

## Design and Access Statement



### Introduction

The property is a terraced, grade II listed building located on Handel Street within the London Borough of Camden. The property has leaseholders all of whom own a share of the freehold and is managed by Pastor Real Estate.

The building was originally part of a row of eight terraced houses (1 to 8) constructed in c1800 that fronted on to Henrietta Street (no Handel Street). They had small rear gardens and stable blocks that were accessed off Henrietta Mews. In 1888 Henrietta Street was re-named Handel Street. Henrietta Mews and the stable blocks were removed to allow the rear gardens to be enlarged. In the Edwardian period 1,2,3 and 8 Handel Street were demolished and two, six storied blocks of flats was built at either end of the remaining terrace of houses.

In the 1970's, 4 Handel Street was converted from a single dwelling into five flats, one on each floor. Since that date, various alterations have been made to individual flats. The street façade multi-paned sash windows were replaced with two paned windows. The original solid front door and intricate patterned fanlight was removed. It was replaced with a four panelled, part glazed door and the patterned fanlight changed to a two paned light with a single vertical glazing bar.

### Proposal

The proposal is to completely replace the front door, frame and fanlight and install a new door unit to its original Georgian design.

None of the front door of 5,6 and 7 Handel street match and it is unlikely that any exist from the original construction period. However, all door frames match and are original. The fanlights of 5,6 and 7 are also original.

It is proposed that the 4 Handel Street door unit is copied from the one at 5 Handel Street, as it is a good example of a Georgian solid panelled door. It is constructed with six panels, the lower two different to the upper four panels. The door also incorporates a mock double leaf

achieved with a central vertical moulding. A single brass letterbox is proposed to be installed centrally between the lower four panels with a brass security lock in the side frame.

The door frame is to be copied as the existing and the same as 5,6 and 7 Handel Street. Both frame and door are to be traditionally constructed in hardwood.

The new fanlight is to be constructed to exactly match the fanlights of 5,6 and 7 Handel Street, with a hardwood main frame and cast-iron glazing bars with clear single glazing, set in putty.

The original York stone paved entrance steps and door threshold that were removed and replaced with waterproof asphalt are to remain. However, a new York stone door threshold with a bull-nosed leading edge is to be installed in order to provide a horizontal base to the new door unit.

The door, frame and fanlight frames are to be painted black. The single glazing in the fanlight is to be cleared set in putty and painted black. The ironmongery is to be brass; the door threshold is to be a single section of traditional York stone.

Note: Advice was taken from the Georgian Group and from Stephen Bull of S.P.A.B, who recommended that the door at 5 Handel Street should be copied as it is the most appropriate example of that architectural period.

The proposed works to the staircase within the property are repair only, using like-for-like materials. None of the architectural features or any details of the staircase will be replaced during the works.

Internally, ceilings and walls will not be disturbed. Where architectural features such as decorative cornicing are present, any repair work will match the existing construction exactly.

### **Access**

Access to the property will be required via the public Handel Street with pay and display parking available. The means of escape of the property will not be altered.

The access to the basement level and the front entrance door will not be affected by the works.