



WITHDRAWN

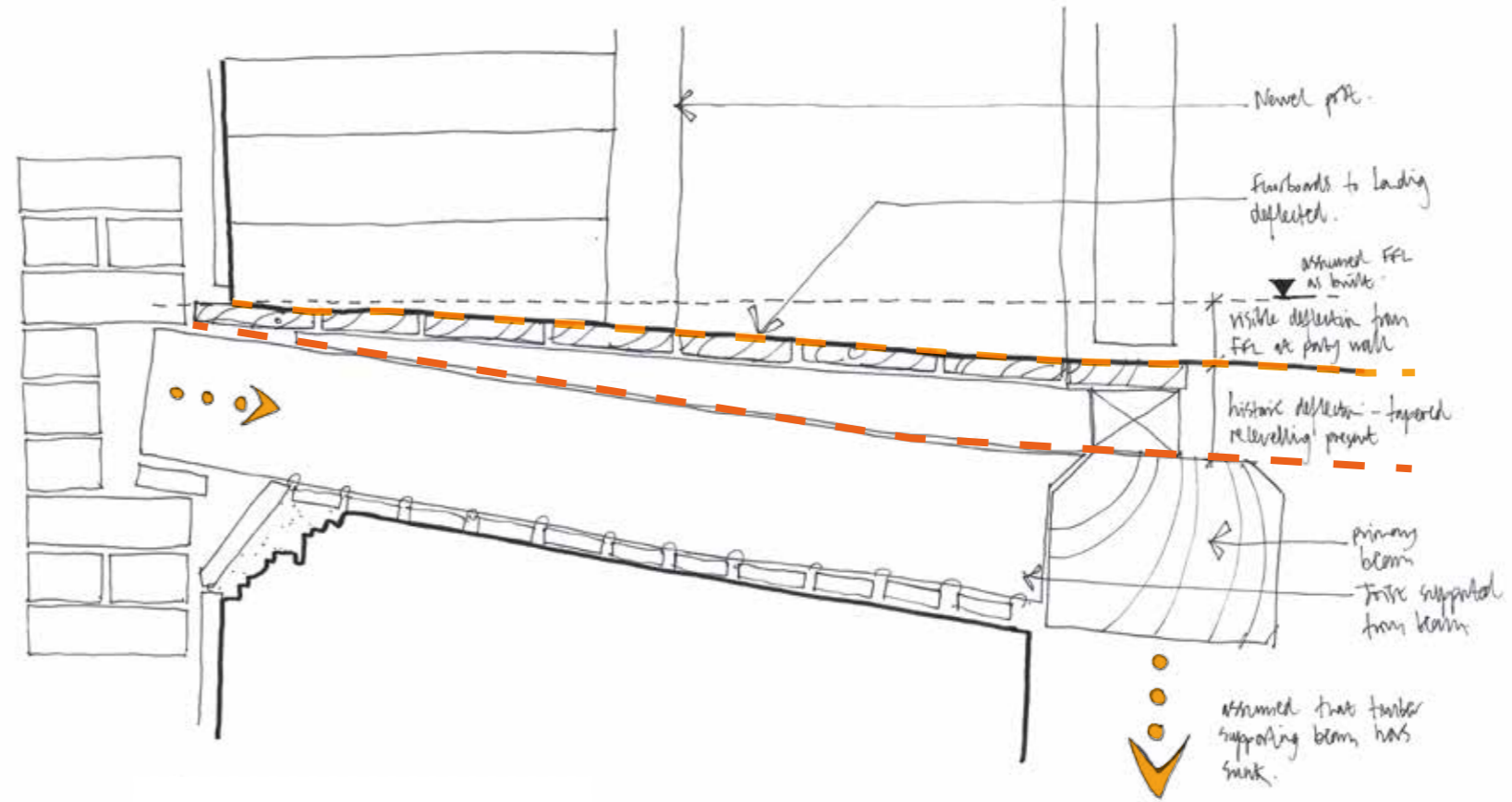
St Giles - Zone 3 : 7 Denmark Street
Listed Building Application Addendum - Staircase Repair

REVISION 01

Staircase Repairs

As these inspection photos show clearly, the stair in no.7 is in urgent need of repair. Deflection occurs at every level, with the second floor showing the most significant levels of movement.

To ensure the long term preservation of the staircase, the flights that meet the second floor landing should be dismantled, repaired and reinstated. Simply moving the stair to its original position would run the risk of causing further movement and affecting the original fabric.



Sketch section - existing landing showing severe deflection



Evidence of severe deflection within the stair wells



Later plasterboard soffit requires further inspection



Stair deflection raises significant safety concerns



Significant deflection exposes underlying structure

Method Statement

Prior to the commencement of any work, the contractor is to protect all retained parts of the building from damage and theft.

Original staircase and all architectural features to be retained, repaired and not replaced.

Stair components are to be dismantled carefully, identified and catalogued before being stored on site and protected from damage or theft.

Special care should be taken in lifting and removing the stair components to avoid disturbing the building fabric any further.

Provide temporary handrail or fall protection during the course of the works.

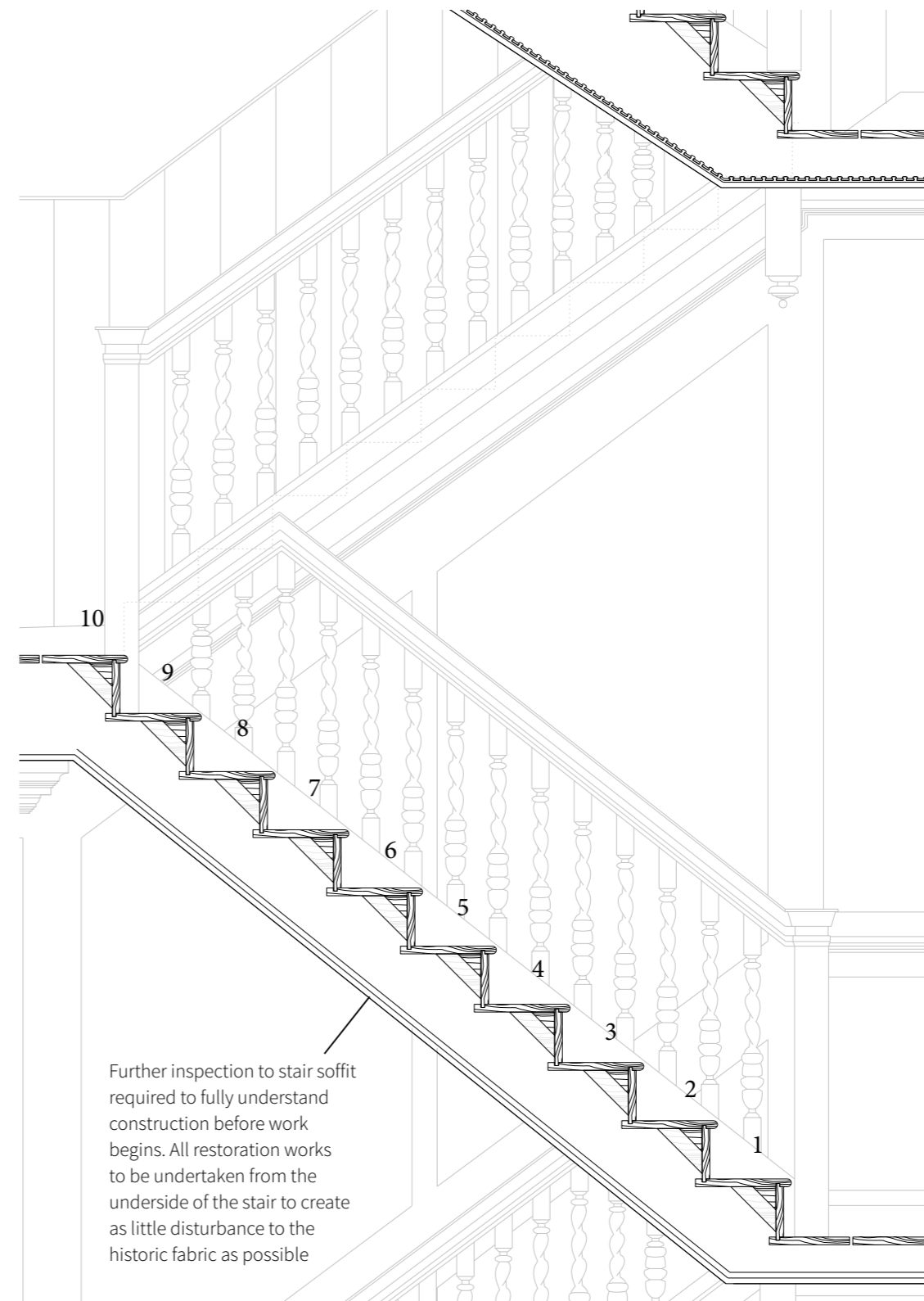
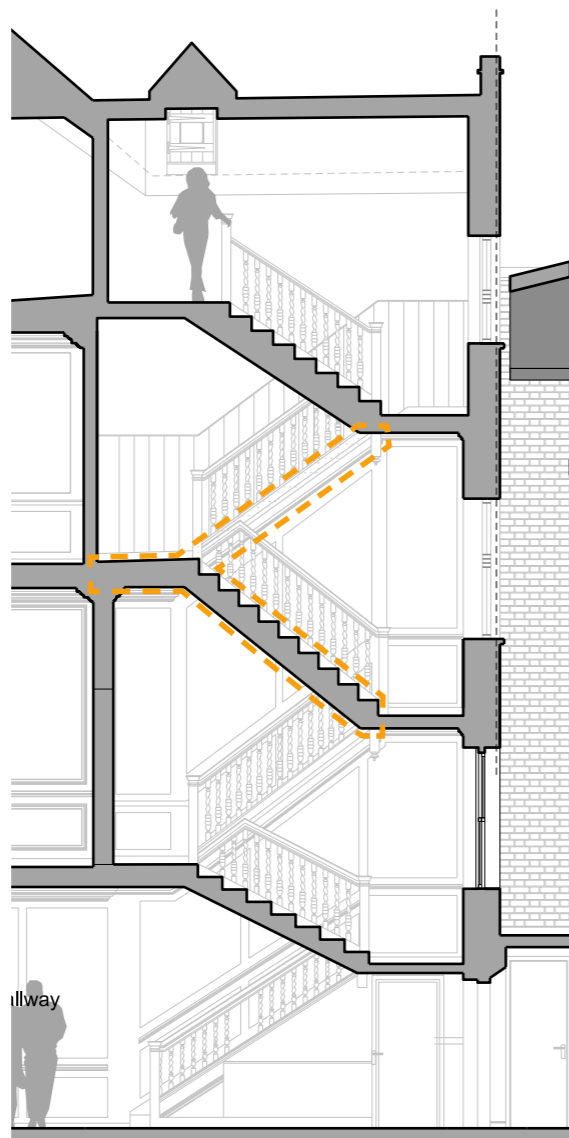
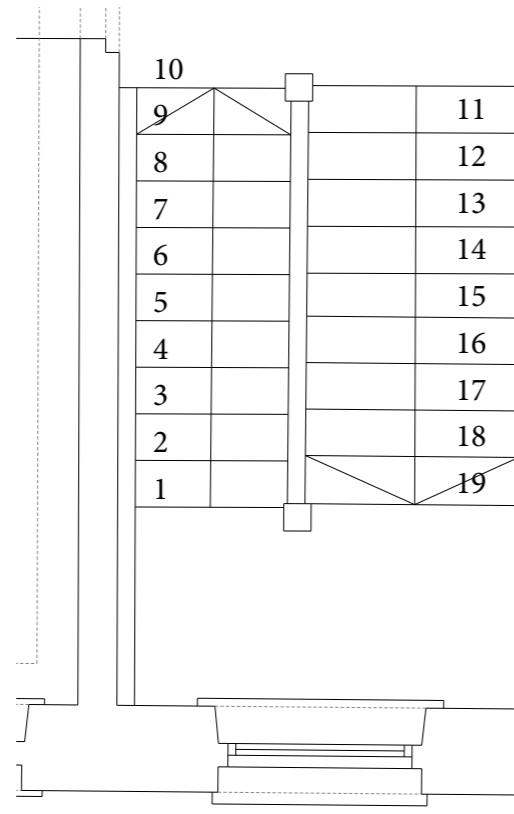
Identify the necessary repairs required to address the structural issues. All features and fabric are to be adequately protected during the construction works.

Where possible, restore existing features to a suitable condition. In cases where safety concerns mean new elements are required, repairs should be done in materials which match the composition and physical characteristics of the existing.

Only when all safety concerns have been addressed and the integrity of the structure restored, original stair components can be reassembled in their original fashion.

The careful dismantling of the stair and its subsequent protection means limited making good should take place during its reconstruction. In cases where this is necessary, work undertaken should match the existing.

All work to be done from the underside of the staircase, preventing further disturbance of the buildings fabric.



Left:
The flights of stairs that meet the second floor landing are the most affected. It is proposed that these are rebuilt for the safety of the tenants and longevity of the property

Above:
The treads and risers are assumed to be of a traditional closed stair construction, with evidence of later plasterboard linings to the underside of the soffit