

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

11th February 2015

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

41 Highgate West Hill, N6 6LS – Lift Extension to Third Floor

1. Introduction

- 1.1. In September 2009, listed building consent was granted for the introduction of a lift from ground to second floor with access into the central circulation area. However, the 'as built' lift rises up to the third floor and is also accessed off the central circulation area, T13.
- 1.2. This statement is in support of a retrospective listed building consent application for the lift extension from the 2nd to 3rd floor.

2. Heritage & Design Statement

- 2.1. The 2009 listed building consent allowed for the original bedroom T17, to have two subsidiary rooms created within the main space -, a lobby into the bedroom (T16) and an access route to the service lift (T18). The use of the rooms has been changed to a passenger lift and a walk-

through wardrobe acting as a lobby. This keeps the principle of arrival to the bedrooms on the third floor via a lobby.

- 2.2. The need for the lift in this location is for access to the third floor bedrooms. The layout has five bedroom suites on this floor all of which are to be used by guests.
- 2.3. There is a need to allow for easy access to accommodate disabled guests as part of the use of the building as a family home. The existing service lift is not compatible with disabled requirements so by extending the passenger lift to the third floor, access is achievable to all upper levels.

3. Construction Statement

- 3.1. The extension of the lift to the third floor has been carefully considered at a technical level, and the appropriate structural precautions adopted to minimise any risk to the listed building.
- 3.2. The location of the lift shaft meant that two masonry walls, one including the chimney stack, were retained and two new stud walls built to create the lift shaft. Only a small section of floor has been removed. This did not require the loss of any of the primary structural members, and only the spanning joists were trimmed to form the opening.
- 3.3. To the ceiling only the ceiling joists over the lift were removed to allow for the overrun, and this has had no impact on the existing roof structure. The ceiling was made of 70s plaster, which has meant the removal of relatively recent plasterboard and skim.
- 3.4. The lift will be fitted with sympathetic wooden doors onto the hall at T12, which will match the original bedroom doors on this floor in both design and detailing.

4. Conclusion

- 4.1. The extension of the lift to the third floor has caused no harm to the appearance and layout of the floor, and in our opinion is acceptable given that the reconfiguring of the bedroom had previously been approved. The lift has allowed for ambulant and disabled access to all upper levels of the property. The loss of original materials was minimal, and no harm has been caused to the stability of the building.

Drawing references:

363 (22) 800_ SITE LOCATION PLAN

363 (22) 501_ THIRD FLOOR LIFT EXTENSION LOCATION IN MAIN HOUSE

363 (22) 4130_ T.13 LANDING LIFT PLAN – PROPOSED

363 (22) 4132_ T.13 LANDING LIFT – PROPOSED ELEVATIONS

363 (22) 4133_ T.13 LANDIND – PHOTOS OF THIRD FLOOR INSTALLED LIFT

363 (22) 4140_ T.13 LANDING LIFT PLAN – EXISTING

363 (22) 4141_ T.13 LANDING LIFT – EXISTING ELEVATIONS