

Design and Access Statement

Akbar House, 3/4 Guildford Place, Camden, London WC1N 1EA

Date Listed: 2 August 1973
English Heritage Building ID: 477915
Grade: II

Planned Task/Works Description:

The works will consist of a new fire alarm system to replace the existing conventional system. New installation will comprise of wireless interlinked smoke detectors in the communal areas and heat detectors within the hallway of each flat, along with wireless manual call points and sounders. Installed within each flat, will be an additional socket which is for the use of Vibropads to alert the residents which are hard of hearing in the event of a fire. The lighting in the rear stairwell will also be replaced with emergency lights and two external lights will be replaced.

Design Principles

1) Use and Amount:

The current use of the property is Sheltered Housing (Cat 2) Scheme for over 55's, comprising of 13 self-contained flats over 4 levels. There is a staff live-in flat on the ground floor, as well as an office and a communal living room area.

2) Layout:

The fire alarm installation will cover all areas of the communal space on every level including the rear stairwell, and access to each apartment will be required. There are two stairwells which will be the primary routes of access during the works.

3) Scale:

As there will be not additional structure included in the works, there will be no impact on the scale of the development.

4) Landscaping:

There will be no alterations to the landscaping as part of the works, so there will be impact at all on the landscaping.

5) Appearance:

All light fitting that are to be replaced have been like-for-like products and will be sited in the same location where existing lights are located. All devices that form part of the new fire alarm installation are provided in the additional documents, and are of a standard fire alarm appearance.

Access

1) Street Access:

As the property is located in a city centre location, and does not have any parking provisions. Vehicular access will be restricted and thus, street parking provisions within close proximity will have to be utilised.

2) Inclusive Access:

There are two stairwells and a centrally located lift, the lift being the primary use of access to different levels for the residents. Operatives will be primarily using the stairwells as a route of access, as minimal equipment will be used.

3) General Statements:

The programme of works will have no impact on the access and means of escape for the residents and no impact on the means of access for emergency services, as it is low impact replacement of a fire alarm system.

Heritage Assessment

As this property is in a conservation area and a Grade II listed building, extreme caution has been exercised in order to prevent any damaging or negative impact on the architectural heritage of the property and its surroundings.

The main aspect of this project is the installation of a new fire alarm system. For this we have opted for a type of system that will pose a substantially lower impact. A wireless system has been specified with the intention that the intrusive aspects of work will be minimised significantly. All the new devices will be mounted in the same locations where previous devices were sited, except for the areas that are currently unprotected.

The external lighting replacement aspect of this project has been thoroughly considered and we have proposed to replace the existing (defective) lighting units with new units of a similar design. As the lights currently installed are no longer manufactured and not sufficient in specification, we have had to specify a model that is, as similar in appearance, as possible.

The internal emergency lighting installation will be located in the rear escape stairwell, this currently has lighting installed but there is no provision for battery back up. The lights that we plan to install will be very similar in appearance to those that are currently installed and any additional wiring that is required will be housed in mini trunking and surface mounted.