

42B BEDFORD Sq



Second and Third Floor Levels - Revised Second Stair Design

Design Statement

July 2015

BDP.

P03_REP(00)A001

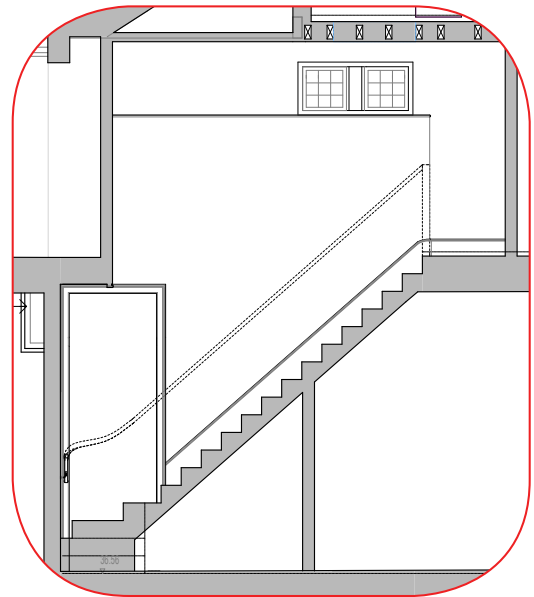
Design Proposals

To improve accessibility within the main house at 2nd floor level, it is proposed that a circulation space is introduced to enable direct access to the Master Bedroom from the DDA lift without the need to circulate through the bathroom. This proposal therefore addresses concerns with the current layout relating to access and privacy issues.

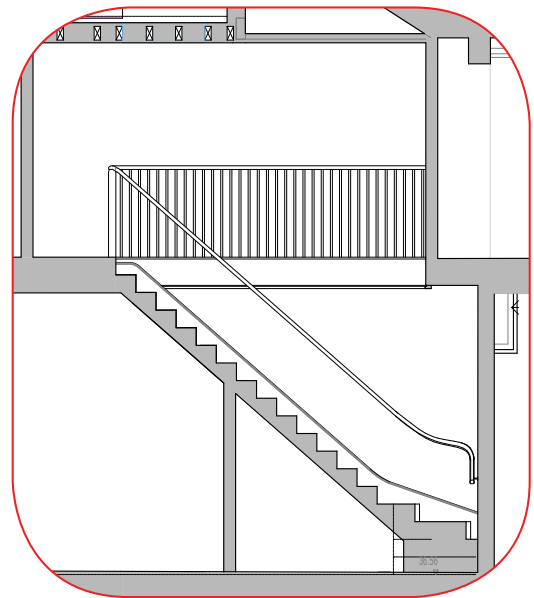
The design of the new stair that connects second and third floor levels has been amended to facilitate this proposal. The stair rises from the main stair landing at second floor and remains adjacent to the main stair wall for the full length of the flight. As well as maximising the useable area on the second floor, this enables the stair to benefit from borrowed light courtesy of existing windows at third floor that open on to the roof lantern lit main stair volume. An open balustrade design capitalises on this opportunity for daylight and provides a sense of openness and vertical connection.

The proposed arrangement also sees the removal of the closet area at second floor level. This enables the volume of Master Bathroom to increase to the original intended depth of the space.

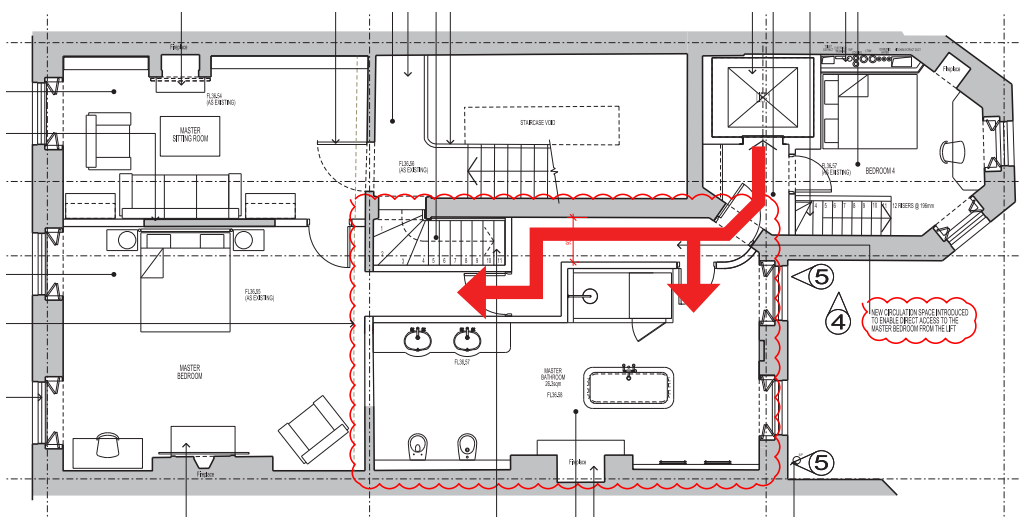
Upon further investigation during the development of more detailed design proposals, it has become apparent that the consented staircase design for this location would require the cutting of an original primary beam. The reduced overall depth of the proposed stair ensures that structural proposals relating to this application represent an improved situation in terms of length of beam to be removed. A sensitive structural design has been developed to retain as much of the original timber as possible, utilising steel plates either side of the existing timber beam.



Elevation to show existing window opening on to the Main Stair Hall



Elevation to show open balustrade design at third floor



Proposed accessible route from DDA lift to Master Bedroom