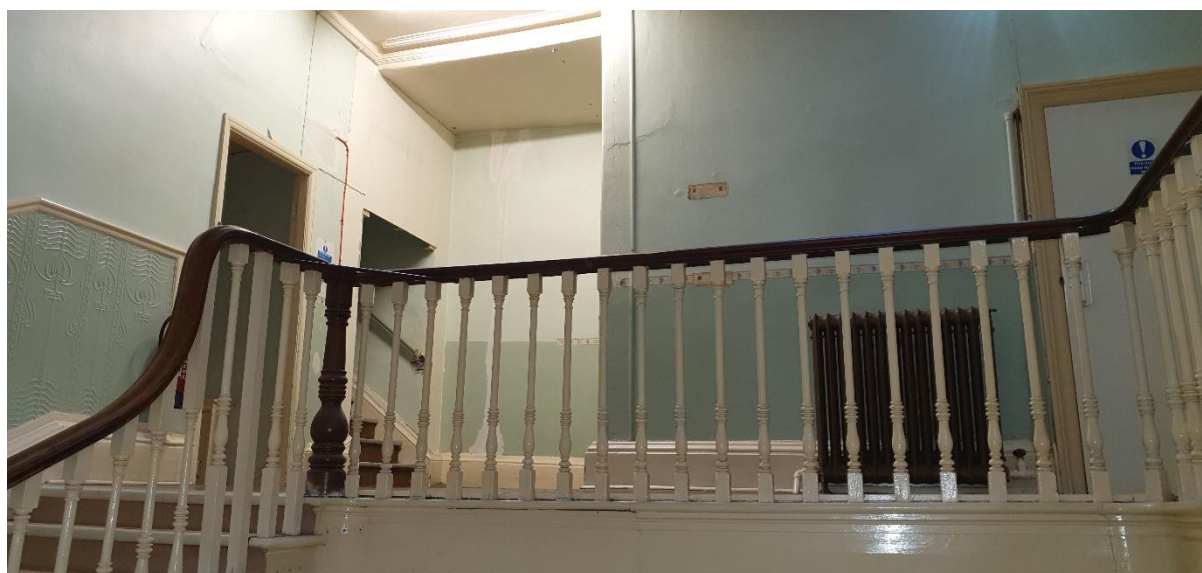


LBC Condition 10**Planning Condition 11**

Full details of works to stabilise the main staircase and a full decorative scheme for the staircase and common hallways shall be submitted to and approved in writing by the Local Planning Authority prior to first residential re-occupation of the building. Once approved, the works shall be implemented in full within 12 months of the date of approval.

The Heritage Statement submitted with the Planning and Listed Building Applications identifies that the common hallway contains few historic features. These are limited to the main staircase (likely to be Victorian), with its associated balustrades and spindles. The decorative wallpaper below dado (likely 1930s from the conversion into flats) while at the top of the stairwell is the glazed rooflight, a quirky timber framed structure with varying glass pane sizes. Finally, the only other notable item is the large plain mirror on the ground floor.

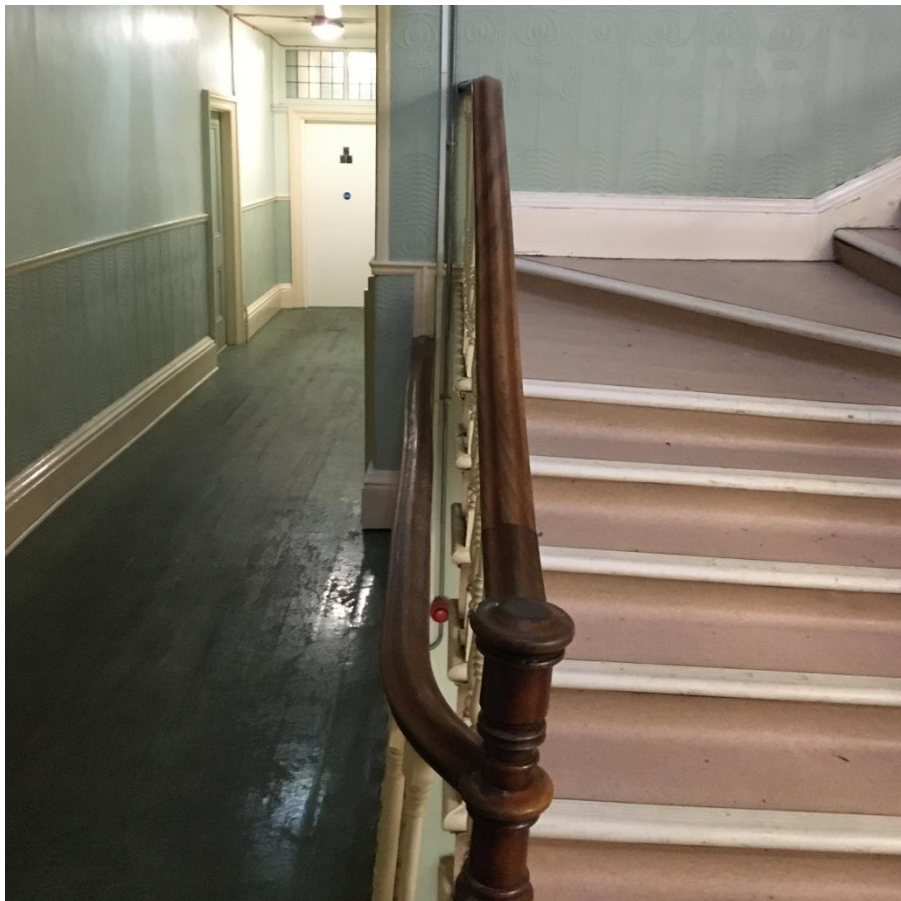
Balustrade and spindles, wallpaper behind:



The staircase - showing it leaning severely from left to right:



Staircase leaning:



The rooflight at head of stairs:



Ground floor plain mirror (likely 1930s):



Wallpaper below dado – wallpaper is only feature in plain hallways:



Design

While working in the common hallways we have sought to retain all the historic elements identified above. Alongside this we also have to modernise the building and install totally new service runs for water, electricity and gas throughout. To avoid destroying the historic fabric, we propose to install these in a plasterboard suspended ceiling below both the landings and staircase. The water pipes are over 100mm thick and there is a large amount of cabling and gas pipes. These are massive items to integrate into the existing building without significantly damaging the historic floors as well as the historic lathe and plaster.

The existing ceilings are mainly lathe and plaster but have been repaired locally in the past. They are plain with some cornices (but only in very limited areas). These have often been damaged by the existing water heating system when it was installed (see mirror photo for example).

The proposals retain the existing historic fabric and by suspending a ceiling beneath them, minimise the likelihood of damage to the existing ceilings.

Stabilisation of the main staircase

We are pleased to advise that we have successfully achieved this work and have managed to stabilise the stair and retain it for future generations. This has been very complex, as the stair was leaning significantly on various flights and was in some areas structurally unsound.

The upper flight from 1st to 2nd is now supported on cantilever box section steels that span out under the staircase to take the load where it was sagging. By introducing these and carefully jacking up the stair by millimetres at a time we have managed to realign the stair, support it and remove the serious lean on the flights.



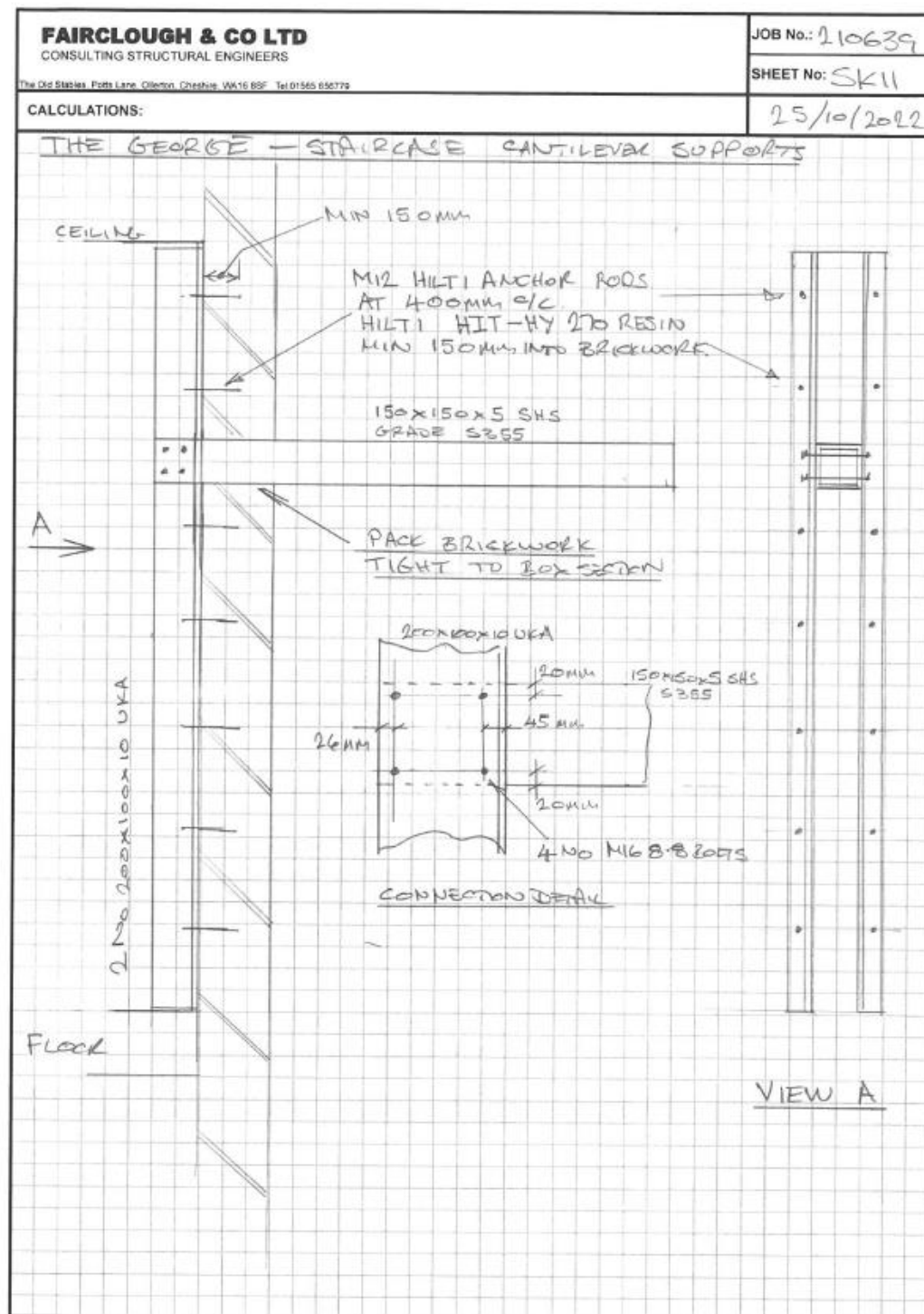
We have also managed to save all the timber structure of the stair and support it on the new steels, despite the poor state of some of these.

To hide the steels a new suspended timber soffit is proposed following the line and angle of the stair flights. This is designed to be set back from the edge of the existing stair string, in order to differentiate between old and new, whilst at the same time hiding the steels.

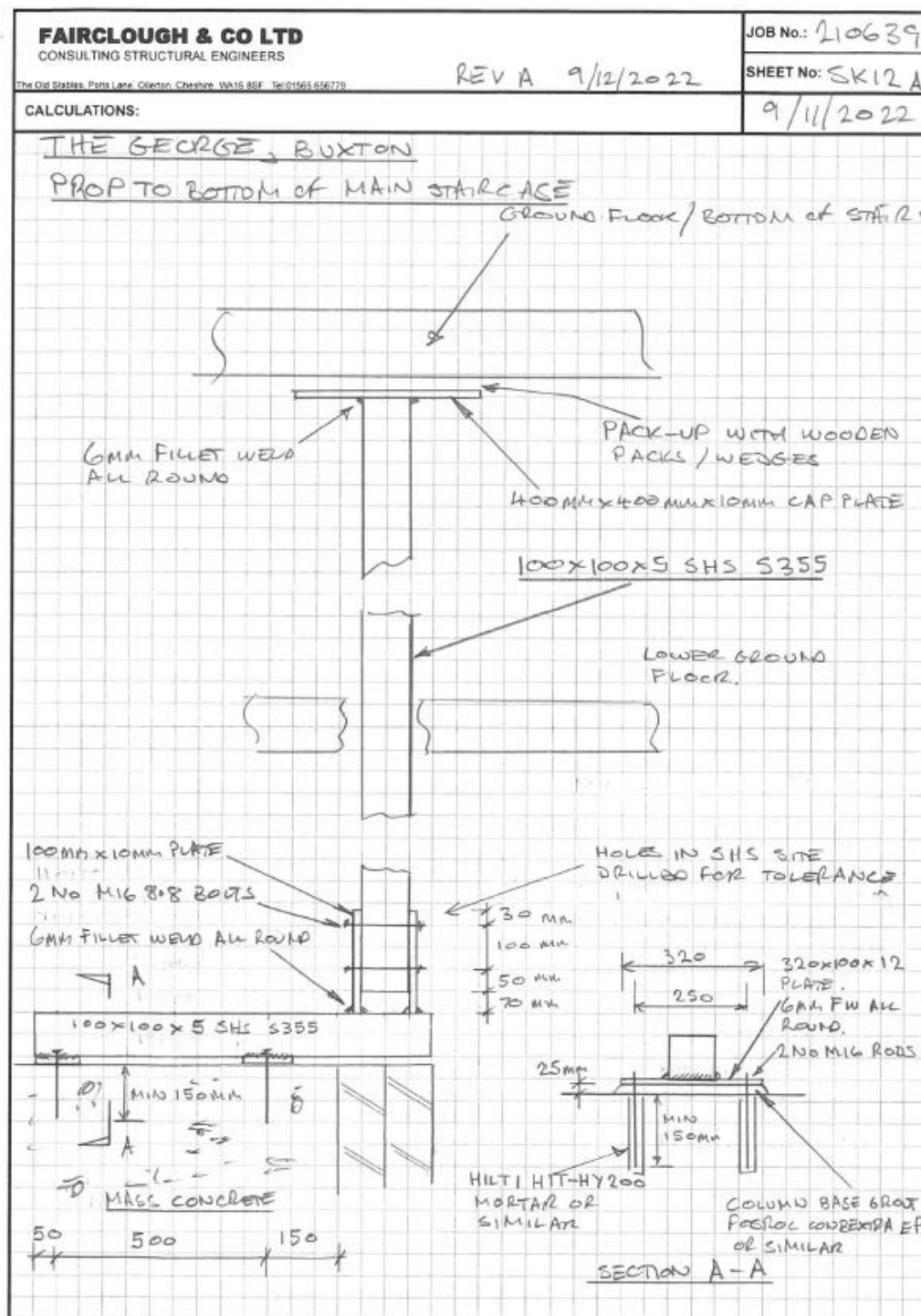
The cantilevered steel design solution was the only scheme achievable which retains the volume of the stairwell uninterrupted. Originally the engineer wanted to introduce columns into the space, but we tried to avoid this as it would have affected the whole appearance of both the staircase and hallway.

On the ground floor the stair was also tilting severely – here a column was necessary though down to basement level, again jacking up the flight bit by bit. This has also proved successful and looking at the stair you would never have realised it was previously out of line.

Sketch of the cantilever support steels for the staircase (not to scale):



Sketch of the column supporting base of stair (not to scale):



Decorative scheme

As noted above the proposed plasterboard suspended ceiling will be run throughout the common area and include all the required emergency lighting, smoke detection and fire alarm systems to comply with the Building Regulations. Downlighters above circulation areas and staircases (emergency fittings), but also with the addition of two feature chandeliers hung in the area of the main entrance area. The position of these is shown on the reflected ceiling plan (identified by a C).

Chandeliers: Paris 6 arm chandelier fitting -



The lathe and plaster ceiling above the top of the staircase is in a very poor state and in danger of collapse. We are therefore proposing to retain this in place using stainless steel screws, washers, and battens below the ceiling – fixed up into the existing joists. This is identified on the drawing SHD059 AL(0)09 A (blue area).

The limited areas of existing cornice will be retained for the future, protected above the suspended ceiling.

The plasterboard suspended ceiling scheme is entirely reversable and should future occupants wish to remove all these ceilings, water pipes, cables, etc then this is possible in order to allow reversion to the original 1930s ceilings in the common hallways. As noted above though the existing ceilings are simple lathe and plaster and of little historic significance.

Drawing forming part of this condition: SHD059 AL(0)09 A - common areas ceiling plans

Finishes

The walls and ceilings of the common hallways will all be painted in “Timeless” emulsion (an off white – softer than standard white emulsion), with all timber in white gloss satinwood. The existing timber rooflight will also be painted in white gloss satinwood, with the glass illuminated from above to enhance this feature.

Timber spindles to stairs will be painted to match the existing white on spindles and hardwood handrails will remain as existing.

Floors to the upper level landings will be carpeted in a plain grey /blue carpet, with the same background colour used in a striped carpet down the flights. This carpet will effectively be a runner, across most of the width of the stair fight but set away from the spindles and edge. The exposed timber on the edge of the flight beyond the carpet will be painted white in traditional Georgian manner.

Examples of Carpets:

