

14 REGENTS PARK TERRACE

LONDON NW1 7ED

AREA STAIR HERITAGE & DESIGN STATEMENT**PLANNING HISTORY**

Planning approval ref: 2017/0166/P

Listed Building consent ref: 2017/0339/L

Our initial condition survey of the stair showed that the original stone treads, landing and risers had been repaired and resurfaced in concrete, together with some treads and risers having been wholly replaced with concrete elements inserted. We concluded that the condition of the remaining fabric was likely to be beyond conservation and repair, noting also that the majority of stairs within the terrace had similarly been subject to extensive repair, or fully rebuilt.

Consequently in the above applications it was proposed to rebuild the stair.

In consultation as the applications progressed the case officers recommended undertaking further investigation by removal of the concrete surfacing, to establish the condition of the original fabric, before deciding whether the stair could be repaired, or would have to be replaced.

This was agreed and amended documents submitted. However, it remained our expectation that rebuilding would be the most probable outcome, and whilst we accepted the recommendation for further investigation, we had not intended by that to exclude rebuilding from the applications.

Following on from issue of approvals and works commencing on site, the concrete surfacing was removed to reveal the condition of the remaining stonework below. As we had expected the extent of deterioration and delamination, which would have been exacerbated by the concrete surfacing, was revealed to be beyond practical repair, and rebuilding was put in hand.

Having now reviewed the approved documents it is acknowledged that the amended wording does not make clear that the option to rebuild was still included, hence this application for minor material amendment and listed building consent, to regularise matters for the record.

DESIGN

The stair is to be rebuilt with sawn York stone treads, risers and landings, all dimensioned, detailed and set out to match the original.

The lower flight up to the landing is supported at the outer edge by the brick wall below.

The landing and upper flight to be built into the pockets in the masonry party wall left by removal of the existing treads and risers.

The original stair would have been solidly bedded in to the masonry as the wall went up, so that the completed flight would become self-supporting.

In designing the replacement stair the project structural engineers, Morton Partnership, advised that an equivalent cantilever action would not be achieved by setting the new treads and risers into existing pockets, so that additional support would need to be provided.

Looking at other replacement stairs in the terrace a variety of methods have been adopted in providing additional support, most frequently by adding a steel or concrete stringer, or building up a wall, to support the outer ends of the treads and risers. These designs compromise the appearance of the original stairs.

In order to maintain the visual appearance of a cantilevered stair the proposed design solution incorporates folded flat steel plates beneath the treads and risers, concealed behind rebates in the stone, with fixing plates bolted to the party wall, to be concealed by render finishes. This method of support will have minimal visual impact on the completed stone stair.

Rebuilding the lower flight and landing is now completed as designed.

Work on the upper flight had been halted due to the poor quality of installation such that the fit between the stone and steelwork was insufficiently tight. The stonework on this flight is to be removed and rebuilt.

Further work has now been suspended, pending receipt of consents to these applications.

DRAWING

Drawing no. 575 LB 033

PHOTOGRAPHS

Photographs for reference:

- Stair at no 14 from the initial condition survey
- Stair at no 14 following removal of concrete surfacing
- Stair at no 14 currently, work in progress
- Stairs at other houses within the terrace