

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

03rd March 2015

Please find enclosed a Heritage & Design Statement for a listed building consent application at the below property:

41 Highgate West Hill, N6 6LS – ALTERATIONS TO SECOND FLOOR ROOMS (S01-S05)

1. Introduction

- 1.1. This Statement is in support of a listed building consent application for alterations to the second floor rooms S01 – S05 to incorporate domestic bathroom facilities including a sauna, Jacuzzi, dressing room and bathroom.

2. Heritage & Design Statement

- 2.1. Situated on the second floor of the original Georgian wing, the room's S01 to S05 are tucked into the eaves and have dormer windows looking out over the city. In the mid 70's the spaces were refurbished with a rather poor specification, so much of the original plaster and finishes were removed and replaced with; plasterboard, chipboard and pine fixtures (Please refer to photographic record).

- 2.2. The design philosophy for the second floor of the main house has been to create a master suite of rooms for the owners. These would be surrounded by smaller subsidiary spaces that link their use and physical relationship with the master suite. The original listed building consent which was granted in 2009 proposed the rooms to be adapted for use as 3 bedrooms and 2 bathrooms via the removal of partition walls and the introduction of new subdivision.
- 2.3. They are no longer needed for this purpose, and it is now the intention to adapt them for use as domestic bathroom facilities incorporating a sauna, Jacuzzi, dressing room and bathroom. The rooms are currently “landlocked” and can only be accessed via the master bedroom, it is therefore considered that they are only of any use as ancillary rooms. So, for this reason, these spaces are entirely well suited for use as bathrooms, and the suite will logically link from the owner’s bedroom and study, off the corridor.
- 2.4. The bathroom suite serving the master bedrooms have been proposed, ensuring that they maintain the proportion of the spaces, as the location of the original walls will remain, and there will only be some minor removal of fabric to create new doorways .
- 2.5. The existing wall partitions are from the 70’s refurbishment with some original timbers used within the reconstruction. The wall positions of each of the rooms have been kept with the exception of the wall between the WC (S02) and the shower room (S03a). By moving the wall, both rooms become useable spaces rather than one remaining as a storage cupboard.
- 2.6. It is also proposed that the doorway into the dressing room (S01) to be relocated inwards to provide a better entrance, rather than the current situation where one would walk in and see the cupboard directly ahead. The relocation of the door will not materially alter the shape and character of the hallway, WC or dressing room, but will allow these spaces to work better as a whole.
- 2.7. Services and duct work have been fitted between the floor joists and the roof rafters and small pieces of plant have been positioned in the low level spaces under the eaves.
- 2.8. The finishes scheme for each room works are within the existing shape of the rooms, so the joinery, stone, fabrics, will be fitted to a plywood substrate in each space. Visually the marble floor of the corridor links with the stone finishes of all the rooms with the exception of the dressing room which is carpeted.

3. Construction strategy

- 3.1. The existing floor joists had rotten ends where they were touching the sole plate on the external wall and where they had been bedded into the party wall. These sections have either been cut out and a new piece spliced in or have been strengthened with a metal plate either side.
- 3.2. For room S04, it is proposed that a Jacuzzi tub is installed against the outer wall. When full of water this will carry a considerable weight, so the Site Engineers have designed a simple spreader plate to take the load. This is constructed of two steel beams spanning within the floor void and running parallel with the joists and they are fixed back to the inner and outer masonry walls. The equivalent of a bespoke joist hanger has been used so that chopping out of the original brick work as a bearing point was not necessary. On top is a metal plate acting as the spreader sheet onto which the Jacuzzi sits.
- 3.3. The door into S01 (dressing room) has been moved towards the chimney breast by 650mm. The door set matches the original designs of the property and has been moved to allow for an improved sense of arrival into the dressing room, and with the sloping ceilings on all four sides, its new position allows for a full height row of wardrobe hanging.

4. Conclusion

- 4.1. The attic rooms are compact with sloping ceilings from a meter upwards and are subservient to the master suite of rooms. They required a use other than storage, and the proposals for a bathroom suite allow the rooms to perform as separate functional spaces, whilst having a common theme. By lining out each space in plywood, it allows the shape and form of each space to remain, whilst all fixings and finishes have a sacrificial layer to which to be attached.
- 4.2. From the most basic of refurbishments in the 1970's, the spaces will now be transformed and given purpose.

Drawing references:

363 (20) 312_GA SECOND FLOOR NW WING DEMOLITION

363 (22) 800_S01-S05_SITE LOCATION

363 (22) 301_S01 SITE LOCATION IN MAIN HOUSE

363 (TP) 3040_AMENDMENTS TO S04