

The Crescent				
Heritage Impact Assessment Table				
Double Lift Shaft in Lodging House 3				
Proposed Work	Conservation Plan Policy and General Conservation Principal	Benefit of Proposed Work	Significant of Element and Possible Impact	Mitigation
Insertion of two new lifts in the rear left room of lodging house 3 and projecting lead clad dormer above roof line to envelope the lifts and their over-runs.	GP1; GP2; GP4;GP7; CE4 "If the attic areas are to be put to beneficial use further openings or roof lights may be required."	The intention of the operator is to make the building a five star hotel. In servicing a five star hotel it is necessary to keep the service access and guest areas completely separate. The two 13 person lifts are a minimum requirement to operate this building as a five star spa and hotel, providing efficient quality for both guests and the delivery of hot fresh food to all guest bedrooms in an efficient and orderly manner.	Significance of element = (1) High. The insertion of the lifts though essential to contemporary hotel standards creates substantial loss of historic fabric and all efforts have been taken to minimise the impact.	The location of the two lifts was chosen in this instance for a location where the damage to bed recesses would be to bed recesses that had already had substantial interference due to the insertion of bathrooms to the rear of the corridor which services the second floor front rooms. These bathrooms cut both into the second floor rear and third floor rear rooms.
			The impact upon this building created by the insertion of the two lifts are:	
			1. The potential impact on the sources of spring water.	
			2. The impact on the historic buildings fabric including the removal of masonry vaults at cellar level, timber floors at first floor second floor rear third floor rear, the removal of roof truss structure and floors at attic level along with a substantial section of roof.	Items of the historic fabric that can be carefully taken out and retrieved will be used in the reconstruction of the floors and bed recesses which have already been lost in other lodging houses.
			3. The avoidance of areas of extremely unique and high historic significance. Eg avoidance of rooms where the totally intact bed recesses and closets occur.	Furthermore great care will be taken with the detail of the part of lift which projects above the existing roof line so as to minimise the impact on the views from the rear of the building.
			4. The visibility of the lift and lift over-run above the roof of the crescent which will be visible in long views of the rear of the building. These are made more sensitive by the ground rising beyond the rear of the building.	It has been noted that the visual impact of the lift over-runs will be considerable on the purity of the original design. In mitigation of this we point out that we propose to remove the rear extensions behind the staircases which are far more destructive to the visual impact of the original simplicity of design.