

# Design, Access and Heritage Statement

**Application for Fire Safety Upgrades in a Grade II Listed Building (4 Mecklenburgh Street, Camden, London)**

**Reference:** Installation of Grade A, LD2 Fire Alarm System and Associated Improvements

## 1. Introduction

This application seeks consent for essential fire safety upgrades in accordance with **BS 5839-1** and **BS 5266-1**. The upgrades will ensure compliance with modern fire safety standards while preserving the historical integrity of the Grade II-listed building located at **4 Mecklenburgh Street, Camden, London**, which is part of the Bloomsbury Conservation Area.

TQ3082NE MECKLENBURGH STREET 798-1/91/1115 (West side) 14/05/74 Nos.1-8 (Consecutive) and attached railings

GV II

Terrace of 8 houses. Early C19. Yellow stock brick with later patching. 4 storeys and basements. 2 windows each, No.8 with 3-window return to Heathcote Street. Round-arched doorways with fluted 1/4 columns, cornice-heads and fanlights; panelled doors. Entrance to No.8 on return in single storey extension; doorway with fluted pilaster-jamb and cornice-head (Greek key pattern). Blind arcade. Gauged brick flat arches to recessed sashes; 1st floor with continuous cast-iron balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (St Pancras part IV): London: -1952: 49).

The **converted Georgian house** comprises **four self-contained flats (A, B, C, D)** with a **single internal staircase** providing access to all flats. These proposed upgrades are informed by a recent **Fire Risk Assessment (FRA)** and are designed to enhance occupant safety without compromising the building's architectural and historical character.

## 2. Proposed Fire Safety Upgrades

- **Fire Alarm System:** Installation of a wireless Grade A, LD2 fire alarm system requirement, incorporating:
  - Fire alarm panel (1 in total in common ground floor hallway)
  - Smoke detector (4 in total) in each common hallway landing
  - Manual call point (4 in total) in each common hallway landing, near all final exits
  - Heat sensor (4) in each flat's kitchen area
  - Smoke alarm (4) in each flat's lobby area, as part of Grade D, LD3 fire alarm and detection system requirement
- **Emergency Lighting:** Emergency lighting will be placed along the staircase and common escape routes to ensure safe evacuation during a power failure.
- **Fire Doors:**
  - Replacement of the fire door for Flat D to ensure compliance with FD30 standards.
  - Installation of intumescent seals and fire-rated hinges on the fire doors of Flats A, B, and C. and on the front door of the house.

## 3. Justification for the Upgrades

- **Life Safety Priority:** Compliance with the Regulatory Reform (Fire Safety) Order 2005 to ensure adequate fire detection, warning systems, and safe evacuation routes for residents.
- **Minimal Structural Impact:** Where possible, wireless fire alarm components will be used to minimise damage to historic fabric, avoiding unnecessary drilling or alteration to original architectural features.
- **Preservation of Character:** All new installations will be discreetly positioned and sympathetically designed to blend with the existing interior.
- **Consultation with Experts:** All works will be carried out under the supervision of qualified fire safety consultants experienced in listed buildings.

## 4. Compliance with Heritage Guidelines

The proposed works have been designed with respect to the **special architectural and historic significance** of the property. Every effort will be made to ensure that:

- Any **visual or structural impact** is minimised.
- Materials and fixtures are **reversible** where possible.
- All upgrades are **aligned with Historic England guidelines** for fire safety in listed buildings.

## 5. Access

Access to 4 Mecklenburgh Street will remain unchanged, with the main front entrance and basement flat entrance retained. The primary access point is from Mecklenburgh Street.

The property has no rear access due to the landlocked garden.

The site benefits from excellent public transport links:

- The nearest bus stop is located 0.2 miles away on Gray's Inn Road.
- Russell Square Underground Station is approximately 0.5 miles from the property.

## 6. Parking

Metered parking within the Congestion Zone is available on Mecklenburgh Street.

## 7. Refuse / Recycling Collection

Refuse and recycling collection arrangements will remain unchanged, utilising the existing collection point.

## 8. Conclusion

This application aims to ensure **regulatory compliance**, **resident safety**, and **preservation of the historic character** of the property. The proposed measures represent the **minimum intervention necessary** to achieve fire safety standards while **respecting the Grade II listed status** of the building.

### Submitted by:

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