

Design and Heritage Statement

Location: 1, High Street, Alton, ST10 4AQ

Application Title: Re-instatement of Rear Internal Staircase - Listed Building Consent Phase 3

Application Description

This application is for listed building consent to re-instate an original stone staircase as part of improvements to enhance the original features of the listed property.

These works are proposed as Phase 3 in a 4-phase repair and renovation program.

The building is Grade II listed and is within a conservation area.

List Entry Number: 1037922

Listing NGR: SK0727142235

Stairway from external covered walkway to upstairs bedroom suite

The original stone stairway from the external covered walkway to upstairs bedroom suite has had a false floor installed in the past. Currently access to the rear bedroom suite is through the family bathroom. The proposal will give independent access to the rear bedroom suite. This will restore the access to its historical state and provide a quicker means of access/egress for the bedroom in an emergency.

The false floor has been steel-bolted into the walls and can be unbolted for removal without damage to the internal wall structure. The existing door from the rear bedroom suite into the bathroom will be removed and covered over with studwork and plasterboard to match the existing dry-lined wall surfaces. The existing doorway from the stairway into the rear bedroom suite will be retained. A handrail will be fitted to aid ascent/descent on the stairway.

Plastic plumbing pipes have been previously installed above the stairway, which will be re-routed so as not to impede access to the stairway, but retain water feed to the rear en-suite shower room.

The intended use for the rear bedroom suite is for friends and family; there is no requirement for commercial use.



Doorway from external
passageway to existing
stairs







Doorway from
bathroom into stairwell
to be boarded over



False floor between
bathroom and rear
bedroom over
existing stairwell – to
be removed

Summary

The proposed renovation is to restore an original feature of the property, while providing separate access to the rear bedroom suite and a better means of emergency access/egress.