

**98A Highgate Rd. Listed Building Application.  
Design and Access Statement**

Following the recent phone conversation with Edward Jarvis, about the Listed Building Application for 98A Highgate Rd, I can confirm the following concerning the party wall, i.e. the listed side wall of no. 98:

1 The roof joists of no. 98A were always supported on this party wall with a lead flashing at the junction between the roof asphalt and the party wall. **The new roof of the new house will use the same type of support and flashing systems as the old roof – joist hangers and lead flashings.**

2 We will not be putting additional loads on the party wall, i.e. the listed side wall of no.98. The new first floor will be supported totally independently of the party wall, on steel beams sitting on the new steel columns within the ground floor WC and 'Larder' walls, with the floor joists running parallel with the party wall.

3 The new ground floor slab will be separated from the party wall by polystyrene movement packing to ensure that it is independent.

4 The front wall of No.98A is currently independent of the corner of no. 98, with a vertical, pointed, movement joint. **This type of detail will be repeated.**

5 The wall running away from the back wall of no. 98 to the back corner of 98A, the existing building, (i.e. the north wall of the no.98A), actually runs into the back wall of no. 98, see attached photo which was taken before the roof was removed. It overlaps the line of the party wall. We will not be altering this alignment.

6 **When we raise the parapets, at the front and back junctions with no. 98, we will extend the vertical movement joint to keep the structures independent.**

7 The existing inside of no. 98A has been dry lined with plasterboard along the party wall. **We will do the same in the new house.**

The proposed access will not be affected by these details.

DEPT OF CULTURE

20 JUL 2009