

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

02<sup>nd</sup> March 2015

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

**41 Highgate West Hill, N6 6LS - Ground Floor Replacement Flooring**

**1. Introduction**

- 1.1. This statement is in support of a listed building consent application for the design changes made to the ground floor flooring located at the front entrance portion of the listed house at 41 Highgate west hill.

**2. Heritage & Design Statement**

- 2.1. The 2 lodges are new and were approved on appeal in 2010. Planning and listed building consents were granted in 2010 for major works to the front of the house, including the removal of the former service wing, the construction of a new orangery extension and the redesign of the forecourt including the introduction of a number of lodges, including two attached to the corners of the front façade.

- 2.2. The lodges act as additional entrance points into the main house and the intention was to create a formal greeting area where cloakrooms and bathrooms interlinked before entering the main receiving spaces of the grand hall, the receiving room, the ballroom and dining room. Within this process, the former boot room at the front of the house received consent for conversion to guest toilets and the creation of a new corridor running along the front of the property and linking the lodges.
- 2.3. The introduction of a new route through the house at a point highly visible at its main entrance required a review of the flooring treatment and its enhancement to fit alongside the comprehensive and high quality restoration and improvement of the house as a whole.
- 2.4. The floor levels have been adjusted so that they run through continuously and the level has been taken from the existing stone floor of the main entrance. By adjusting the build-up between the stone and the floor substrate it has allowed us to achieve a levelled finish within the existing structural tolerances which was ranging over 110mm
- 2.5. The previous flooring had been a mixture of black and white quarry tiles, timber boards, hardwood, softwood and carpet. The main entrance hall was and remains stone – this has not been altered.
- 2.6. The house was designed initially as a place to welcome and entertain guests and it is our brief to recreate this. The floors on arrival are part of the house that needed to be upgraded in order to continue the high quality of the property's history. The new timber floors of the receiving rooms have beautiful marquetry, pattern work and mother-of-pearl inlay and these improvements were approved by LB Camden. The new marble patterned flooring makes the correct transition from the granite setts and Yorkstone paving externally.
- 2.7. Either side of the original stone floor off the main entrance in G.21 and G.02, a bold circular pattern has been created with marble and amethyst inlays (see attached photos). Each pattern is framed within each connecting room with a strong border and a wide out-fill to take up the variable wall details. Whilst the pattern is consistent the colours vary giving a subtle change before linking with the dining room corridor.
- 2.8. The flooring proposed in the dining room corridor (G.18B) includes onice arancione brown layered stone, with a squared pattern of 'Irish' green diamond patterned stone inset to the

intersections, traventine 'Iraniano' red border, and a paonazzetto white border. The flooring is nearing complete within this room, as seen from the photos included on the 363 (22) 605\_G.18B plan.

- 2.9. Within G.O3- G06 the floor pattern reverts back to the original geometric pattern surrounding the main entrance. The pattern has been taken into G04, the bottom of the left hand stair so that there is a consistent theme to the floor in the hall.

### **3. Conclusion**

- 3.1. The improvement in the material and the floor is a positive approach in unifying the finishes of the entrance area to the house. It greatly improves the sense of arrival and by levelling the floors throughout it pulls the spaces together visually.

#### Drawing references:

363 (22) 601\_GROUND FLOOR ENTRANCE FLOORING IN MAIN HOUSE

363 (22) 602\_G.03 AND G.06 FLOORING

363 (22) 603\_G.02 FLOORING

363 (22) 604\_G.21 FLOORING

363 (22) 605\_G.18B FLOORING