

HERITAGE STATEMENT

Site address:
Camden Chinese Community Centre
9 Tavistock Place
London WC1H 9SN

Date: 7th July 2017

Doc Ref: 1704/9.1/4053/rt

**Planning Portal
Application Ref:** PP-06095922

Project:
Proposed installation of internal disabled lift

Contact details:
R. Tan
Mercer + Tan Architects
t: 020 82071167
m: 07730008622
e: info@mercertain.com

A general description of the building and its historical background is contained in the Design and Access Statement (ref 1704/9.1/4049/rt) submitted with the Listed Building Consent application. The same document also provides a justification for the disabled lift and describes the general design approach taken to minimise its impact on the existing building. It should be emphasised that the installation of this small internal disabled lift does not require any external alteration to the building.

The following is a Significance and Impact assessment table covering the construction elements that affect the building. These should be read in conjunction with the drawings submitted.

	Proposed work item	Significance of the building fabric/area that will be affected:	The impact of the proposed work(s) on the building fabric/area:
01	Form openings in existing first and ground floor slabs approximately 1650x1500mm for the lift shaft.	The original floor slab approximately 200mm deep is a filler joist construction typical of this period. The underside of the underside of the ground floor slab is unfinished with shutter marks left visible. The first floor slab has a rendered and painted finish. There are no special architectural mouldings or features. Surrounding walls are brickwork which are painted fair faced at the basement and first floors. The ground and first floor slabs have original floor boards with the latter overlaid with carpet. The basement slab has a raw float finish.	The formation of the holes will require sawing through the existing slab. The existing joists within the opening will also be cut to the edge of the openings. New steel beams will be inserted spanning between the front and end brick walls with trimmer beams on concrete pad stone set in the walls to support the existing floor. The beams will be clad in fire resistant board to provide 1 hour fire protection. All affected rendered finish will be made good to match existing. Existing floor boards will be neatly trimmed to a hardwood threshold at the lift opening.
02	Installation of vertical lift enclosure	The walls of the existing stair shaft within the room where the lift is proposed is constructed in brickwork which are painted fair faced	The lift enclosure (by the lift manufacturer) is bolted with brackets to the top of the basement floor slab. Pairs of M10 expanding/chemical bolt

MERCER + TAN Architects

		at the basement and first floor levels. On the top floor, the wall has a painted plastered finish.	fixings at maximum 3m centres vertically are made laterally to the side wall of the stairs for the lift mast for restraint. These bolt fixings do not affect the integrity of the brickwork wall (refer to lift manufacturer's drawing). The lift enclosure does not go beyond the top floor ceiling line and does not depend on the ceiling for any support.
03	Installation of lift door frames	Existing floor slab construction as 01 above.	Door frame fixed with expanding/chemical bolts edge of concrete slab 100mm from floor level. (refer to lift manufacturer's drawings).
04	Dry lined fire shaft/partitions	The brick wall finishes within the existing room are either painted plaster work or fair faced brickwork. In some areas of the building, dry lined partitions have later been added.	To achieve the required fire resistance, fire board dry lining will enclose the lift shaft. Light weight metal studs will span between the floor and ceiling with sole and head members respectively rawl bolted to floor slabs/soffit at approximately 600mm centres. Similarly at abutments with existing walls, bolt fixings of the studwork will be made at approximately 900mm centre. These do not affect the overall integrity of the substrate, All dry lining will be finished to match existing wall finish of the room.
05	Enlargement of opening at ground floor in front of proposed lift.	An area of dry lining approximately 1850mm wide by 2250mm (full corridor height) with a single door is present separating the room from the entrance corridor. This is flanked by brickwork walls both sides of the opening finished with tiles on the corridor side and fair faced painted on the room side.	The existing door way will be relocated to the other side of the dry lined area to allow access to the remaining space of the room after the lift is installed. The brickwork on the stair side will be cut back by approximately 500mm to allow adequate wheel chair access width to the proposed lift. The new jamb will be made good to match the existing finish of the wall with particular care to match the tiling.