

DESIGN AND ACCESS STATEMENT

19 ALBERT STREET, LONDON NW1 7NR

for

APPLICATION FOR LISTED BUILDING CONSENT FIRE SAFETY AND ELECTRICAL UPGRADE

9 January 2020

1.0 INTRODUCTION

Albert Street is located in the Camden Conservation Area, and is a principally residential street containing a mix of period houses (thought originally built during the Georgian period), many of which have been latterly converted into flats. The house at 19 Albert Street is mid-terraced and arranged over basement, raised ground and three upper storeys, and it is believed that it was converted into flats in or around the mid 1970's.

2.0 EXISTING ARRANGEMENT

The house currently accommodates four privately owned self contained flats, one each at basement and raised ground and first floor, and the fourth occupying the whole of the upper two storeys. Only the raised ground floor, first floor and upper flats share the internal common parts, which comprise an entrance hallway off the street at raised ground floor level, with stairs rising one storey to first floor level - the basement flat has a separate entrance off the street.

There are very few original features of the house remaining internally, following its conversion in the 1970's and later refurbishments, etc. There are no alterations proposed to the existing layout or arrangement.

3.0 PROPOSED ALTERATIONS

Following a fire safety assessment as to HMO requirements advised by Camden Council in relation to rented properties in the Borough, it will be necessary for the freehold owners to upgrade the fire safety provision afforded by the common parts, i.e. the means of escape from the house in the event of a fire, and the systems for the early warning of fire.

It is, therefore, now proposed to upgrade the raised ground floor and upper flat entrance doors - which open off these common parts onto the primary escape route - to FD30S standard, by the provision of frame integral smoke seals.

It is also now proposed to install a new hard wired fire and smoke alarm system off the relocated landlord's electricity supply, comprising a surface mounted control panel in the common parts wirelessly linked to alarm sounders in the entrance lobbies of the three upper flats, and to supplement the existing lighting in the communal entrance hall and stairs with compliant emergency lighting.

To facilitate this installation, it is proposed to re-site the landlord's fuseboard from the bins enclosure in the external front area to a high level wall mounted location behind the street door within the common parts, and to re-route the electrical sub-main from the bin store to the ground floor hall via a chase formed within and across the front wall render, then to make good using matching cement:sand render and paintwork. The fuseboard is proposed to be enclosed within a new high level timber cupboard, with the riser encased within a vertical timber casing, all painted to match existing areas.

4.0 SUMMARY

There are no structural works proposed to impact the original Georgian construction of the house, the proposed works are solely limited to upgrading the deficient fire safety provisions afforded by the original 1970's conversion.