6 The proposed misting head is the EconAqua *"Undercover MX3 - CCP/RP DN15 - K14"*. The data sheet for this item is attached to this document.

6.0 Occupants and Uses

6.1 17a is currently in use as a retail space. 17b is currently empty but will be used as an office space.

7.0 Proposed Use

7.1 17a will continue to be used as a retail space. 17b will be used as an office space.

8.0 Benefits of the proposed works

The proposed works will help bring an under-used section of the building back into use.

Installation of the two separate water mist based fire suppression systems will ensure that the existing and proposed spaces at 17a and 17b comply with current building regulations and become safer spaces for their occupants and users.

The system is unobtrusive and facilitates a more intensive and more appropriate use of the existing building.

9.0 Conclusion

9.1 The proposed alterations represent minimal but vital improvements to a much-altered property.

9.2 Overall the proposals applied for now are considered to enhance the usability of the spaces while at the same time not detracting from the special interest and character of the property.

Photographs:



Front elevation showing the existing entrance to 17a Highgate High Street. (Mail Boxes ETC)

The entrance to 17 Highgate High Street is the grey door at upper ground floor level in the center of the image. The entrance to 17a is via the lightwell to the right of the steps up to number 17.

The following photographs give a good indication of the way that the spaces at 17a and 17b are currently used and they also give a good indication of the lack of original internal features remaining.



17b Ground floor level – main room looking onto Highgate High Street.



17b Ground floor level corridor looking towards the rear. The corridor is too narrow to form part of a fire escape route.



17b Lower ground floor – bottom of stairs.



17b Lower ground floor small office space at front.



17a Ground floor looking towards Highgate High Street.

**M2-50-08 Teil 1**
part 1

Ergänzung / amendment: 01.22

**Sprinkler Undercover MX3 - CCP/RP
DN15 - K14, EconAqua****sprinkler undercover MX3 - CCP/RP
DN15 - K14, EconAqua****Zulassungen / approvals**

S4060013

Instandhaltung / maintenance

siehe M7-2-01-03 / see M7-2-01-03

Technische Beschreibung / technical description

Produktinformation (de) Art.-Nr. 911000

product information (en) part no. 911001

Sprinkler 21 (de) Art.-Nr. 922705

sprinkler 21 (en) part no. 922713

Ersatzteile / spare parts

siehe M9-2-50-08 / see M9-2-50-08

Gewinde <i>thread</i>	Bezeichnung <i>designation</i>	Art.-Nr. <i>part no.</i>	Gewicht <i>weight</i> [kg]
Standardgewinde R1/2" <i>standard thread R1/2"</i>	EconAqua UC-Spr. MX3-CCP-16-K14-57°C-weiß	910380	0,15
	EconAqua UC-Spr. MX3-CCP-16-K14-57°C-Chrom	910379	
Langgewinde G1/2" <i>long thread G1/2"</i>	EconAqua UC-Spr. MX3-CCP-32-K14-57°C-weiß	910383	0,18
	EconAqua UC-Spr. MX3-CCP-32-K14-57°C-Chrom	910382	
Sonderausführung NPT - Gewinde / <i>special design NPT threaded</i>			
Standardgewinde 1/2" - NPT <i>standard thread 1/2" - NPT</i>	EconAqua UC-Spr. MX3-CCP-1/2" NPT-K14-57°C-weiß	910997	0,15
	EconAqua UC-Spr. MX3-CCP-1/2" NPT-K14-57°C-Chrom	910996	

Vorgehensweise für Sonderfarben siehe Seite 4/5

Vorgehensweise Ausführung MX3 - RP
(zurückgesetzter Sprinkler) siehe Seite 4/6

procedure with special colours see on page 5/5

procedure with MX3 - RP version (recessed
sprinkler) see on page 5/6**Technische Daten**

Sprühcharakteristik Sprinkler P, hängend
maximal zulässiger Betriebsdruck 16 bar
Betriebsdruck 5 bar
K-Faktor 13,5
Ansprechempfindlichkeit Ampulle Fast-Response RTI < 50
Auslösetemperatur Sprinkler 57 °C
Abdeckung 58 °C
maximal zulässige Schutzfläche (VdS) 12 m²

technical data

spray characteristics sprinkler P, pendent
maximum permissible operating pressure 16 bar
operating pressure 5 bar
k factor 13,5
response sensitivity glass bulb fast response RTI < 50
release temperature sprinkler 57 °C
cover plate 58 °C
maximum permissible coverage area (VdS) 12 m²

¹⁾ Anerkannt innerhalb des Wassernebel-Systems "EconAqua".
Einbaubedingungen gemäß Systemhandbuch beachten.

¹⁾ Approved within the water mist system "EconAqua".
Refer to the system manual for the installation conditions.