

HERITAGE STATEMENT AND DESIGN & ACCESS STATEMENT

5 BURTON PLACE, LONDON, WC1H 9AH

FOR:

one housing group

Suttons Wharf South
44 Palmers Road
London E2 0TA

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Version	Description of Change(s)	Reason for Change	Author	Date
1	None		OD	

Department	Consulted	Approved

CONTENTS	PAGE NO.
Introduction	iii
Heritage Statement	iii
Design	iv
Layout	iv
Scale	iv
Appearance	iv
Access	v
Landscaping	v
 APPENDIX – 1 – Drawings/Door Schedules	 vi
APPENDIX – 2 – Product Information	vii

Caveat

The report has been completed on the basis of a defined piece of work and terms and conditions agreed with the Client. We confirm that in preparing this '**suitable and sufficient**' report, we have exercised all reasonable skill and care, taking into account the project objectives, the agreed scope of work, prevailing sit conditions and the degree of manpower and resources allocated to the project.

The author accepts no responsibility to any parties whatsoever, following the issue of the Report, for any matters arising outside the agreed scope of the work.

This report has been issued in confidence. The author have no responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

A thorough inspection has not been undertaken to enable an accurate assessment to be made. We have not inspected ductwork due to access restrictions.

Introduction

This Heritage Statement and Design & Access Statement has been generated for the following works:

- Upgrade existing panel doors;
- Replace existing (none feature) flat entrance doors;
- Install radio fire alarm system
- Re-position existing AOV cables within ceiling void, if required

One Housing Group is obligated under the Regulatory (Fire Safety) Reform Order 2005 (10) (11)(14) to ensure its residents can escape safely to place of safety.

The purpose of an AOV is to assist with the dispersion of poisonous fumes, which is generated from a fire to the outside air.

The building at 6 Burton Place, London has an existing roof window opening, which was utilised and adapted to extract poisonous gases from the escape routes.

The Heritage Statement and Design & Access Statement has been generated to identify the existing property specific historic features and how a proposed minimalistic/harmonious approach can be undertaken to ensure the existing building provides high fire standards.

The existing national design policy was approached using Planning Policy Guidance (PPG) 15 Planning and the Historic Environment. The National Policy Planning Framework was introduced on 1st April 2013 and now supersedes the previous PPG note.

The National Policy Planning Framework (Section 133) promotes that the Local Authority to take into consideration:

- ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.***

The proposed adaptations provide improved life and asset safety for our properties, ensuring the asset can provide an improved fire resistance and protection for our historic dwellings.

Heritage Statement

DETAILS: TQ2982NE BURTON PLACE 798-1/89/123 (North side) 11/08/72 Nos.4, 5 AND 6 and attached railings

Double-fronted house, now divided into 3 houses. c1809-13. By James Burton. Stucco with ashlar joints and plain 1st floor band. 4 storeys and basements plus single storey side entrance extensions. 3 windows. Central doorway (No.5) with pilasters carrying entablature; panelled door. Former prostyle portico removed leaving stumps of pillars. Square-headed, recessed sash and casement windows with glazing bars; central 1st floor window in segmental-arched recess. Cast-iron balconies to 1st floor windows. Parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

USE: The property is currently being used as general needs accommodation.

Design

Description: The proposed works comprise of upgrading existing elements to meet a higher standard of fire resistance for life and asset safety, as follows:

- 1) Install a radio fire detection system on mounts fixed to the existing ceiling covering using mechanical fixings (Appendix 2).
- 2) Smoke panel Automatic Opening Vent (Appendix 2)
- 3) Upgrade existing panel doors with an Envirograf or equivalent sensitive fire product. Doors will receive new grade 13 hinges, intumescent strips, cold smoke seals and an overhead door closer;
- 4) Existing fixed panel door will receive an Envirograf or equivalent sensitive fire application.
- 5) Replace existing (none feature) flat entrance doors;
- 6) Re-position existing AOV cables within ceiling void, if required.

The above requests are to ensure One Housing Group meet the minimum requirements for fire safety and ensure building occupants can safely evacuate and be protected against possible fires.

Layout

The existing property comprises of four floors (Basement, ground floor, first floor and second floor). The ground floor, first floor and second all accommodate sleeping accommodation (General need residents).

Scale

The proposed works would not constitute an increase to the existing structure.

Appearance

The proposed works within the common areas would only enhance the existing finish fabric and improve the overall fire resistance.

Access

The proposed works would not provide or remove existing access. In addition, it will not improve the existing access thresholds or features.

Landscaping

The proposed works will not provide additional or amend the existing landscaping.

APPENDIX – 1 – Drawings Existing & Proposed Door Schedules



Control Panels & Switches

Model: SP-Range



3 Amp Unit - Model ST43160

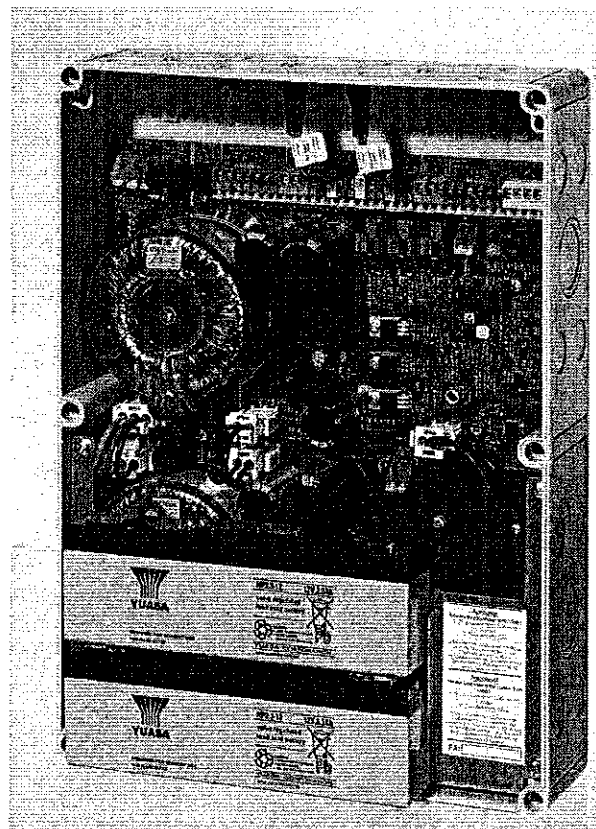
Input Voltage:	230V AC - 0.56A
Output Voltage:	2 no. 24V DC - Reverse Polarity
Maximum Load:	3A (split across 2 no. outputs)
Inputs:	Fireman's Overrides Switch Smoke Detector/Fire Alarm/ BMS Wind/Rain Sensor Daily Ventilation Contacts
Battery Backup:	24V DC - 2.3Ah,
Dimensions:	254mm W x 180mm H x 111mm D
Ingress Protection:	IP66 (IP54 with cable glands)
Weight:	4.5 kg (Including Battery)

6 Amp Unit - Model ST43161

Input Voltage:	230V AC - 1.2A
Output Voltage:	2 no. 24V DC - Reverse Polarity
Maximum Load:	6A (split across 2 no. outputs)
Inputs:	Fireman's Overrides Switch Smoke Detector/Fire Alarm/ BMS Wind/Rain Sensor Daily Ventilation Contacts
Battery Backup:	24V DC - 2.3Ah,
Dimensions:	254mm W x 361mm H x 111mm D
Ingress Protection:	IP66 (IP54 with cable glands)
Weight:	6.4 kg (Including Battery)

The SP range of control panels are designed to meet the requirements of BS EN 12101 part 9 and 10, used as stand alone panels or part of a BRE shaft system the SP-300 & 600 are versatile panels which can offer the following benefits:

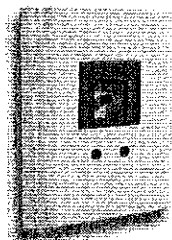
- 2 no. Monitored 24v reverse polarity outputs.
- 24V Battery back-up for use with life safety systems.
- Inputs for standalone smoke detection or connection to a fire alarm or BMS system
- Connection to a fireman's override switch providing audible and visual indication.
- Auto open/manual close option to ensure that all vents are clear before closing.
- Daily ventilation can be provided by connecting a momentary or permanent switch.
- Input for a wind/rain sensor to close vents in adverse weather conditions. This input is overridden in a fire.
- 2 no. NO/NC Contacts which are user programmable
- Timer to set duration of opening for daily ventilation.
- Restricted opening setting for daily ventilation, exterior windows etc. to safe limits.





Control Panels & Switches

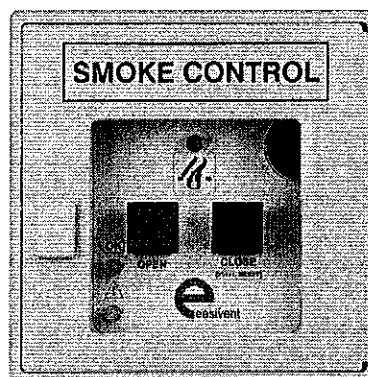
Model: SP-Range



The SHEV3-UP control panel shares all the features and benefits of the SP range of control panels but also comes with an integral override switch and daily vent controls, so when used for a standalone system the installation and cabling costs will be reduced.

Override Switch - Model HE-077

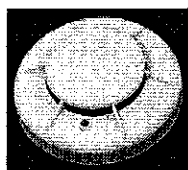
Voltage - Current:	24V - 10mA
LED Indication:	Green - System OK Red - System in Operation Yellow - System in Fault
Colour Code:	Grey - A32120 Yellow - A32121 Orange - A32122 (BS EN 120101-9)
Glass Panel: (Included)	E10014 - 800mm x 80mm x 1mm
Case Type - Weight:	Plastic, Hinged Door - 0.25kg
Dimensions:	125mm W x 125mm H x 35mm D
Replacement Key:	E10019 - Metal



3 Amp Unit - Model ST43143

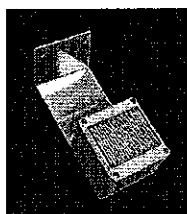
Input Voltage:	230V AC - 1.2A
Output Voltage:	2 no. 24V DC - Reverse Polarity
Maximum Load:	3A (split across 2 no. outputs)
Override Switch:	A32122 - Orange
Daily Vent Switch:	Open & Close - Chrome
Battery Backup:	24V DC - 2.3Ah
Dimensions:	254mm W x 361mm H x 111mm D
Ingress Protection:	IP66 (IP54 with cable glands)
Weight:	6.0 kg (Including Battery)

Smoke Detector - ECO1003A



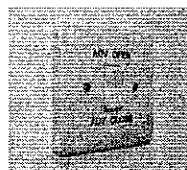
Voltage/Current:	8-30V DC - 80mA
Diameter:	102mm
Mounting Base:	ECO1000BRSD

Rain Sensor - A34566



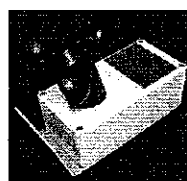
Voltage/Current:	20-30VDC - 70mA
Trigger Current:	110mA
IP Protection:	IP 65
Dimensions (mm):	190Lx80Wx62mmH
Weight:	0.5kg
Mounting:	52mm Ø Clamp

Daily Vent Switch - Model DVSK



Switch Type:	10A Retractive
Text:	AOV Open/Close
Dimensions:	80 mm x 80 mm

Wind & Rain Sensor - A34568



Voltage/Current:	20-30VDC - 70mA
Trigger Current:	110mA
IP Protection:	IP 65
Dimensions (mm):	190Lx100Wx150H
Weight:	0.5kg
Mounting:	52mm Ø Clamp

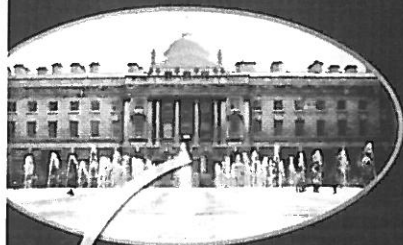
eria Plus radio fire alarm system



Installed with minimum disruption
Providing maximum protection

Zerio Plus

Zerio Plus - the comprehensive,
feature-rich radio fire alarm system suitable for any building



The *Zerio Plus* is the latest system from Electro Detectors who, for the last thirty years, have dominated the fire industry with our incredibly popular and sophisticated radio fire alarm systems.

Electro Detectors have already earned a reputation for reliability and simplicity with thousands of systems installed around the world, including such prestigious sites as Windsor Castle and The Ritz Hotel, London. Our systems are suitable for all sizes of building from large office blocks and hotels to small shops and restaurants.

With a radio system the need for lengthy installation

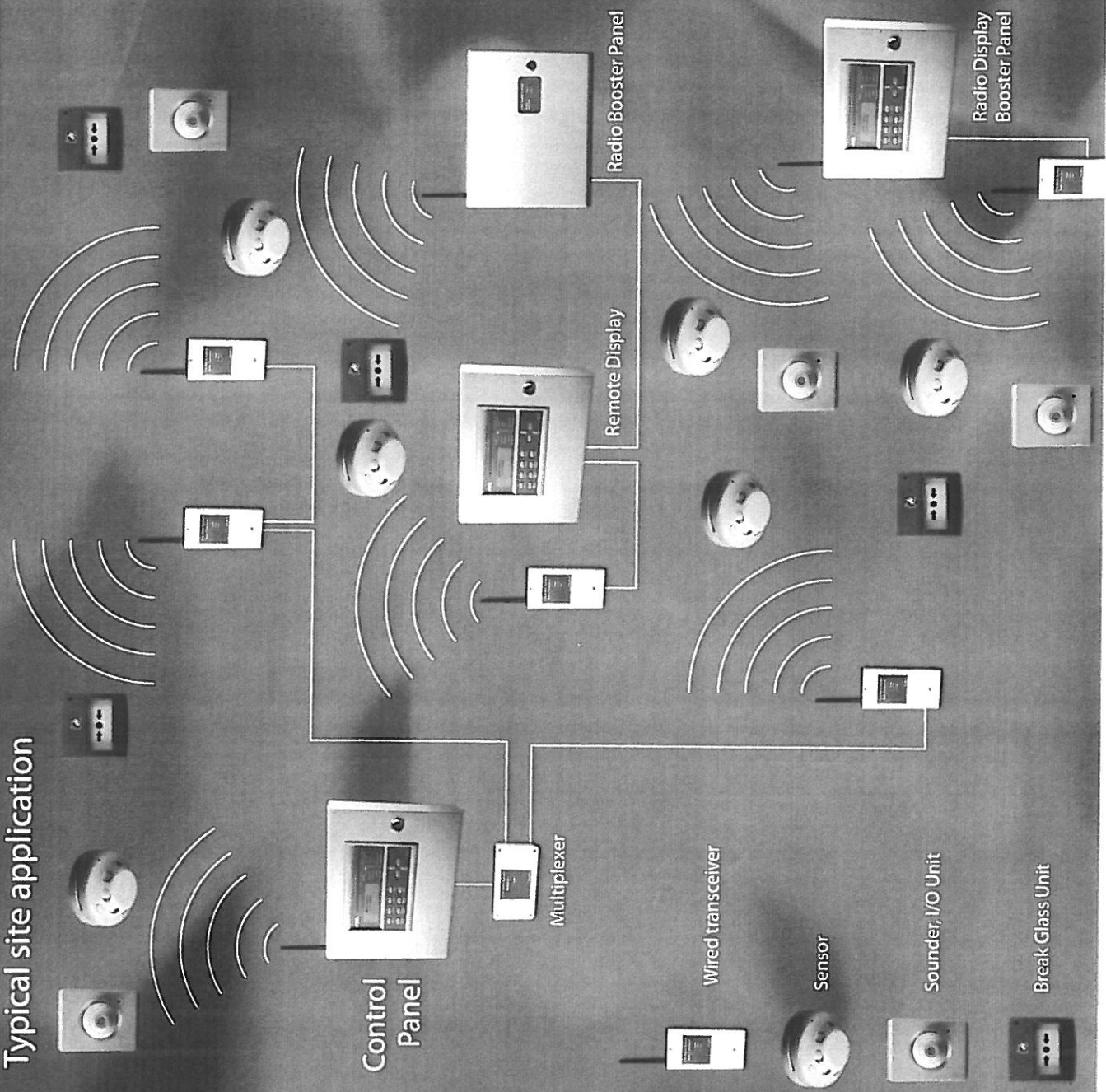
technology, radio units today are the same size as their wired equivalents.

The introduction of EN54 part 25, the European specification for radio fire alarm systems, has allowed Electro Detectors to further develop the Zerio system. Utilizing all the tried, tested and respected features in the original system, we have produced the *Zerio Plus* which has many extra enhanced features and still benefits from a quick and easy installation.

With competitive pricing the *Zerio Plus* radio system offers a serious alternative to any wired system

Zeria Plus

Typical site application



ZeriaPlus Key features

Fully Addressable

Intuitive Menu Structure

4 Access Levels

Pre-Alarm Warning

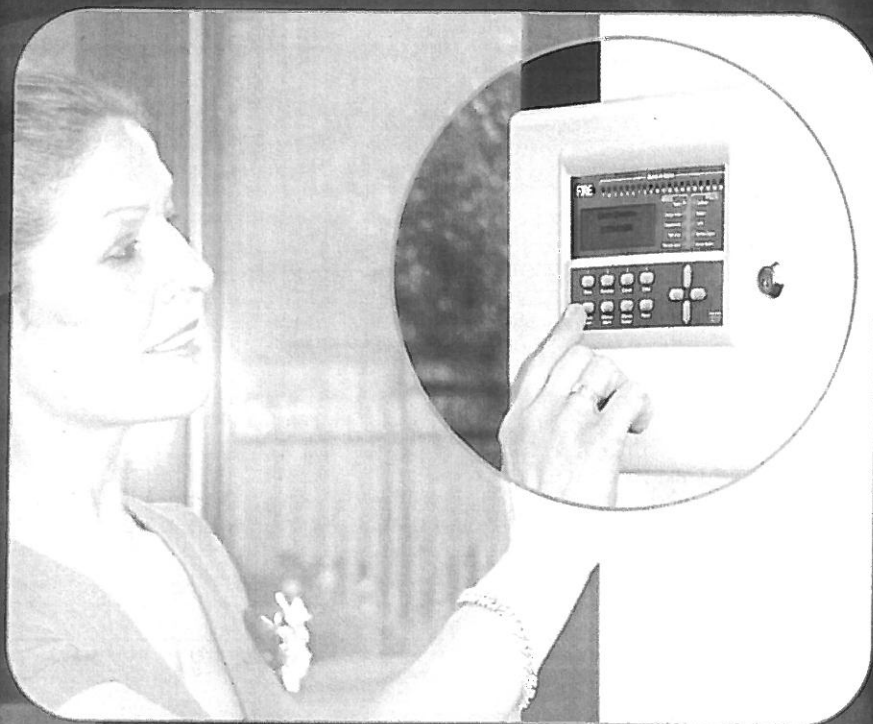
Head Contaminated Warning

HMO operation

Sophisticated Test Modes

Simple Set-up

Long Sensor Battery Life



With 240 devices across a maximum of 100 zones, the *ZeriaPlus* system offers the perfect solution for small domestic buildings up to large commercial premises. The panel, although simple to use, offers sophisticated features more commonly seen in larger hardwired equivalents.

Setting the system up could not be simpler. Each device is programmed onto the system using a clearly laid out user-friendly menu structure. There is no need to connect the device with a programming lead, as the configuration is achieved by radio.

Location descriptions can be added by using a PC or simply programmed using a standard PC keyboard plugged into the panel or for a single device the in-built keypad.

With analogue detector functionality and complex multi-path fault tolerant signalling, the system minimizes false alarms whilst providing maximum protection for the occupants of a building. In order to increase the radio range of the system, either wired or radio booster panels can be installed at appropriate positions. During the automatic set-up the system will configure this equipment to ensure the most effective operation is achieved.

The system complies in full with EN54 Part 25.

