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57 Harley Street London W1G 8QS

Proposed infilling of internal lightwell

Design, and Access Statement

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1.0 The design proposals

- 1.1 The proposals summarized above are as follows:
 - a. Removal of existing redundant passenger lift, lift enclosure and associated structure. This lift extends from basement level up to fourth floor level.
 - b. Remove structural wall behind lift facing lightwell and install new beams at each level to support remaining and new structural flooring.
 - c. Construct new lift shaft and lift pit from basement to fourth floor levels
 - d. Raise party wall parapet between no 57 and 59 between chimneys to accommodate new flat roof over infilled lightwell, remove inner fourth floor mansard roof pitches.
 - e. Remove large lantern rooflight to fourth floor flat roof and infill flat roof where required and install smaller flat roof rooflight, to act as smoke vent in case of fire. Renew flat roof finish.
 - f. Associated additional sanitary facilities and alterations at each floor level
- 1.2 The applicants have recently purchased no 57 Harley Street, in order to move The Harley Street Hospital into the building from 19 Harley Street once refurbishment works have been completed.
- 1.3 The building currently contains a number of health service-related clinics and is also partly vacant, so requires extensive refurbishment. The building retains its internal lightwell from initial construction as a single dwelling.
- 1.4 The existing redundant lift is very old with collapsible access gates and cannot be used. Where it has been constructed in the central circulation/landing space it severely restricts access in front at each landing level and so it is not feasible to simply renew the lift mechanism.
- 1.5 A new 6 person lift is required. This will not be large enough for patients on trolleys but large enough for trolleys that convert to chairs.
- 1.6 Sanitary facilities are not to modern day standards and so it is necessary to update these at each level to include new wheelchair accessible toilets on two levels where they can be shared.
- 1.7 So the need to introduce new modern facilities, and at the same time improve personnel and patient circulation around the central area at each floor level requires the use of the full height void that is also

redundant. It is redundant as it was required for natural daylight when the building was a single residence but no longer.

- 1.8 The fourth floor itself is still residential, but it is only the bathroom and kitchen that open onto the lightwell and not the habitable rooms. Two bedrooms look out to the rear and the living/dining room is at the front looking out to Harley Street.
- 1.9 Natural daylight is no longer required for bathrooms and kitchens, and ventilation can be provided in the form of extract fans. Infilling at this level better links the front and rear accommodation and providing a passenger lift means easier access from the ground floor.
- 1.10 It is noted that part of the party wall at the fourth floor needs to be raised to accommodate the infilled lightwell at fourth floor level, and not just for the lift itself. The wall will be raised in matching materials being face brickwork and a brick on edge detail to match existing. New flat roofing will be finished in a single ply membrane and new and renewed flashings in Code 4 lead.
- 1.11 It can be seen from the aerial photograph that no 59 Harley Street also has a lightwell serving its fourth floor which has been infilled below as it also has a lantern rooflight over the third floor below. As there is residential accommodation at fourth floor level the application includes a daylight assessment to assess the impact of the proposal on residential amenity at no 59.
- 1.12 We are aware that no 59 Harley Street is a listed building and listed for its group value. The application includes a Heritage Impact Assessment.

2.0 Access

- 2.1 Access within the building is to be improved with these proposals, removing the redundant lift which obstructs circulation at each level.
- 2.2 The new lift will give easy access to all parts of the building from the ground floor which does not exist at present.
- 2.3 The current building has a number of small toilets at each level, which remain in locations from its previous use as a single dwelling. These are not up to modern standards; they are not only inaccessible for wheelchair users but also for the ambulant disabled.

3.0 Conclusion

- 3.1 These proposals are a significant improvement to the building and are a fundamental element of the proposed refurbishment of the building going forward.
- 3.2 In order to make the building useable to modern health care standards it will require significant investment from the applicants, and this application, and it's approval is a key part of that plan.
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Appendix I – Photographs



Front Elevation



Aerial view showing roofs and lightwells to 57 and 59 Harley Street



Typical intrusion of lift into circulation space, inadequate for modern clinical useage.



Typical Lift entrance door



Limited circulation space for clinical use due to lift



View of redundant lift mechanism through glazed lift door.
Original window to lightwell beyond