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OPTION ANALYSIS

PROJECT	NEWTON STREET CAT B FLOOR 2
PROJECT REF.	2046
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REVISION	-

Options analysis for temporary blocking of staircase at No. 16 Newton Street

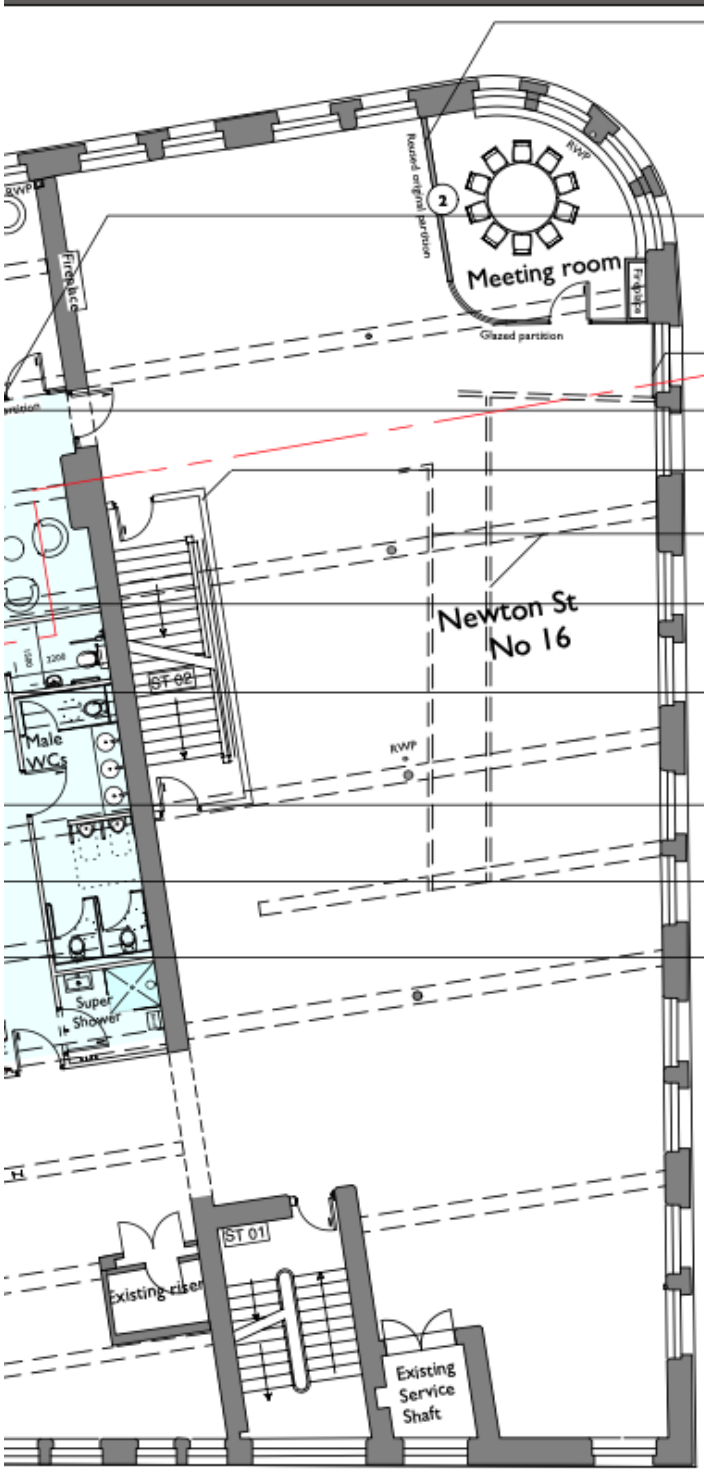
The original timber staircase in no.16 Newton Street connects the ground floor to the top floor of the building in single individual flights. The stair itself is of robust construction and has mostly original timber spindles and handrails intact. As the stair is continuous and open, it forms neither a separation nor a security barrier between the floors.

Ideally, the whole of no. 16 Newton Street would be let in one tenancy allowing the stair to remain open and intact. However, at the time of the original application it was recognised that this would not necessarily be possible and so the proposal was to block the staircase off entirely with fireproof construction, leaving the stair intact for future opening up when tenancies allowed. This was approved. Since the approval, floors 3 and 4 have been let to one operator, allowing the stairs to remain open between these floors. Floors 1 and 2 are separate tenancies and so there remains a need to separate these floors. 3 options have been considered.

1. **Original Scheme** 118677/FO/2017, 118678/LO/2017

The approved scheme shows the original stair blocked off with a protected wall construction on every floor. There is a benefit to this approach in that the stair does not have to be modified. However, it will be entirely hidden from view, which temporarily alters its evidential and aesthetic values and does not offer a public benefit. Additionally, the introduction of the full height wall around the stairs will reduce the openness of the original floor plate, compromising the original design intention.

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Meeting room to be made out of the exisitng original partition No.2 from No.16 - refer to drawings (141) and (424).

New partition to proposed Meeting room to be made out of the exisitng original partition No.1 from No.16 - refer to drawings (141) and (424).

Curved window sill

Proposed 13-persons glazed lifts with a steel frame lift shaft.

Proposed new walls to block off existing staircase

Existing former partition downstands to be retained.

Proposed new glazed 60min fire rated walls

Existing concrete staircase and metal balustrade to be retained and reinstated.

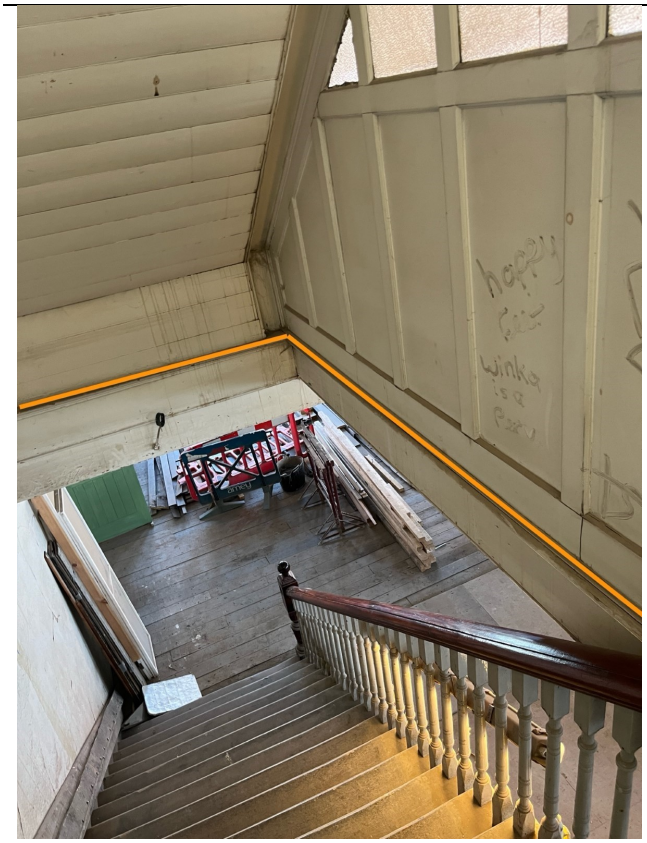
Original glazed screens to staircase to be reinstated.

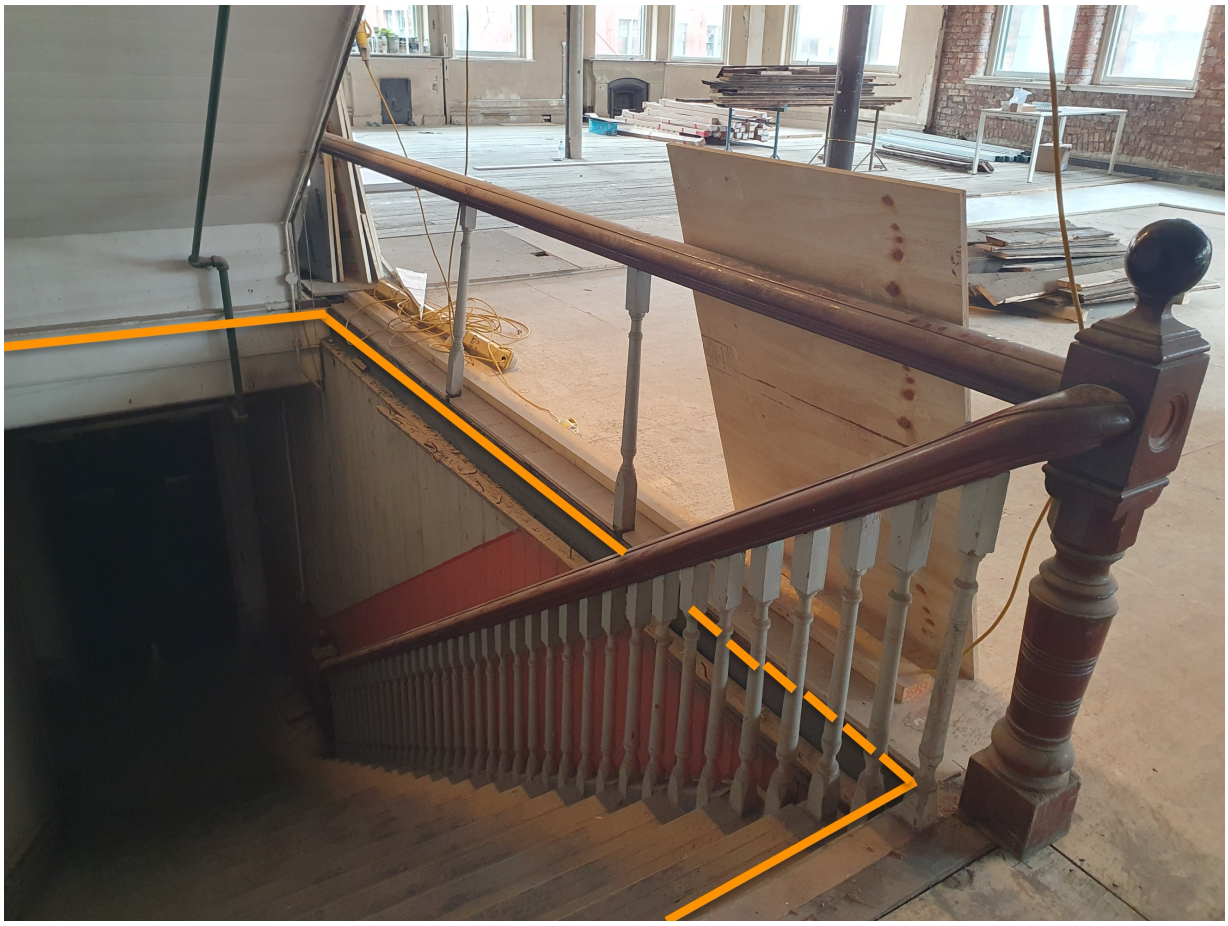
New metal balustrade to match existing balustrade design.

Proposed new access to lobby and WC facilities

2. Introduce wall to interior of handrail

There is an option to introduce a wall between the handrail and the original wall which appears on floor 2. This is indicated in orange on the photographs below. The original partition on floor 2 cannot be upgraded and will remain whilst a new wall will be built to the stair side. This poses some problems, i) the wall will have to be a minimum of 125mm thick to achieve the necessary separation, and the distance between the handrail and the edge of the floor is only around 95mm and ii) on the return, the wall will have to bisect the handrail close to the newel post which will be tricky to achieve neatly. On other floors the wall will be much like option 1 and therefore the issues remain the same as described previously.





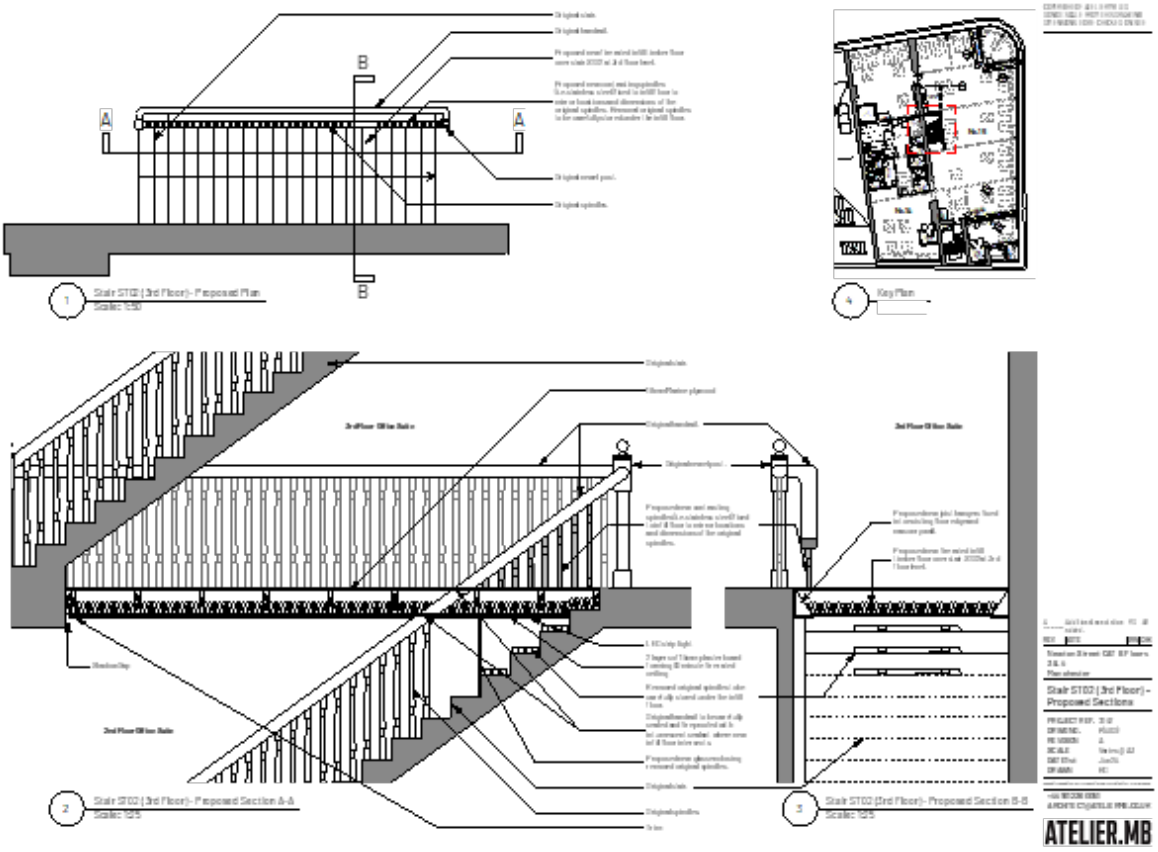


This photograph shows the stair at the time of the original application. Options 1 and 2 will effectively block this open view entirely on most floors, replacing it with a full height partition. Floor 2 will be slightly different as there is an existing historic timber and glass wall panel in place, with floor infill above to be fitted to ensure separation.

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3. Floor infill

This approach involves the careful removal of a limited number of spindles for future reinstatement (the method of careful removal has been issued separately). The opening will then be floored over and be useable by the tenant. The advantage of this approach is that the majority of the staircase is visible and that the spaces are as open as they originally were. The drawing is shown below.



4. Conclusion

Options one and two are considered to have a negative impact upon the visual reading of the space and the ability to interpret the original design intent. Although this could be reversed, it is considered unlikely that the whole building will be let to a single tenant.

Option 3 allows for the staircase to be read as a feature and avoids the creation of new solid partitions. It is accepted that there is a degree of harm as the spindles will need to be removed, but they will be stored and a glass viewing panel will allow for transparency and create an interesting visual feature. It is considered that Option 3 will allow for separation but exert a lesser degree of harm as it retains the sense of openness and volume of the original design with the possibility that the spindles and voids over the stairs can be re-instated at a future date, if required.