

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

03<sup>rd</sup> 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 ROOM S07 (LIBRARY)**

**1. INTRODUCTION**

- 1.1. The statement is in support of a listed building consent application for alterations to room S07, located on the Second Floor of the property at 41 Highgate West Hill.

**2. HERITAGE AND DESIGN STATEMENT**

- 2.1. S07 was, originally proposed as a bathroom/dressing room in which the door to the hall was to be sealed off. It is now intended that the space to be used as a library, with the door between these rooms to remain useable.
- 2.2. S07 historically is the link space between the Georgian wing and the main Edwardian bulk of the house. It is not of any particular architectural merit other than most of the original joinery has been preserved, refurbished and restored. It has been confirmed by English Heritage that this room is not a key feature of the house and can accommodate change.

- 2.3. This space is the link not only in period but between master bedroom S09 and the bathroom suite S01 to S05.
- 2.4. The service strategy throughout the building has been to use exiting shafts and areas such as lift cores where ever possible to transfer the services vertically, then small domestic scale pipe work servicing in each room. S07 is the one space that requires an alteration to the strategy, as overhead in the roof space is a large plant room that services all of the rooms in the Georgian wing at second and first floor levels. The ducts and service pipe work therefore have to pass through S07, but the drop routes have been kept tight to the flank walls of the room.
- 2.5. With the services in mind it is intended to extend the cupboard out in line with the housing of the spiral stair so that they can sit discreetly hidden from view. A walk in space is needed as access is required and all of the service runs are changing direction. Balancing out the elevations either side of the bay window we have therefore proposed to move the joinery walls out on the opposing walls creating a balance within the room.
- 2.6. There had, previously been a fireplace within this room, although there is no record of when this was removed, and what it looked like, as this was prior to the occupation of the site by the current owners. However, the flu to the fireplace has been retained, and it is the intention that where it has been damaged it will be repaired, lined, cleaned, and reset on the new line of the wall (please refer to photo A and B). A new fireplace will be inserted along this elevation, which will be in keeping with the character of the room.



Photo A – An image of the floor in S07 which has been patched up with plywood to conceal the previous fireplace hearth. The wall panelling is irregular in this zone to conceal the previous fireplace opening.



Photo B – A zoomed in view of the patched up floor where there previously was a fireplace.

- 2.7. Either side of the fireplace, a pair of hidden doors disguised as bookcases is proposed to conceal the entrance to the master bedroom and the services cupboard.
- 2.8. The window joinery has been made good by piecing in new hardwood timber sections where water damage had left the frame work in a poor state of repair. The wainscoting around the room will be reinstated now that the repairs are complete. The two doors leading to the proposed bathroom suite and the kitchenette have framed 6 panel leaves, the panel proportions of which match the wainscoting. The lath and plaster ceiling, with chestnut laths to match with the areas that were damaged, has been re-skimmed.
- 2.9. The final finish recreates a traditional study of the Victorian period with panelled walls, bookshelves, a fire place and leather sofas.

### **3. CONCLUSION**

- 3.1. By keeping and repairing the major elements of this space , the windows, doors, wainscoting, the lath & plaster ceiling, the integrity of the space has been kept. By pulling forward the flank walls we can accommodate the services, create a small kitchenette and remove the transitional feeling that this space previously had.

Drawing references:

363 (22) 800\_TPO LOCATION PLAN

363 (22) 401\_S07 LOCATION PLAN IN MAIN HOUSE

363 (TP) 3075\_TPO S07 EXISTING BEDROOM PLAN AND ELEVATIONS

363 (TP) 3070\_3\_01 S07 PROPOSED LIBRARY & S07A KITCHENETTE PLAN

363 (TP) 3071\_3\_01 S07 PROPOSED LIBRARY & S07A KITCHENETTE ELEVATIONS