

Curnock Street Estate, London NW1

Replacement of front entrance doors to upper floors

DESIGN AND ACCESS STATEMENT

Heritage

The Curnock Street Estate was designed by Boissevain and Osmond in the late 1960s. Built on a seven-acre site, it comprises twelve rectilinear blocks, grouped around landscaped courts, with a total of 284 dwellings. The majority of blocks are four-storey maisonette blocks, together with a six-storey block of flats, a block of three-storey houses, and a three-storey block of flats and maisonettes above a community centre.

The original timber windows and doors were replaced with aluminium windows and doors, approximately 10 years ago.

Design

The existing front entrance doors are not fire-resisting. They represent a potential hazard to people escaping from the buildings where escape is only available in one direction, on upper floor access balconies, and would entail passing in close proximity to the door. The Fire Brigade have served a Fire Safety Deficiency Notice on the Council requiring the doors and adjacent screens to be up-graded.

It is proposed to replace those entrance doors which constitute a risk. Existing entrance doors at ground level will be retained, as escape from the building does not necessarily entail passing in close proximity to such doors.

It is proposed to replace entrance doors and frames on upper floor access balconies with fire-resisting doors. The doors are to be constructed of solid laminated timber, in rebated hardwood frames, with fire-resisting glazing in vision panels, fanlights and sidelights. The doors and frames will comply with Building Regulations in terms of thermal insulation, and are tested to comply with Secured by Design standards, in terms of resistance to forced entry.

The doors and frames will be painted. Frames will be painted White, with door colours to be selected.

Access

Access to the property is unaffected by the proposed installation of new entrance doors on upper floor access balconies.

BS
RSB
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