

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 upgrade the inadequate compartmentation of the timber stud walls in the communal staircase, as per the requirement of the London Fire Brigade, who have served an enforcement notice on the building.

The existing replacement laths and gypsum plaster will be removed from the sections of timber stud walls, these laths are not original and were likely installed during the conversion of the building in the 1970s. To achieve the required 30-minute fire rating, the timber stud walls will then be lined with 15mm gypsum fireboard and finished with a multi finish plaster, all in accordance with Gypsum's recommendations.

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. An additional newel post is required, to provide adequate strength to the stairs, which is the sole escape route serving the upper floor flats. As the stairs is currently deformed and at risk of further deterioration.

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.