THE HEAL'S BUILDING PHASE 2 LBC - Art Deco stairwell

Design & Access Statement

June 2022 Rev. 02

WHITE RED ARCHITECTS

GENERAL PROJECTS



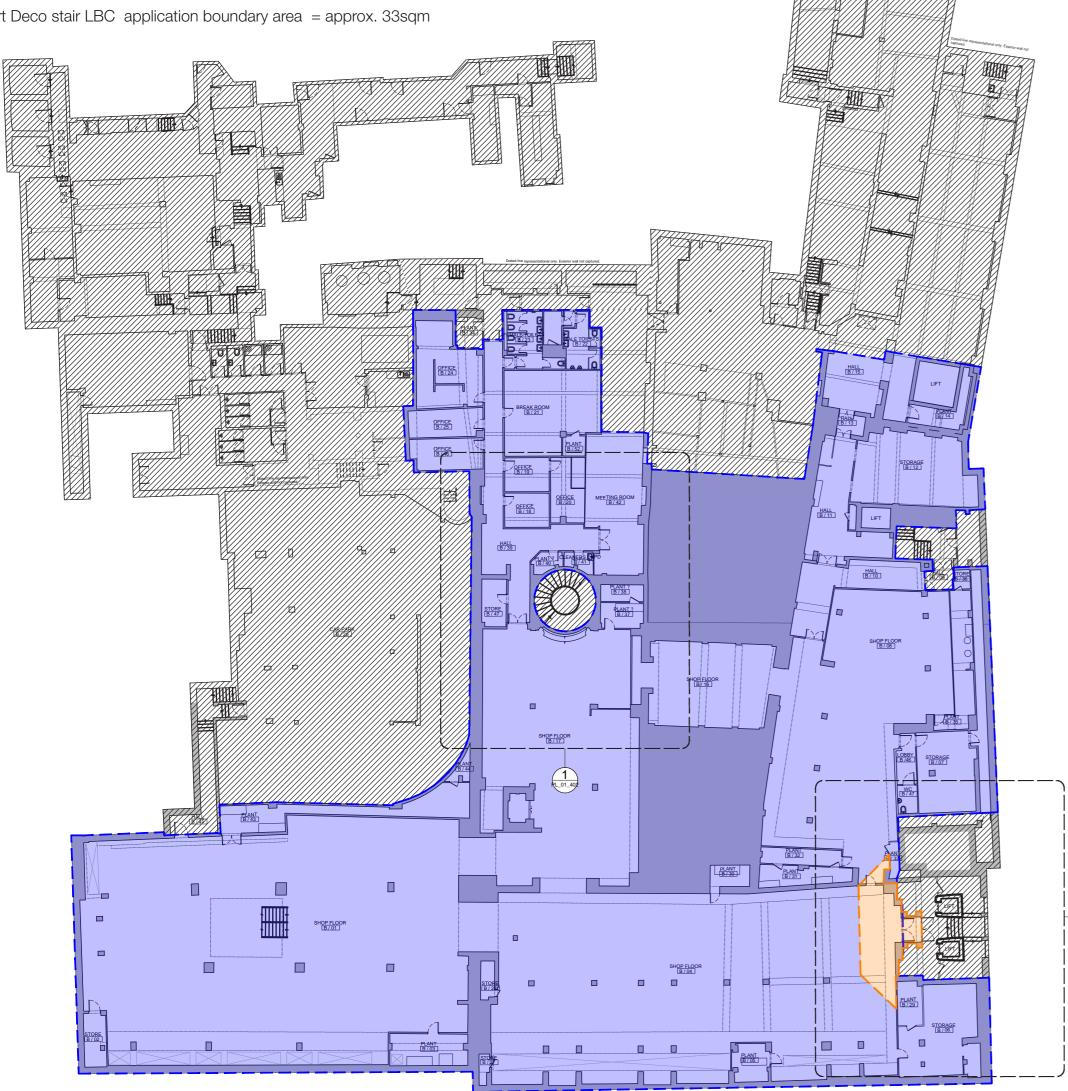
Introduction

This Design and Access Statement seeks Listed Building consent approval for opening up works to Art Deco stairwell at basement level. Existing heritage doors to be retained and refurbished with reinstatement of missing bottom panels. Existing fire wheel to be kept as a feature and new fire/smoke curtain to be installed. New glazed doors and fixed panels to be installed where partitions can be removed to open up access to the Art Deco staircase.

Existing Basement Plan Art Deco stairwell

KEY Not part of scope Phase 2 Scope - Heal's demise Art Deco stair LBC - Application boundary

Art Deco stair LBC application boundary area = approx. 33sqm



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TOTTENHAM COURT ROAD

Existing Art Deco stairwell configuration has reduced access and visibility to basement retail area. Currently there is no level access to the basement retail space from this staircore.



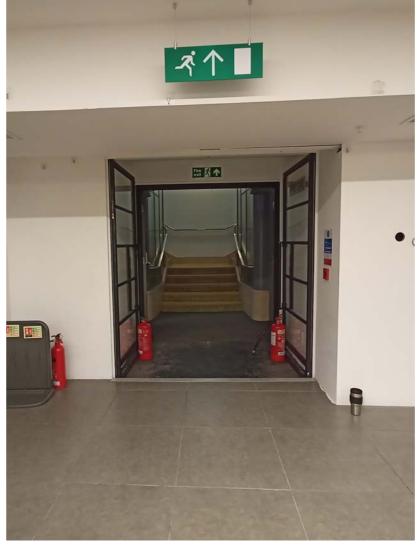
Art Deco stair and lift at ground floor level



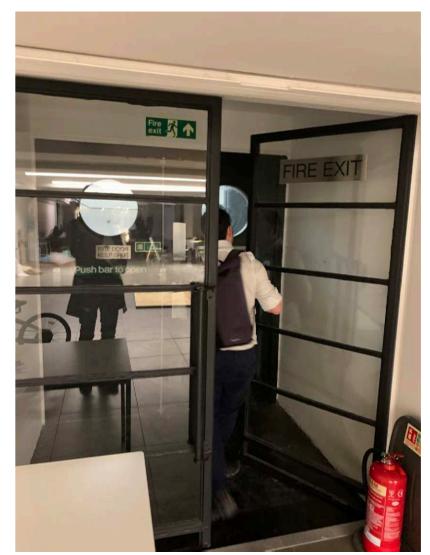
Art Deco stair and lift at ground floor level

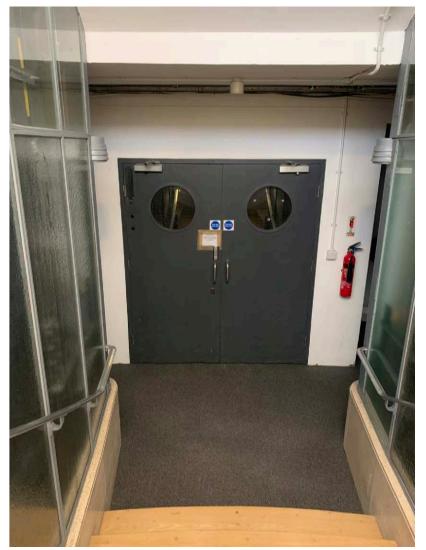


Art Deco stairs to basement



Existing stepped access from retail area to Art Deco stair Heritage doors from retail area to art Deco stair

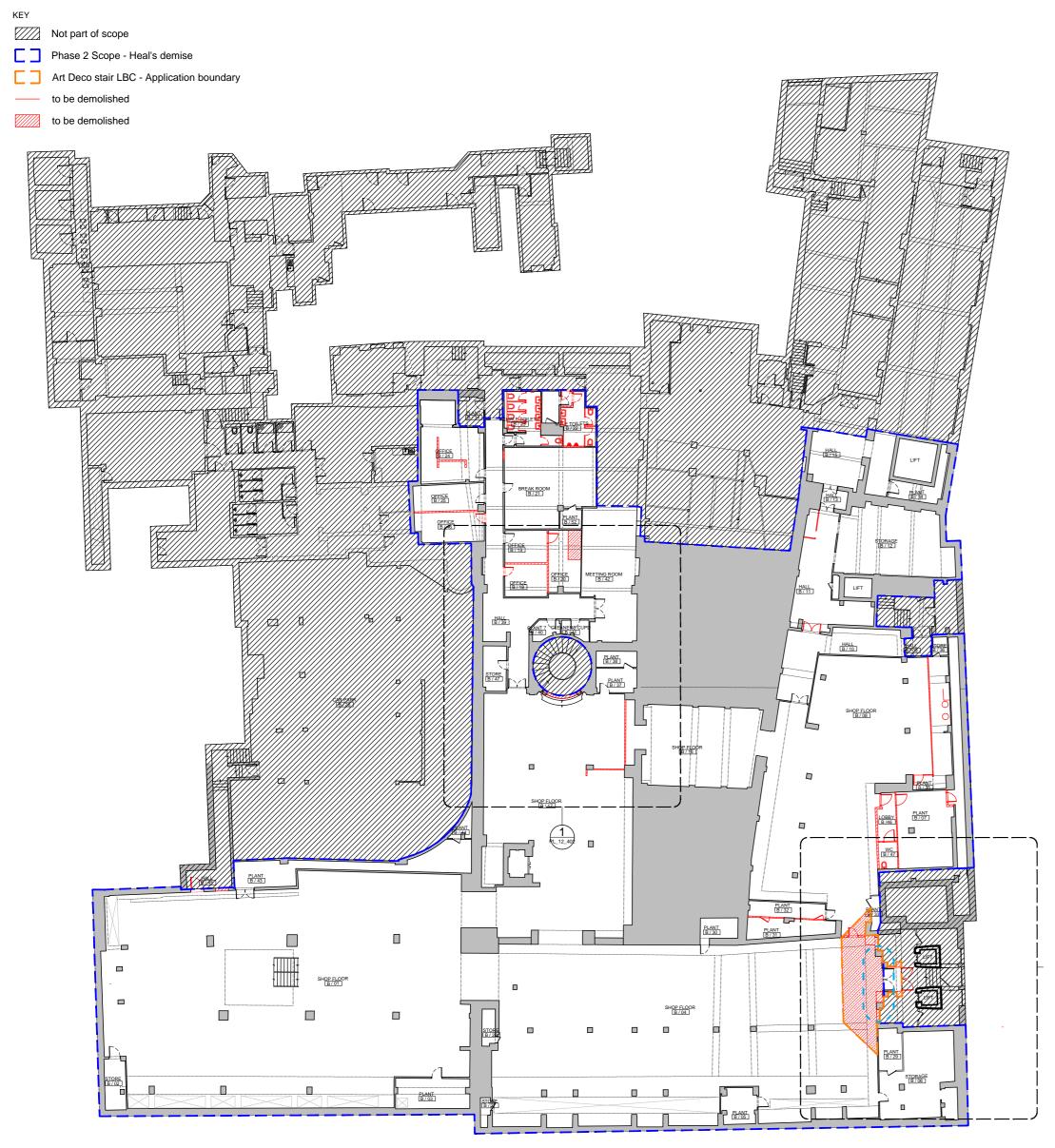




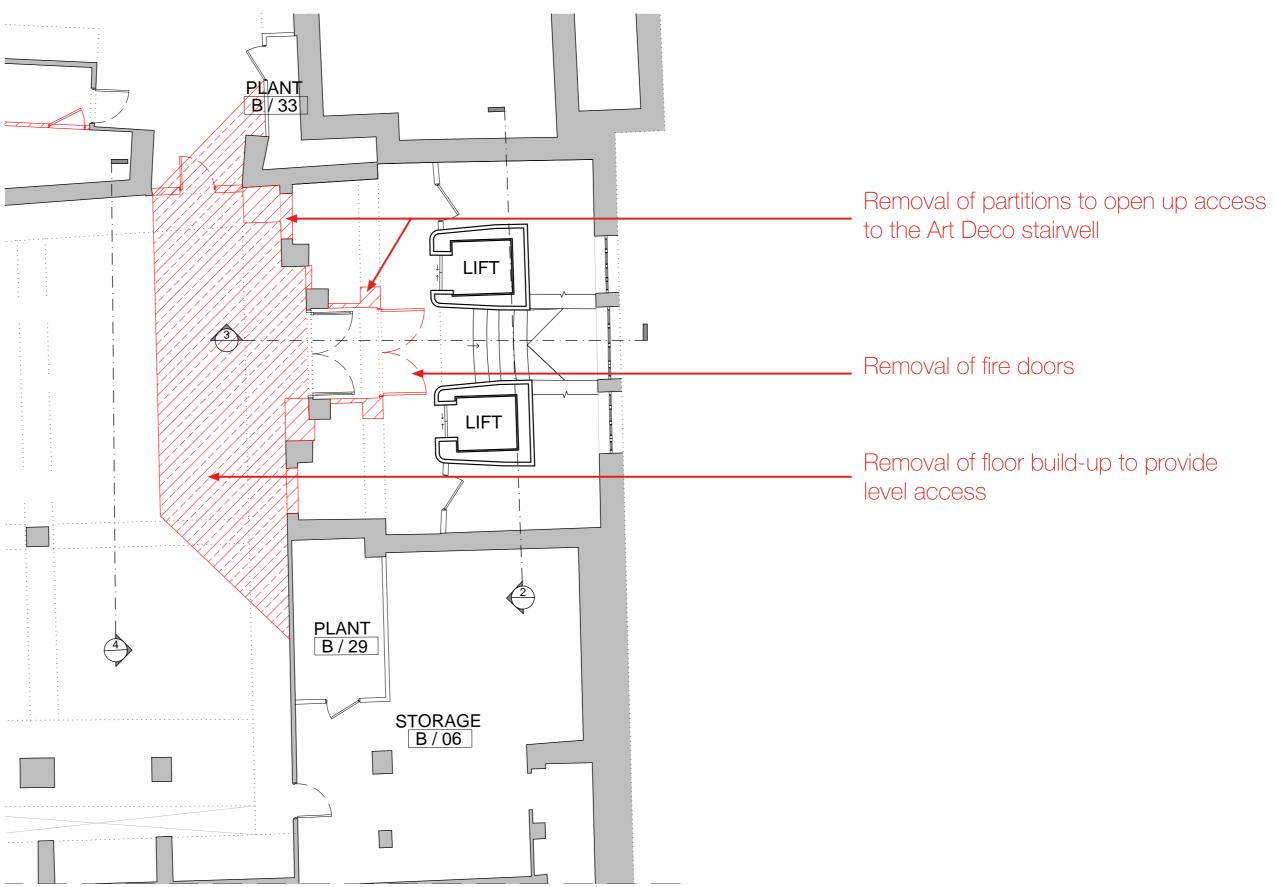
Fire doors from stairs to basement retail area



Basement Plan - Demolitions Phase 2 Works

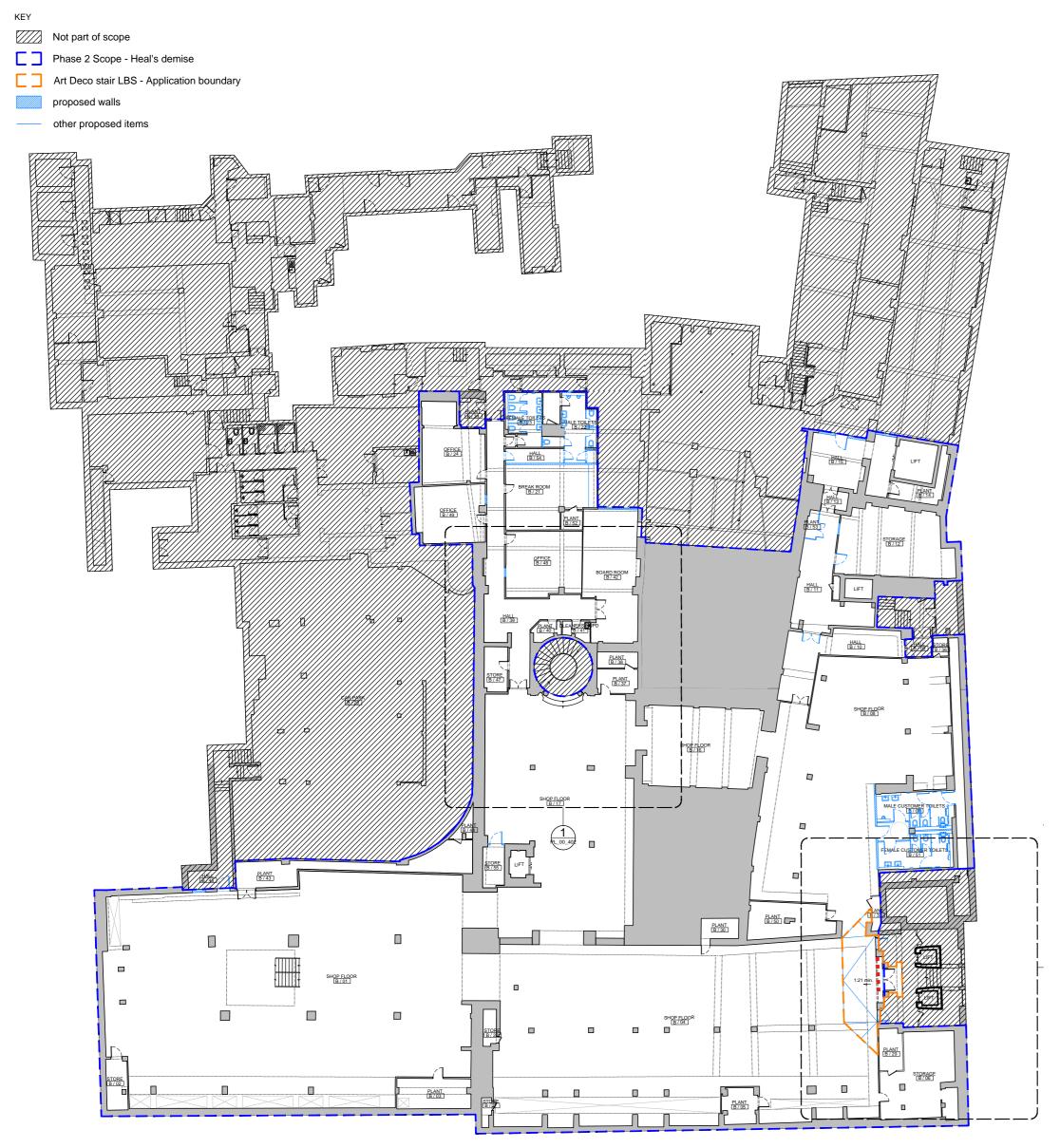


TOTTENHAM COURT ROAD



Note: Refer to structural engineers drawing regarding demolition proposals.

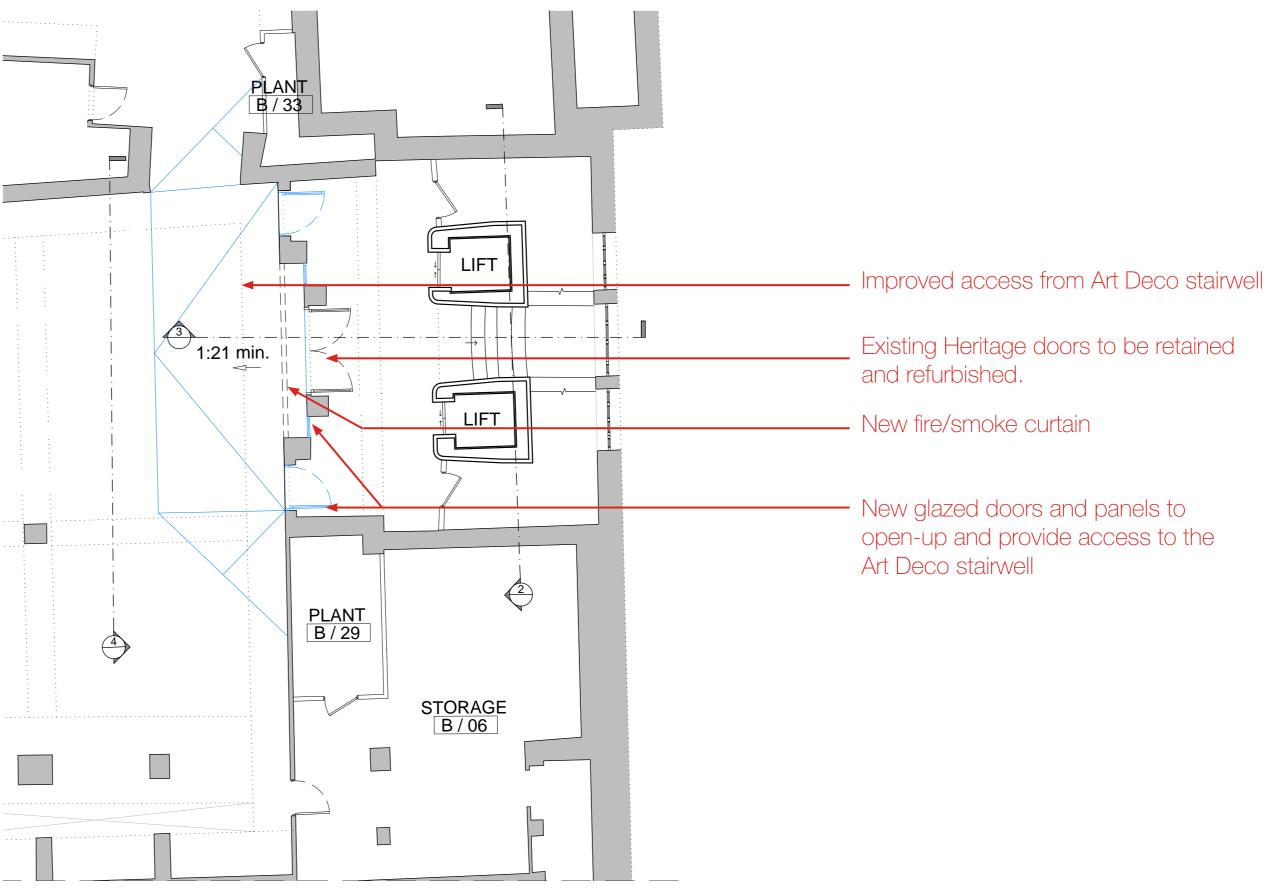
Basement Plan - Proposed Phase 2 Works

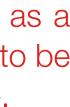


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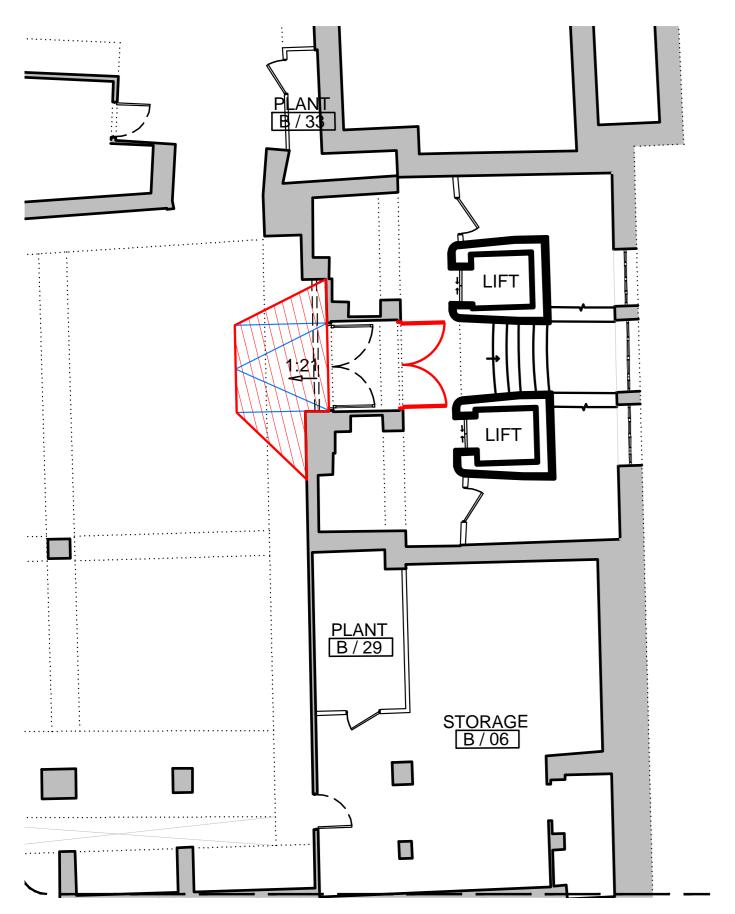
TOTTENHAM COURT ROAD

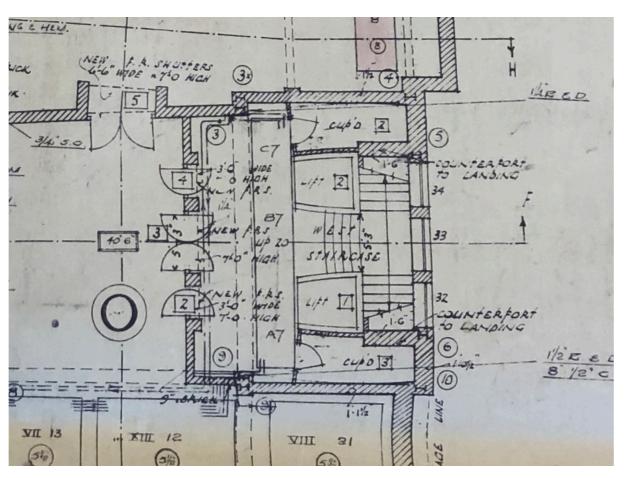
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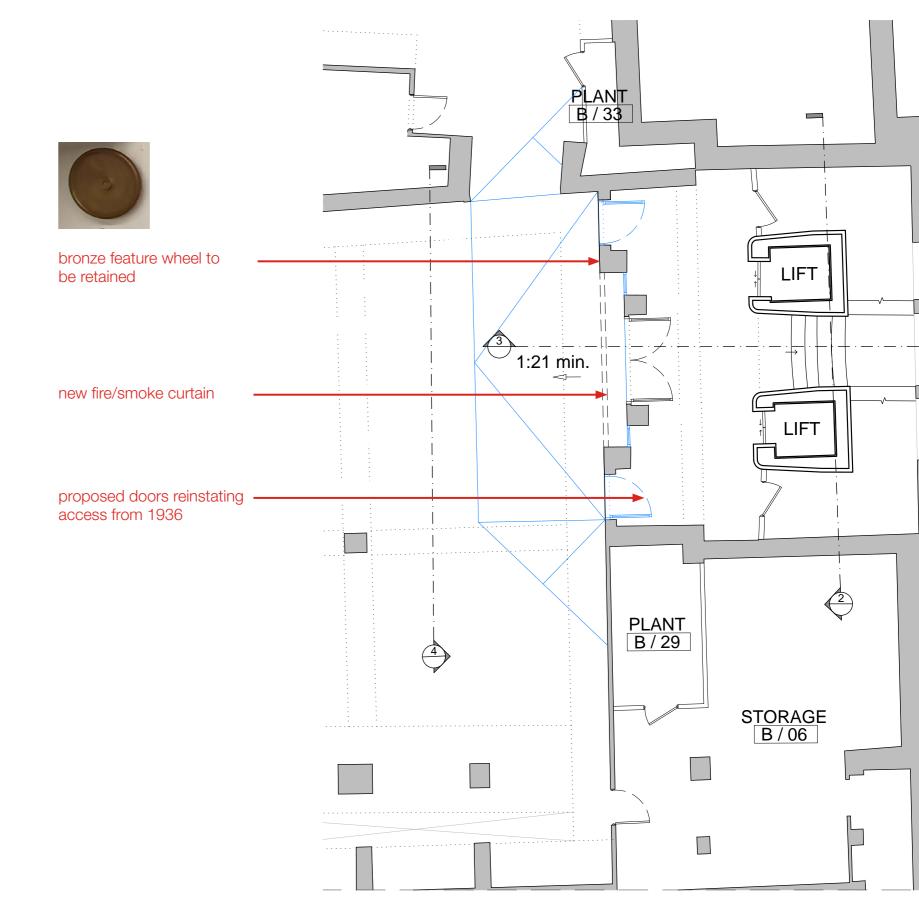
Opening up works to Art Deco stairwell





1936 drawing

Previous proposal



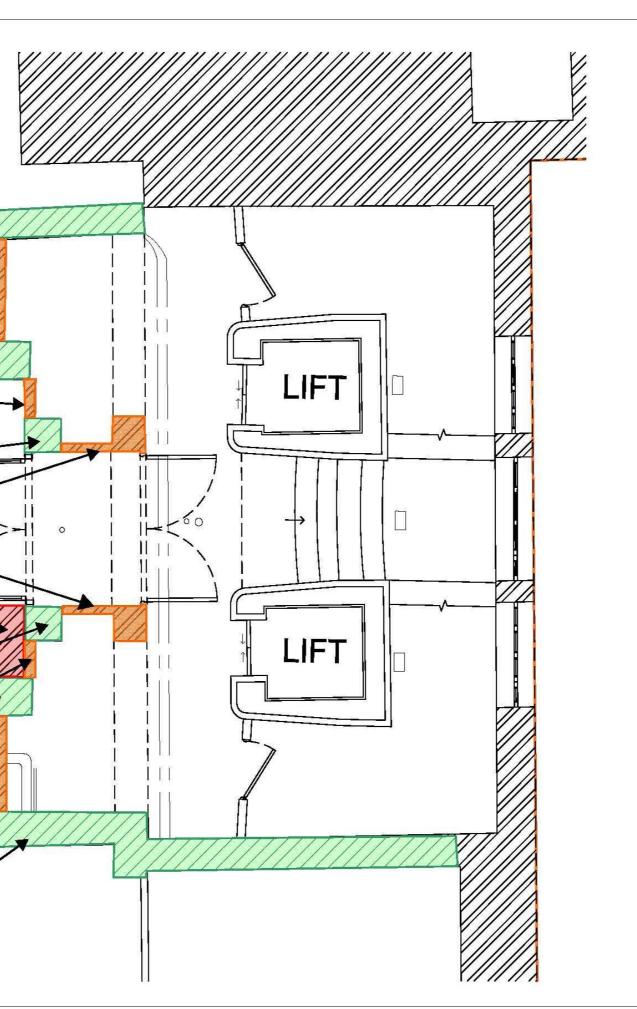
Updated proposal - partial reinstatements of 1936 layout



Structural investigations to opening up works

Existing wing walls to stair area to remain. Where demolished walls join masonry to be made good with fully bonded brickwork. All redundant penetrations to be infilled with bonded masonry. Area of plasterboard enclosure around services to be removed along with bulkhead. Fire shutter to be exposed and Structural Engineer consulted on findings PRIOR to undertaking any demolition of walls. -Following final confirmation from Structural Engineer masonry to be carefully removed upto soffit-Pier supporting fire shutter to be retained. Upon exposure of fire shutter from within bulkhead Structural Engineers advice to be sought regarding any requirements for remedial works to ensure stability of pier and shutter in permanentsituation. Subject to confirmation of stability of to adjacent retained piers masonry can be demolished ensuring that the interfaces with the piers are made good using fully bonded brickwork Pier supporting existing retained doors to be retained. Structural Engineer to be consulted PRIOR to demolition of masonry either side of pier to ensure pier remains stable and framing for doors is securely connected to the main structure Following confirmation of any remedial works to the retained piers by the Structural Engineer walls to be carefully demolished and masonry piers made good with fully bonded brickwork Area of plasterboard enclosure to be removed along with bulkhead. Fire shutter to be exposed and Structural Engineer consulted on findings PRIOR to undertaking any demolition of walls. Pier supporting existing retained doors to be retained. Structural Engineer to be consulted PRIOR to demolition of masonry either side of pier to ensure pier remains stable and framing for doors is securely connected to the main structure Subject to confirmation of stability of to adjacent retained piers masonry can be demolished ensuring that the interfaces with the piers are made good using fully bonded brickwork Pier supporting fire shutter to be retained. Upon exposure of fire shutter from within bulkhead Structural Engineers ä advice to be sought regarding any requirements for remedial works to ensure stability of pier and shutter in permanentsituation. Following final confirmation from Structural Engineer masonry to be carefully removed upto soffit-Existing wing walls to stair area to remain. Where demolished walls join masonry to be made good with fully bonded brickwork. All redundant penetrations to be infilled with bonded masonry.

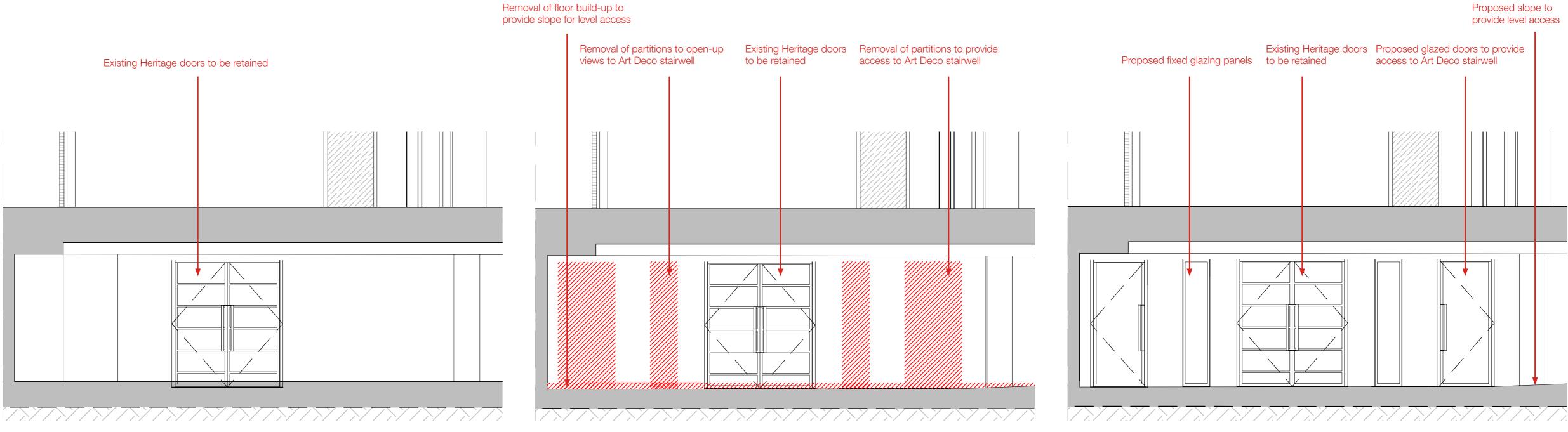




Drawing No J4962-S- S			
Project			Status
Heals	Heals		
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Date 22.06.22	Drawn by RD	Scale nts	Revision 00

020 3696 1550 london@webbyates.com www.webbyates.com

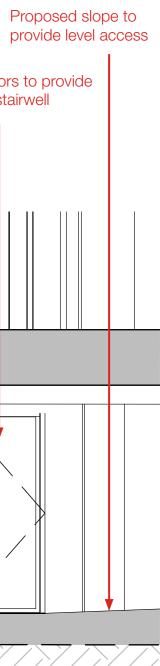
Opening up works to Art Deco stairwell



Elevation from retail area - Existing

Elevation from retail area - Demolitions

Elevation from retail area - Proposed



Opening up works to Art Deco stairwell



Visual from retail space - Proposed



Visual from Art Deco stair - Proposed



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45 Charlotte Rd EC2A 3PD, London tel. +44 (0) 20 7859 4521 /eb whitered.co.uk/