

Design and Access Statement

Replacement of external basement stairs to front of 2 Regent Square

2 Regent Square, London, WC1H 8HZ

Proposal:

Replacement of existing wooden stairs with steel / cast iron LCC style.

Statement:

The property is situated on the southern side of Regent Square, within Bloomsbury's conservation area and is formed from the row of c.18thC terraces existent there (some fully period, some only façade period after bombing in WW2 destroyed part of the block). 2 Regent Square was developed into a block of flats sometime in the mid 20th C. This application relates to the external stairs to the front of the property that enable access from the street to the basement flat.

The street contains a number of basement flat conversions, with varying design approaches taken towards the stairs that enable street access. Predominantly these are comprised of relatively contemporary steel stringers with "checker plate" or open steel grating stair treads. Commonly softwoods are also used, as is currently the case at the site address.

In keeping with local more traditional vernacular, and the adjacent property, this proposal would be to replace the existing stairs with a new one comprising steel stringers, LCC tread plates, a kited turn, plain balustrades and plain D section hand rail (not monkey-tailed as shown in the design sketch). This would be finished in a gloss black.

Where the existing structure has been affixed to the surrounding wall, holes will be filled and the wall repainted in white masonry paint along the coping, rail base and parapet areas, as per local style.