



The Studio, 98 Highlever Road, London W10 6PN

22 March 2021

12 Willoughby Road London NW3 1SA

Domestic Food Lift to Roof Terrace

DESIGN AND ACCESS STATEMENT PLANNING REPORT

This property was granted permission to enclose a rear first floor roof terrace and create a second floor roof terrace above it in 2018.

See PA 2018/1723/P and Appeal Ref APP/X5210/W/18/3213545

Work has not begun and in planning them in detail the elderly owners (79 and 80) have realized that they will need a dumb waiter to take occasional food and drink to the new terrace, rather than carry it up the dog legged staircase with five turns and through furnished rooms and three doors. They now propose to install a small manually powered lift from the first floor to the second floor for this purpose.

It will be set back on the terrace and so is unlikely to be visible from anywhere and will be only about 1700mm high. It will be overclad in painted weatherboarding to match the painted brick walls of the terrace sides.

We attach the Approved drawings

01 Location 1:1250

20 First Floor Plan Approved 1:50

21 Second Floor Plan Approved 1:50

22 Roof Plan Approved 1:50

23 Section Approved 1:50

24 Elevation Approved 1:50

And the Proposed drawings showing the dumb waiter

25 First Floor Plan Proposed 1:50

26 Second Floor Plan Proposed 1:50

27 Roof Plan Proposed 1:50

28 Section Proposed 1:50

29 Elevation Proposed 1:50

If you need any further information please let me know

Best regards

Jenny Harborne RIBA

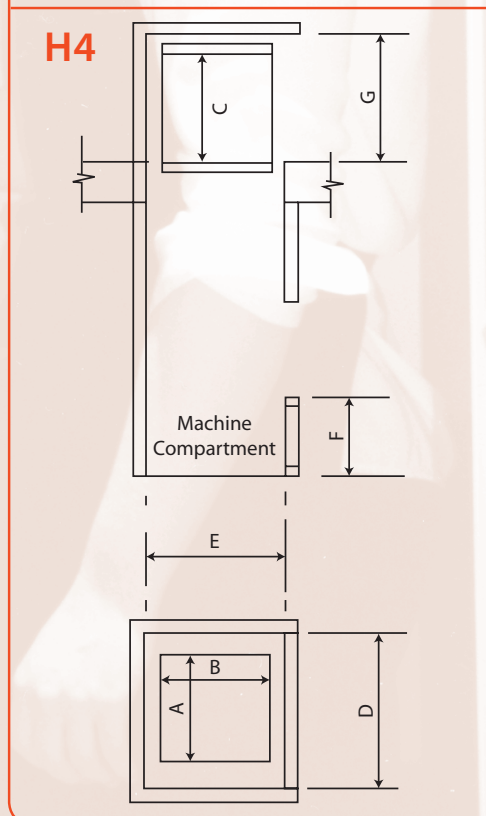
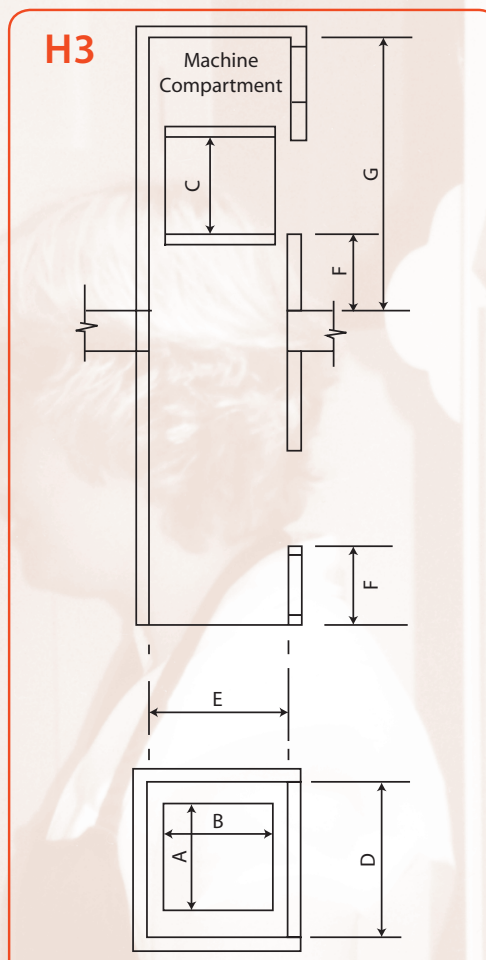
Domestic

HAND POWERED LIFTS

MODEL TYPE	H3	H4
CAPACITY	25 kg or 50 kg	25 kg
STRUCTURE	No structure is provided - lift is fitted direct to enclosure, provided by builders, of brick, blockwork or timber stud construction.	No structure is provided - lift is fitted direct to enclosure, provided by builders, of brick, blockwork or timber stud construction.
FLOORS SERVED	Available for any number of floors but not usually provided for over 4 levels.	Available for any number of floors but not usually provided for over 4 levels.
ENTRANCE ORIENTATION	Can be formed with up to 3 entrance directions, however the lift can only be operated at front or front and back orientation.	Available with entrances at front only or at front and back.
HEADROOM	As standard machinery will extend up to 2550 mm. This can be lowered by reducing the car height on a pro rata basis.	If the lift car is made to serve at floor level at the uppermost level then the headroom will only amount to the internal car height (standard @ 700 mm) plus 100 mm. Any increase in serving height will add to headroom on a pro rata basis.
CAR	A range of finishes available. White melamine, offering a tough easy clean surface, ideal for food use. The floor and shelves can be faced in stainless steel to further resist wear. Any wood grain finish available, the most popular being a light oak. Stainless steel, zintec or galvanised are further options.	A range of finishes available. White melamine, offering a tough easy clean surface, ideal for food. The floor and shelves can be faced in stainless steel to further resist wear. Any wood grain finish available, the most popular being a light oak. Stainless steel, zintec or galvanised are further options.
CLEAR ENTRANCE	The entrance width and height enables the whole of the car size to be accessed.	The entrance width and height enables the whole of the internal car size to be accessed.
LANDING ENTRANCES	A pair of doors need to be provided and fitted at both levels.	A pair of doors need to be provided and fitted at both levels.
SERVING HEIGHT	Recommended at 850 mm above FFL. May be adjusted to suit clients requirements.	Recommended at 850 mm above FFL at lower level. May serve as low as floor level at the uppermost floor but ideally at 850 mm above FFL.
OPERATION	A large diameter continuous hauling rope is fitted, normally running through the inner serving shelves between the lift car and the landing doors. The steel counterweight makes operation light and easy. Where entrances are opposite, a second rope can be fitted otherwise the lift could only be operated from one side.	The operation is by a winding handle and a treadle operated foot brake. Operation is available at the lowest floor only.
DRIVING UNIT	A smooth running mechanism, mounted at the top of the lift shaft incorporating an automatic self sustaining brake.	The winding handle drives an easy to operate winding unit.
COUNTERWEIGHT	The weight of the lift car and a proportion of the load capacity is balanced with a counterweight this reduces the effort necessary ensuring the lift is easy to operate.	The weight of the lift car and a proportion of the load capacity is balanced with a counterweight this reduces the effort necessary ensuring the lift is easy to operate.
BUILDERS WORK	The necessary Associated Builders Work in connection with, but not included in, the supply of the lift is :- • Cutting the hole through the floor / floors. • Enclosing the lift on all four sides at all floors, fire rated to comply with Local Authority requirements. • Provision of machine compartment and pit access doors. • Providing and fitting a pair of hinged doors, frames and inner serving boards at each level.	The necessary Associated Builders Work in connection with, but not included in, the supply of the lift is :- • Cutting the hole through the floor / floors. • Enclosing the lift on all four sides at all floors, fire rated to comply with Local Authority requirements. • Provision of machine compartment and pit access doors. • Providing and fitting a pair of hinged doors, frames and inner serving boards at each level.

Domestic Hand Lifts (H3 & H4-Waist Level)

Model:	H3	H3	H4
Capacity:	25kg	50kg	25kg
Car Width: A	600	600	500
Car Depth: B	450	600	530
Car Height: C	700	750	700
Car Doors:	-	-	-
Entrance Width:	600	600	500
Entrance Height:	700	750	700
Entrance Position Option:	Any 3 directions	Any 3 directions	Front Cr front & back
Shaft Width: D	830	830	870
Shaft Depth: E	600	750	680
Landing Doors:	Hinged Doors	Hinged Doors	Hinged Doors
Serving Height: F	At Bottom: 850 At Top: 850	850	850 as Required
Headroom: G	2550	2600	variable
Pit Depth:	-	-	-



GEORGE JOHNSON LIFTS LTD

Arch 196 • Bellenden Road • London SE15 4QJ • T: +44 (0)20 7732 4444 • F: +44 (0)20 7732 5565

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