

owen

architects

Gate House, 1 St John's Square,
London, EC1M 4DH
T +44 (0)20 7608 2889
E ics@owenarchitects.co.uk

London Borough of Camden,
Town Hall,
Judd Street,
London,
WC1H 8ND

17th October 2014

Please find enclosed a Design Statement for the below property:

41 Highgate West Hill, N6 6LS

1. Introduction

1.1 The statement supports a Listed Building Consent application for works to the second floor rear balcony of the main house. The statement and accompanying drawings relate to proposals for metalwork on the balcony, including the perimeter rail to the terrace, the metalwork to the three bay steps, and other small scale works to the balcony.

2. Design Statement

- 2.1 All metalwork is in bronze with some elements of brass detailing to the balustrades of the central bay.
- 2.2 The perimeter rail is 16mm in diameter with a barley twist detail. It is positioned directly above the existing stone balustrade and fixed with vertical pins. The barley twist becomes a 20 x 20mm square section locally to the vertical pins.
- 2.3 The pins are fixed with into the stonework with dowel joints and some grouting. A 2mm thick and 40mm square cover plate provides a simplistic junction between the metalwork and the stonework.
- 2.4 Fixing into the stone balustrade reduces the amount of metalwork allowing it to be less obtrusive and busy. Fixing down to the floor would require the metalwork to have thicker profiles, and therefore, it would appear less slender than a rail fixed to the stone balustrade.

- 2.5 Fixing in front of the stone balustrade would effectively create a double balustrade to what is a relatively narrow balcony. Reducing the depth of the balcony could also restrict accessibility to the areas directly in front of the three bay steps.
- 2.6 The design is sensitive to the existing stone balustrade. The amount of vertical fixing pins have been kept to a minimum and these are to be fixed to the stonework carefully with narrow dowel joints and simplistic cover plates. Contrary to what we are proposing, there are previous examples on the site whereby large holes have been created in the stonework and the balustrades have been fixed in position with large amounts of mortar (see below).
- 2.7 The bay window metalwork is more decorative than the perimeter rail. The handrails are shaped with running grooves and end swirl details indicate the ends of the rail in most instances.
- 2.8 The balustrades for the middle bay are similar in detail to others used on the project. There are also brass elements to the balustrade design with more detail to the bottom half and a narrower top half.
- 2.9 The rails to the two side bay's are fixed back to the walls with connection brackets and cover plates.
- 2.10 The existing central bay steps are to be moved upwards in order to suit the new flooring level to the balcony. This will also require the stonework to be cut in order to equalise the treads and risers of the steps (refer to drawing 363_76_3311). The existing York stone will be cleaned to match the tone of the proposed York stone.
- 2.11 The proposed 50mm thick York stone flooring is to match existing (see photo comparison below).
- 2.12 The skirting will be 25mm thick Portland stone to match existing (see photo comparison below).
- 2.13 There will be two external wall taps to each side elevations of the central bay steps. The taps are to be antique brass product 'Xiduoli XDL-1203' as per image 6 below. They are simplistic in design and materially consistent with the bronze and brass railings.

3. Conclusion

- 3.1 The design of the railing and balustrades to the rear second floor terrace of the main house are consistent with the design principles of the scheme and sensitive to the existing fabric of the building.
- 3.2 We believe that the design of the railings will be slender, decorative yet discrete and will complement the terrace stonework. The other works described above are minimal, and will not cause harm to the listed building. We therefore believe that Listed Building Consent for the works described above should be granted accordingly.

X. Photographic Summary



1. Central bay window steps to rear portico balcony. Photo demonstrates the existing York stone on the landing and the existing Portland stone in front.



2. Proposed York stone to balcony flooring.



3. Proposed Portland stone skirting.



4. Existing stone balustrade to rear second floor terrace.



5. An example of previously poorly fixed metalwork to stonework elsewhere on the site.



6. Antique brass wall taps with product name 'Xiduoli XDL-1203'.