DESIGN AND ACCESS STATEMENT

FOR

REMOVAL OF DECAYED, PAINTED METAL FIRE ESCAPE STAIRS AND
REPLACEMENT WITH NEW GALVANISED, ACID ETCHED AND EPOXY PAINTED STEEL FIRE ESCAPE

AT

SILVERWOOD SCHOOL, ROWDE, DEVIZES, WILTSHIRE, SN10 2QQ

3637-D&A

21.08.2023. – ISSUED PRELIMINARY FOR CLIENT'S COMMENT
31.08.2023. - ISSUED FOR LISTED BUILDING CONSENT

6 High St, Devizes, Wilts, SN10 1AT t: 01380 724 213 f: 01380 721 753 e: team@mlde.co.uk w: www.mlde.co.uk
Principal: Mark Lovell M.Sc. B.Sc (Hons) C.Eng. FIED FICE Associate: Sandra Lovell Dipl. Ing. Arch.

INTRODUCTION

Wiltshire Council have appointed Mark Lovell Design Engineers to prepare an application for Listed Building Consent for removal of C20, decayed, corroded, painted metal fire escape stairs and replacement with new galvanised, acid etched and epoxy painted steel fire escape stairs at their property at Silverwood School in Rowde near Devizes. The corroded stairs have been considered unsafe by Fire Officer.

The Client has corresponded with Conservation Department in July 2023 when it was agreed that the unsafe staircase can be removed during the summer holidays whilst the children are off site in order to provide safety when they return, as well as maintain the progress, by enabling to install the replacement stairs as soon as the Listed Building Consent is obtained and stairs manufactured.

SIGNIFICANCE OF THE BUILDING, BACKGROUND and EXISTING SITUATION

The Silverwood School is a Significant Grade II Listed Building, listed under Historic England List Entry Number: 1033882. The Listing refers to Rowdeford School.

The Silverwood / Rowdeford School is situated within Rowdeford House, the Country House rebuilt for Wadham Locke MP in 1812. He purchased the old Rowdeford House and estate a few years earlier.

The existing Grade II Listed Building consist of principal parts visible from the approach to the building with it's two storey high South and West Elevations, and three storey high back range in brick, mostly painted. The roofs are low-pitched with ashlar and brick stacks.

Very formal South Elevation (front) on raised plinth is ordered with Ionic pilasters dividing the marginally recessed central bay from 2 side bays, panelled band to each side and moulded cornice.

Semicircular ashlar porch with two pairs of Ionic columns, pilaster responds and panelled frieze is focus of the elevation. Underneath, the 8 panel door with sidelights and large tracery fanlight over it presents entrance to the house. The ground floor windows, two per side of the Porch are plate-glass 4 pain sashes. First floor windows are 12 pane sashes with unmoulded window frames on 4 side windows. The central window is accentuated with swags in frieze and cornice on console brackets.

The South Elevation thereafter continues into five bay orangery, with slightly protruding three central bays defined by Ionic pilasters. Cornice is a cast metal gutter, partly corroded and painted. Windows and the central door have margin light details.

The West Elevation is also divided in three bays, ordered by Ionic pilasters, with central bay recessed. Corniced tri-partite window to central ground floor part with French door to the left and plate-glass 4 pain sash to the right. All upstairs windows are 12 pane sashes.

The back elevations of the house, North and East, are three storey high and mostly utilitarian. Built in brick with 20 pane sash windows to ground floor, 16 pane to the first floor and 12 pane to the second. There are a few "odd" windows that appear inappropriate replacements of original ones from the past.

The painted metal staircase and it's replacement, which is subject of this application, was probably installed as a fire stair some fifty years ago at the corner of North and East elevations. It has corroded, partly broken and became dangerous. It was also not compliant with Building Regulations. The careful removal of the staircase was permitted by the Conservation Officer to provide safety and aid the progress.

PROPOSED SCHEDULE OF WORKS

1. Remove existing, inadequate foundations.

2. Provide 4No. Concrete pad foundation footings 450mm deep in C30 concrete, below each of ground beams. Coordinate with existing drainage and adjust as needed.

3. Ground beams to be installed in steel grade S275, blast cleaned to S2.5 and zinc rich primed, cased in mass concrete and external floor finishes fully reinstated (after installation of the stairs).

4. Flaky paint to be removed from the elevations using steam only. No abrasive or chemical methods to be used.

5. Any damage to the elevations to be made good and repointed using NHL 3.5 lime mortar.

6. Elevations to be prepared for painting and repainted with Keim Soldalit ME – Mineral Paint System in accordance with manufacturer's instruction. Walls to be in colour no. 9317 and plinth in colour no.9008 (both to match existing).

7. Install new, galvanized steel staircase, acid etched and epoxy painted in RAL 9001, matt, (metal colour matching Keim colour no. 9317) in full compliance with Building Regulations. Any fixings into the brick to be carried out with s/s fixings.

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HERITAGE STATEMENT AND CONCLUSION

Silverwood School is a Significant Grade II Listed Building. The C20 fire escape staircase has decayed, corroded and was deemed unsafe to use. The staircase has been removed and needs to be replaced with a new, safe and Building Regulations compliant staircase.

It is considered that the new staircase here proposed would provide a safe, high quality, fire escape staircase to the Silverwood School. It is hoped that the proposal will preserve the Listed Building in line with with guidance given in National Planning Policy Framework.

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APPENDIX

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