LINCOLN HOUSE, BASIL STREET, LONDON, SW3 1AW

Heritage and Design & Access Statement Supporting a Listed Building Consent Application

For

Door upgrade works to existing flat entrance doors to a 30-minute fire rating and 60-minute fire rating to lobby doors. In addition, installation of smoke and heat alarms 1 meter into each flat to compensate for a lack of compartmentation.

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Project Reference 18-0286
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1. Introduction:

This document has been prepared by Gazelle London Building Consultancy Ltd on behalf of Lincoln House (Basil St) Ltd.

The Heritage Statement and Design & Access Statement has been prepared to support the Planning and Listed Building Consent Application to upgrade the existing flat entrance doors to 30-minute fire rating and the corridor doors to be 60-minute fire rating. The application also includes the installation of smoke and heat alarms into flats to compensate for lack of fire compartmentation.

The application follows advise from a recent Fire Safety Report completed by Thomsons Fire Engineers for the common (landlord) areas of Lincoln House.

The report provides a strategy for meeting the functional requirements of the Building Regulations (Part B, Fire Safety and the Regulatory Reform Order 2005). The report includes requirements to meet general compliance with the existing layout design and management to support an effective fire management strategy required for the premises.

The report confirms a number of upgrades to ensure compliance with regulations:

- Upgrade the existing flat entrance doors to 30-minute fire rating and the corridor doors to be 60-minute fire rating. In total, there are 67 doors that need upgrading to ensure they comply with the Fire Safety Report.

- Fire compartmentation below the floors of flats as there are currently voids linking properties and unknown fire separation.

The report also recommends:

- Installation of smoke and heat alarms into flats to compensate for lack of compartmentation above.
2. Heritage Statement:

Lincoln House is a double fronted Edwardian mansion block, consisting of two near-identical six-storey blocks, constructed between 1915 and 1916. Designed by John A Gill Knight ARIBA for Harry Johnson, this block was sub-divided by J Hunt in 1947, after war damage, and there are now two smaller flats for every one original apartment. As a result, there are now 48 flats in total including 2 porter’s flats to the ground floor. The property lies within the Hans Town Conservation Area.

The property is grade II listed (1393378) and was first entered in 2009 for the following principal reasons:

‘an accomplished and highly idiosyncratic design, illustrative of the best of mansion block architecture in the period; the materials are used generously, and the red brick façade is plentifully detailed with Portland stone dressings; the composition is skilful and plenty of movement is created by projecting porticos, curved loggias, canted bays and the parade of segmental-headed parapets advancing above the cornice.’

The detail regarding the listing of the property refers to the exterior front elevation façade of the building. Internally the property has been altered significantly by owners of flats, although many original features remain. The front doors to the flats are all very similar in each block; some are original, but others were added when the flats were subdivided in the 1940s, whilst a few are newer – pre-dating the ‘listing’.

The proposed works will upgrade the current lobby and flat front doors in order to comply with fire safety regulations. The historic doors will be kept and will be upgraded to ensure compliance to the current building regulations. The works will be carried out with the historic doors in situ and all works have been considered to minimise the impact to the doors whilst still achieving compliance.

This document explains the design and development process/proposal and surrounding context and should be read in conjunction with the supporting drawings and documents.

Conclusion

The proposal is considered not to be harmful to the character or historic significance or design of the existing property, with all doors being retained and the improvements being carried out with the doors in situ. We therefore request permission is granted for the proposal.
3. Design & Access Statement:

**Introduction**

The proposed works are to upgrade the existing flat entrance doors to 30-minute fire rating and the lobby doors to be 60-minute fire rating. The application also includes the installation of smoke and heat alarms into flats to compensate for lack of compartmentation above.

This will be achieved by upgrading the doors in the following way to achieve the requirements of the building regulations (Part B, Fire Safety and the Regulatory Reform Order 2005).

**Design**

**Upgrading flat entrance doors and corridor doors**

**Typical Door A** - flat entrance doors to the east side of Lincoln House 8 panel solid timber with brass ironmongery.

To achieve FD30S rating, doors will require:

- **Door Closer**: Installation of new Powermatic R100 concealed door closer in a polished brass finish.
- **Intumescent Strips**: Rout out leading edge of door (both sides and top) and installation of Lorient 10 x 4mm (LP1004DS) intumescent fire / smoke seals (colour to be brown).
- **Letter Box Intumescent Liners**: Installation to every door new Intumescent Liner for Mail Apertures from Envirograf (Product 50). Includes routing frame to allow installation.
- **Additional hardwood lipping to doors/frames/stops** in certain areas to ensure doors are sealed at junction with frame, including staining and decorating as appropriate.
Typical Door B - flat entrance doors to the west side of Lincoln House are solid hardwood with lead light glazed panels and brass ironmongery.

Door B upgrade requirements are to ensure they are FD30S rating and require:

- **Door Closer**: Installation of new Powermatic R100 concealed door closer with a polished brass finish.
- **Intumescent Strips**: Rout out leading edge of door (both sides and top) installation of Lorient 10 x 4mm (LP1004DS) intumescent fire / smoke seals (colour to be brown).
- **Letter Box Intumescent Liners**: Installation to every door new Intumescent Liner for Mail Apertures from Envirograf (Product 50). Includes routing frame to allow installation.
- **Install fire rated glazed screens within steel frames fixed to rear of the door to upgrade the fire resistance of the door, without altering the original features.**
- **Additional hardwood lipping to doors/frames/stops in certain areas to ensure doors are sealed at junction with frame, including staining and decorating as appropriate.**

*Drawing 2: Typical Door B*
Typical Door C - corridor doors to both the east and west side of Lincoln House are generally solid painted panelled doors.

Door C upgrade requirements are to ensure they are FD60S rating and require:

Fire door upgrade requirements for FD60S doors are:

- Door Closer: Installation of new Powermatic R100 concealed door closer with a polished brass finish.
- Intumescent Strips: Rout out leading edge of door (both sides and top) installation of Lorient 10 x 4mm (LP1004DS) intumescent fire / smoke seals (colour to be brown).
- Additional hardwood lipping to doors/frames/stops in certain areas to ensure doors are sealed at junction with frame.
- Review of fire rating of Georgian wire glazing to determine fire resistance and possibly replace.

Installation of fire alarm and smoke alarms into flats

- It is recommended to compensate for the lack of compartmentation that the existing common parts fire alarm is extended into the hallways of each flat.
- We propose the installation of a heat and smoke detector 1 meter into each flat which will necessitate some chasing of electrical cables into walls and ceilings (see drawings attached to this application).
Lincoln House is a six-storey residential building with a total of 67 doors that need upgrading to ensure they comply with the Fire Safety Report from Thomsons Fire Engineers. The property is situated on Basil Street in Knightsbridge, London.

This document explains the design and development process and surrounding context and should be read in conjunction with the supporting drawings and documents.

**Access**

Access to both East and West blocks is via the ground floor of each block through the main entrance on Basil Street which leads to a communal lobby and staircase.

Existing access arrangements will not be affected by the proposals, the access is through the entrance, workmen will comply with building management requirements and time schedule, the porter’s will be guiding the workmen as well and providing access where required to flats.

**Landscape**

The existing landscape will be unaltered by the proposal.

**Proposed Products to update doors to FD30**

**Coating System**

- Upgrade Fire protection to inner face of flat front doors. The solid doors can be upgraded by the application of an intumescent coating, achieving 30 minutes fire integrity. The application to the apartment side of the door only is as follows:
  2 x coats HW02 – clear intumescent @ 8m2 per litre per coat.
  1 x coat HW Excel – clear protective topcoat @ 12m2 per litre.
Ironmongery

- Include for supply, fitting and installation of new Perko Perkomatic R85 concealed door closer - polished brass finish.

- Supply and install to every door new 3No. polished brass PVD stainless steel ball bearing fire door hinges tested to BS EN 1935 and Certifire Approved Grade 13 for doors up to 120kg. Submit hinge specification proposals to CA prior to works commencing.
- Supply, fit and install, in strict accordance with manufacturer’s instructions Envirograf intumescent protection, Product 71, behind the new hinges, perko door closer and within the lock / latch areas.

- Supply and install to every door new Intumescent Liner for Mail Apertures from Envirograf (Product 50) include for fitting and trimming. Include for removal and replacement of all existing letter box flaps.
Seals

- Rout out leading edge of door (both sides and top) supply, fit and install Lorient 10 x 4mm (LP1004DS) intumescent fire / smoke seals (colour brown).
4. Summary & Conclusion:

The application follows advise from a recent Fire Safety Report completed by Thomsons Fire Engineers for the common (landlord) areas of Lincoln House.

The report provides a strategy for meeting the functional requirements of the Building Regulations (Part B, Fire Safety and the Regulatory Reform Order 2005). The report includes requirements to meet general compliance with the existing layout design and management to support an effective fire management strategy required for the premises. These requirements will be met by carrying out works to upgrade the existing flat entrance doors to 30-minute fire rating and the lobby doors to be 60-minute fire rating. The application also includes the installation of smoke and heat alarms into flats to compensate for lack of fire compartmentation.

The proposal is considered not to be harmful to the character or historic significance or design of the existing property, with all doors being retained and the improvements being carried out with the doors in situ.

Prior to this application Gazelle London received pre-application advice from The Royal Borough of Kensington and Chelsea ref: PRE/AR/18/00968 which confirmed:

1.1 In summary and following our meeting on the 16th October 2018, I advise:

i. The proposed works to upgrade the 67 communal and entrance doors in order to comply with fire safety regulations are necessary and have been considered to minimise any harm on the heritage significance of the historic doors.

1.2 For these reasons I would support the proposal if an application were made. Whilst the advice is given in good faith, it is based on the information provided and the assessment of the proposals has not been subject to public consultation. It does not bind the Council to a particular decision and is made without prejudice to any formal determination which may be given in the event of an application being submitted.

On this basis, we therefore request permission is granted for the proposal.