

## Highgate Branch Library Restoration Works

### Design and Access Statement (incorporating Listed Building Statement)

#### 1. Response to context

The Highgate Branch Library was built in 1906. The design is by William Nisbet Blair, St Pancras Borough Engineer. It is a single storey red brick building with terracotta dressings. The design is symmetrical, over 3 bays: the central bay forms a distyle-in-antis arcaded stone loggia with Corinthian capitals and terracotta keystones, flanked by brick pilasters supporting a dentil pediment with a Diocletian window with terracotta architrave and keystone. Identical flanking bays repeat arcading in brick with terracotta keystones having 3 windows each. Above arcading terracotta balustrades with brick dies surmounted by terracotta urn finials.

On the northern roof balustrade 2 of the 3 urn finials have been lost. The central entrance steps are flanked by 2 brick piers, which originally had elaborate wrought-iron lamp-holders. These were lost and the only record of their appearance is to be found on historic photographs.

Proposal for works to the building:

- Cleaning and maintenance/repairs to the main elevation (approx 165 sqm).
- Structural consolidation of the existing roof balustrades (one of which has now been temporarily been dismantled for safety reasons).
- Installation of 2 no. new terracotta new urn finials to match existing in locations where originals have been lost.
- Structural consolidation of the brick piers by the entrance steps
- Installation of 2 no. new iron lamp-holders with glass bowls and lamps to match the original design in location where original fittings have been lost

#### 2. Use

The building was designed to be a Public Library and its use has not changed since 1906. The proposal does not involve any change of use and include structural maintenance and replacement of missing decorative features to match existing.

#### 3. Amount

The area of the façade involved in the proposal is of approx. 160 sqm.  
The urn finials are approx. 1036 mm high on a 362 mm diameter faceted base.  
The lamp-holders are approx. 1250 mm high on a 250 mm diameter round base.

#### 4. Layout , Access and Appearance

Both the urn finials and the lamp-holders will be installed in the position where the lost historic decorative features were positioned. This will reinstate the original appearance of the building. The project does not include any changes to the existing access to the building and the adjacent areas. Access for disabled users is currently achieved by means of a brick and stone ramp that was added to building at a later stage.

#### 5. Additional information required in respect of applications for Listed Building Consent

Following an extensive search of National Monuments Record (NMR) archives and databases, we were unable to find any material concerning Highgate Branch Library other than a copy of the full statutory list description for the building. (Copy of the list description for "Highgate Branch Library and Attached Railings, Piers and Lamp Holders, grade II, listed on 02 November 1995" enclosed)

Some historic photographs (enclosed) were found in the Camden Local Studies and Archives Centre at Holborn Library. The design of the lamp holders is based on enlargements and computer-based manipulation of these photographs and research on similar fittings.

The existing terracotta urn finials have been measured and drawn in detail and will be used as a template for fabrication of the new replacements.