



Design and Access Statement

For

**Replacement of Wired Fire Alarm
System, and repositioning the
Control panel for the AOV**

To

**6 Burton Place,
Camden, London,
WC1H 9AH**

**Prepared on
Behalf of**

Riverside

Our Ref: 2425-102471

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Introduction

This statement accompanies an application for listed building consent in relation to the replacement of the existing wired fire alarm system within the building with a wireless system, together with the repositioning of the control panel for the AOV at 6 Burton Place, Camden, London, WC1H 9AH. The building is grade II listed, and is located within the Bloomsbury Conservation Area.

We understand that the LPA has discussed the required works with the client and advised that the listed building application is required to prevent an enforcement notice being served.

This statement is to be read in conjunction with the drawings and documents submitted as part of a Listed Building Consent application

The Proposals

The nature of the proposal is to replace the existing wired fire alarm system with a wireless system and the repositioning of the existing control panel for the AOV at top floor level to an accessible level.

The intention is to utilise the following products to minimise the negative visual impact whilst retaining the safety of the residents.

- BG1/S Breakglass callpoint
- Firesure Plus Enhanced Fire Performance Cable
- PVC Trunking Systems
- Secure Mains Voltage Safety Isolator
- Combi 308/empty/S Junction Box, where required
- SCP500/800 Single-zone smoke control unit
- TAU-MO-SB-01 Hyfire Taurus Output Module

The proposals are detailed within the information included with this application.

The Site and Surroundings

The site originally was a double-fronted property, now divided into three houses, with 6 Burton Place comprising of four flats total (one basement flat and three above). The surrounding sites comprise of both residential terrace houses (both listed and non-listed), commercial properties (town houses which are repurposed as hotels) and a small community garden including tennis courts.

Design & Appearance

The proposed wireless system should reduce the negative visual impact on the listed building whilst retaining the fire safety requirements for the occupants are met. The client will be make good any disturbed surfaces upon removal and installation.

The repositioning of the control panel is proposed for two reasons. Firstly, the intention is to link the control panel with the wireless fire alarm system for improved safety measures and secondly by repositioning the control panel for the AOV at top floor level to a more accessible location, it would improve the safety of the personnel working / using the control panel during maintenance works. The appearance of the rest of the building will remain as existing.

Access

Access to 6 Burton Place will remain as existing, with the current front entrance doors (both main entrance and basement flat entrance being retained. Access to the front of property is from Burton Place. There is no access to the rear of the property as the rear garden is landlocked.

There are good public transport links within the surrounding area, with the nearest bus stop within 0.2 miles of the main entrance, located on Upper Woburn Place. Euston underground station is located within 0.3 miles of the property.

Parking

There is currently no parking provided to the property and none is proposed.

Refuse / Recycling Collection

The refuse / recycling collection point for the property will remain as existing.