

## 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.

### 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 walls are currently finished with sections of lath and plaster, mesh and plastered and plasterboard finishes in places. The wall finishes to the partitions between residential and communal areas are to be stripped off and two-layers of fireboard installed with a skim coat of plaster to match the existing thicknesses.

The proposed works also aim to strengthen the staircase by installing additional metal supports, which is leaning in sections. None of the architectural features or any details of the staircase will be replaced during the works, in order to maintain the original detailing.

Where architectural features such as timber dado rails or skirting boards are present, these will be carefully removed and stored and reinstated on completion of works, any repairs

needed to these elements will match the existing construction exactly. No works are to be undertaken to the frames within the communal areas.

**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.