

## **DESIGN AND ACCESS STATEMENT & heritage Impact Assessment**

Replacement Staircase  
8A Chamberlain Street, NW1 8XB

This Application is proposed for Ecos Maclean to replace the existing dangerous wooden entrance staircase with a black painted steel staircase.

Ecos Maclean Ltd is situated in Camden's Primrose Hill Conservation Area and the building is Grade II listed. The office is located at the lower ground floor level of the dwelling. It has a private entrance from the front lightwell, while the flats above have a separate communal front entrance from the street level.

The existing front staircase leading from the pavement to the front entrance of the office is made out of timber and is rotten. It is poorly constructed and need immediate repair. We proposed to replace it with a simple steel staircase, similar to those of its neighbours on Chamberlain Street. The steel staircase will have a simple and standard design which complies with Building regulation with a curved handrail and black stringers and grey galvanised and profiled treads. The staircase cannot be seen from street level and it does not touch the Listed Building.

### Materials

All the supporting steelwork and balustrading will be painted one coat zinc phosphate primer and black powder coat semi-gloss finish. The open rectangular pattern mesh treads and landing will be hot dipped galvanised finish and all bolts to be zinc coated. The handrail to be convex section handrail and the infill bars will be 12mm section solid section between 30mm section solid section.

### Heritage Impact Assessment

The steel stair is adjacent to the listed building and will not detrimentally affect the listed building. The replacement of the existing wooden stair will be an improvement to the setting of the listed building and be undertaken using materials sympathetic to the historic context.

CHC 10 March 2014