Barr Gazetas

8-10 Grosvenor Gardens
Design & Access Statement

05.02.24

Prepared by **Barr Gazetas** for

GROSVENOR

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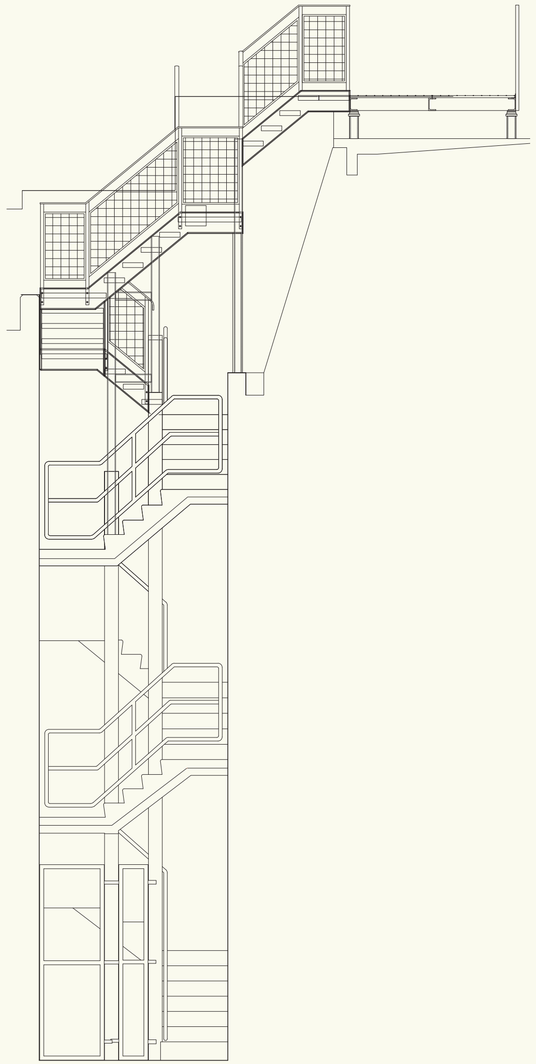
Existing Rear Mews Stair Elevation

8-10 Grosvenor Gardens

The existing rear mews staircase is part concrete (LG-1st Floor) and was extended in metal (1st Floor to 2nd Floor), as part of recent refurbishment works to 8-10 Grosvenor Gardens.



Existing Rear Stair Mews Elevation (Approved)

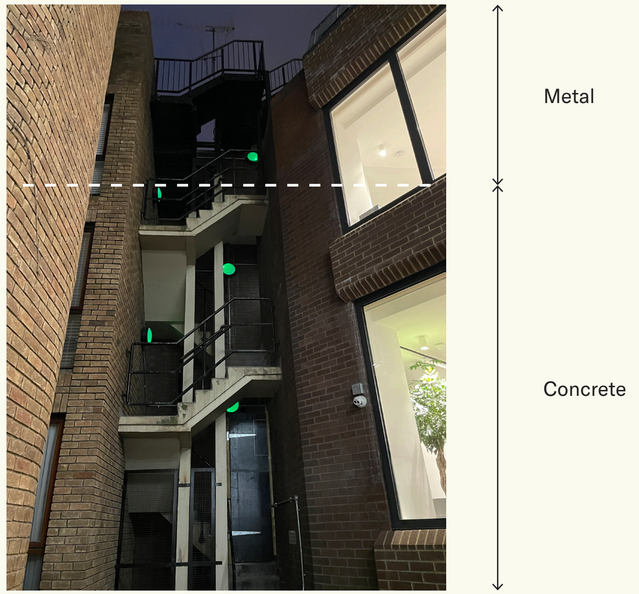


Photo of existing Rear Stair Mews

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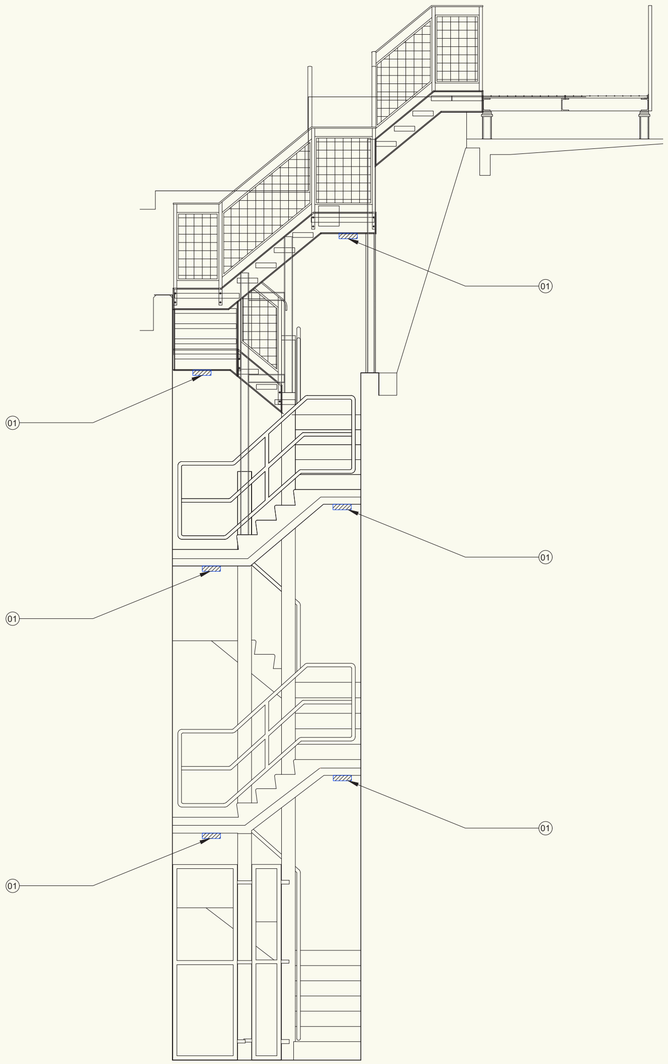
Proposed Rear Mews Stair Elevation

8-10 Grosvenor Gardens



Proposed Rear Stair Mews Elevation

Note:

1. Proposed bulkhead LED external lights

Proposed LED Bulkhead Fitting

Fixing
The lights are fixed via screws through the frame of the light and into the soffits.

It is proposed to install a discreet motion based external LED bulkhead light, that is mechanically fixed to the half landings of the existing Rear Mews staircase.

Heritage (the following text has been provided by DIA)
The rear escape staircase is attached to the modern, rebuilt rear elevation of the listed building. Neither this rear elevation nor the staircase have heritage significance, and the proposed alteration would have no impact on historic fabric nor the setting of the historic building. The listed building was rebuilt behind a retained facade which faces the street, and therefore, these changes to the mews would not affect its heritage significance. They would also not affect the character or appearance of the conservation area because of their limited size and impact.

The following text has been provided by the MEPH engineer to explain the technical requirements:

Assessment of the need for lighting
The rear escape stairs are an emergency escape route and requires emergency lighting to be installed in accordance with BS 5266 to comply with the Building Regulations and Fire requirements.

Purpose of the lighting
The rear escape stairs are an emergency escape route and requires emergency lighting to be installed in accordance with BS 5266 to comply with the Building Regulations and Fire requirements.

Hours the lights will be in operation and how they will be controlled
The revised luminaires as noted will be PIR activated with daylight sensors such that they will only be activated when someone is escaping down the stairs during darkness.

Location and direction of lights
The luminaries have been positioned to provide lighting downwards, towards and above the target area (the staircase steps).

Assessment of Institution of Lighting Professionals (ILP): Guidance Note 1 – for the reduction of obtrusive light (2021) and CIBSE and the International Commission on Illumination
This guidance notes outline measures to reduce the effects of obtrusive light. The notes above and details provided reflect the measures that will prevent any nuisance particularly as they will only be activated when being used to ‘escape’ from the building.