

No. 8 Carlos Place, London, W1K 3AS

Discharge Listed Building Consent Conditions - 4. New Staircase

Application Reference 23/05949/LBC

March 2024



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Cover- Axonometric drawing of 8 Carlos Place in context. Image © Designsplus Architects

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Introduction

The proposed development at Grade II-listed 8 Carlos Place was granted Listed Building Consent on 18th December 2023 under application reference 23/05949/LBC.

This report provides information suitable for discharging conditions in the Listed Building Consent. It addresses each condition by providing specific information, including a summary explanation of the design intent, illustrations, diagrams, and, finally, more detailed drawings requested by the condition.

This report summarises the proposed partial discharge of the Listed Building Consent Condition 4, which relates to the new staircase within the rear wing. The wording of the condition within the consent is as follows:

4. You must apply to us for approval of details of the following parts of the development:

- the new staircase
- the new lift doors

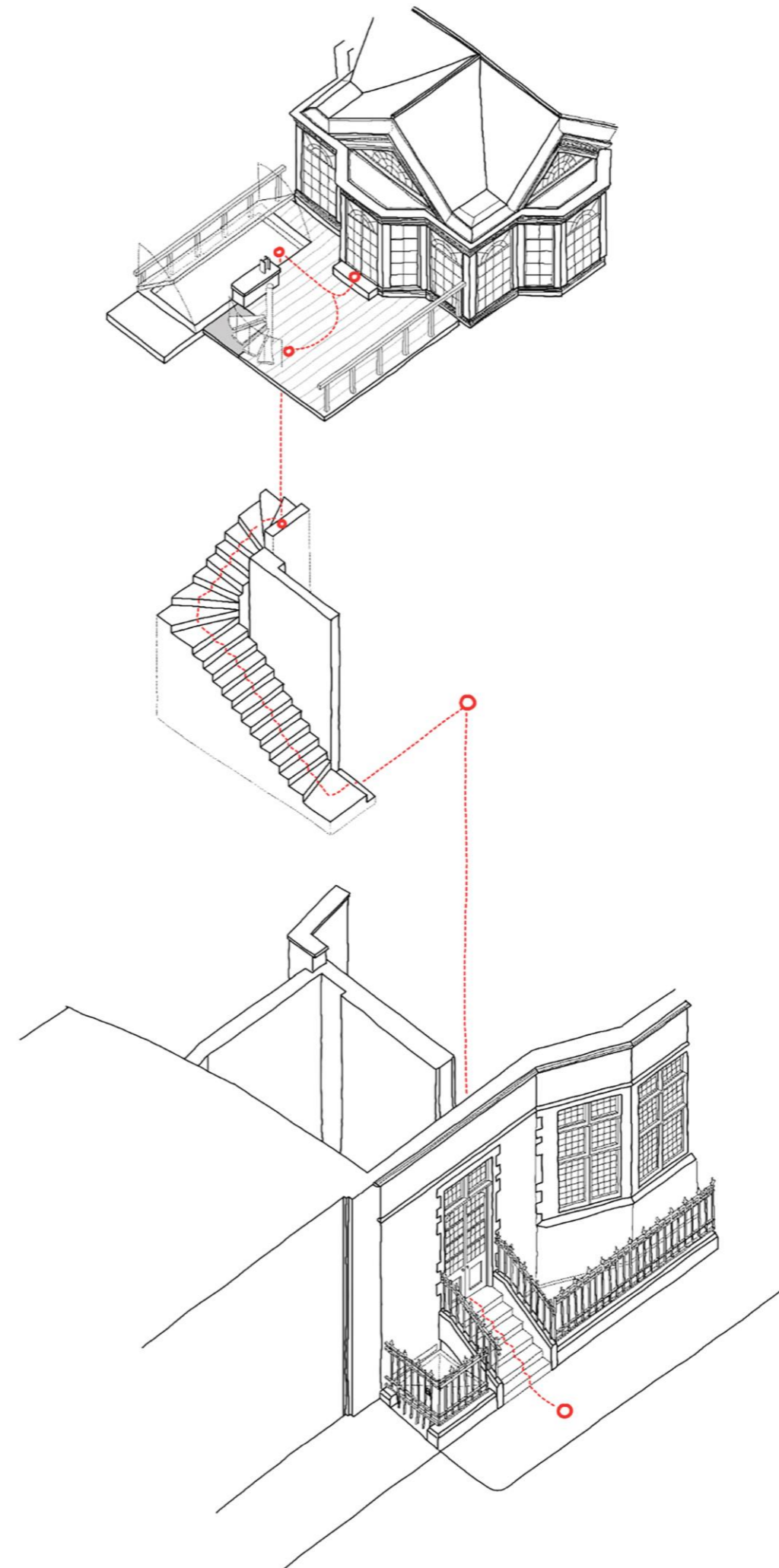
You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

The incoming tenant will submit a separate partial discharge for the new lift doors as part of their fit-out work.

Figure 1 - Axonometric drawing of the new staircase showing how it links the first-floor terrace to the final escape door via an escape hatch. Image © Designplus Architects



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The Existing Building



Figure 2 - Photography of the West elevation, Nos. 5-8 Carlos Place, c.1968. Image © London Metropolitan Archives (City of London)

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The Existing Building

The building's history indicates that the basement, ground, and first floors were occupied as offices from at least 1926 until they were let to the Coast Investment and Development Company P.S.C. of Kuwait on a 999-year lease from 1932. Thereafter, various Coast Group companies continued using them as offices.

The Embassy of the Islamic Republic of Mauritania occupied the building until 2007 when the second floor and basement were used for office and storage space. From 2010 until July 2022, 8 Carlos Place was the London headquarters of international fashion designer Roland Mouret.

For further planning context, please refer to Gerald Eve's planning narrative, which accompanies this application.

Composition & Form:

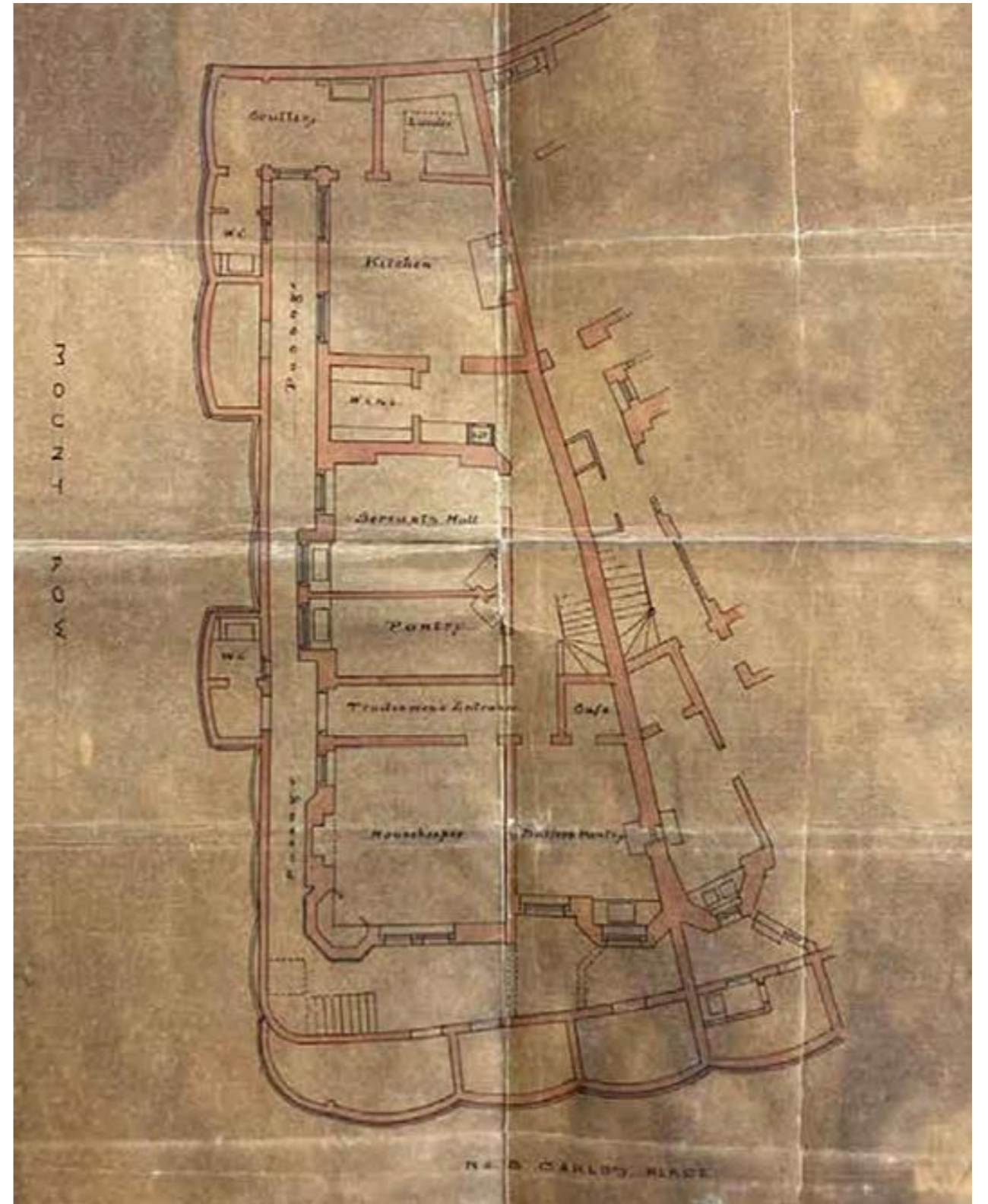
An undated plan of the Lower Ground floor by original architects and builders Giles, Gough & Trollope appears to be the only original drawing of the building remaining.

The drawing shows that No.8 Carlos Place forms the northern end of a curved city block divided into eight building plots. Each plot has an approximate streetside width of 10 m (32 ft), tapering to 5 m (16.5 ft) towards the party wall of the former stable block at the end of the garden, and a total depth of approximately 24.5 m (80 ft) deep, excluding the basement lightwell and pavement vaults.

The buildings comprised two distinct elements: a house of four storeys with a basement and generous attic floors. Reflecting the longer footprint, No.8 has a two-storey rear wing capped with a distinctive later addition of an elaborate timber-framed conservatory and the cast-iron escape stair from the upper floors. The new escape stair in this rear wing provides new access between the first-floor terrace, ground floor and basement.

For further historical context, please refer to Donald Insall Associates, Historic Building Report, which accompanies the original Listed Building Consent application.

Figure 3 - An undated plan by the original architects and builders Giles, Gough & Trollope, held in the Grosvenor Archives, shows the building's original composition and form.



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The Existing Building



Figure 4 - Photography of the North and West elevations taken from the junction of Mount Row and Carlos Place. Image © Designsplus Architects
Figure 5 - Photography of the North and East elevations taken from Mount Row. Image © Designsplus Architects

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Concept

The current terrace arrangement requires occupants to re-enter the building during an emergency escape. To address this, the approved design created a direct route from the terrace to the street via two new staircase flights.

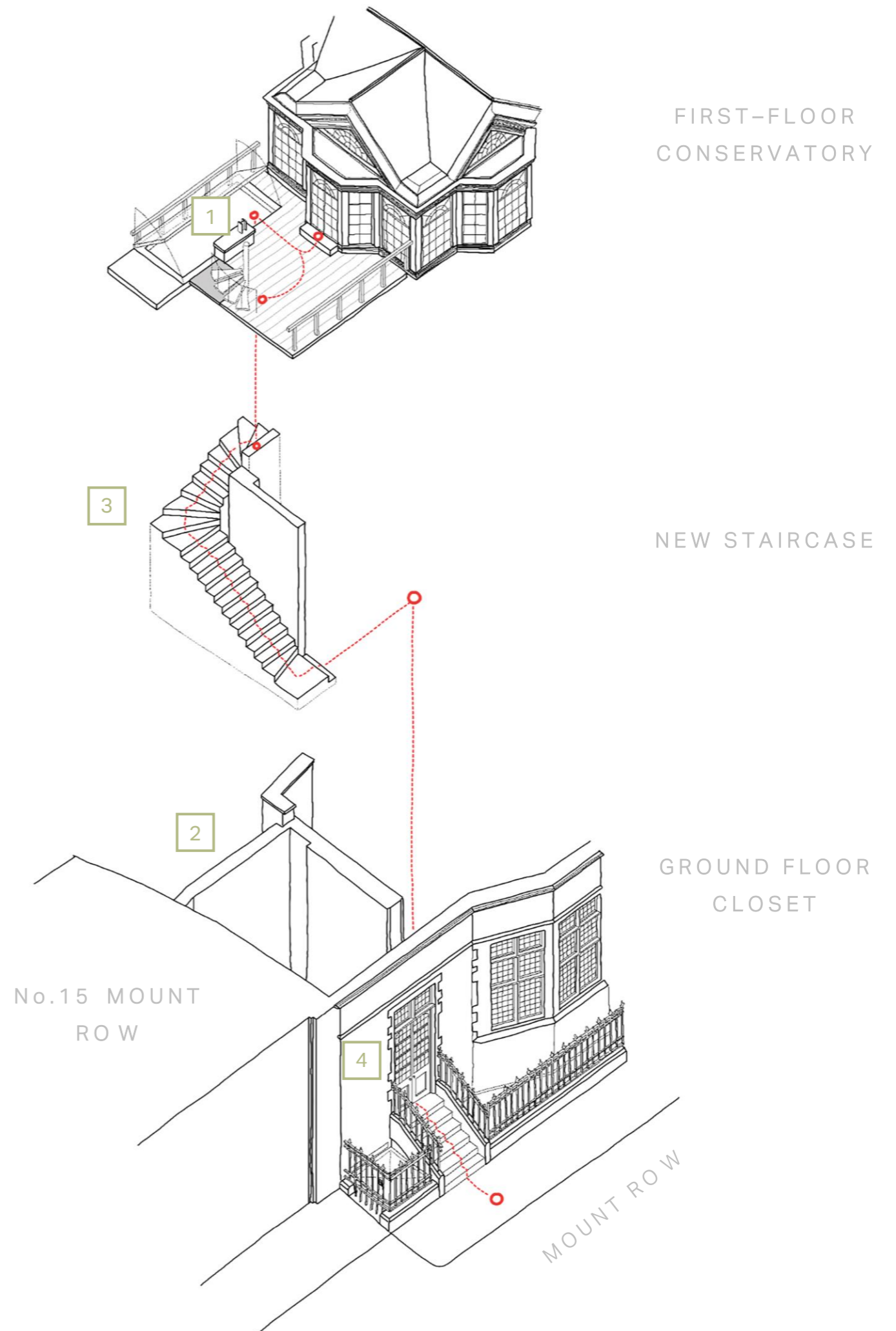
Unlike the void spaces within the existing wall arrangement, a new route has been created within the rear wing as a protected core, which provides a secure path via the new escape stairs to the Mount Row access door. Installing a low-level glazed access hatch over the former lightwell areas to the south of the terrace facilitates access to the stairs.

The proposal includes the following works to the terrace and rear section of the building:

1. Install a new walk-on glazed access hatch flush with the timber decking, below the height of the existing parapets to minimise the visual impact;
2. Forming a section of new brick façade which referenced the original fenestration and reuses the windows;
3. New internal metal and timber access stair formed from the Lower Ground and Ground floors; and
4. Sympathetic double half-glazed doors with leaded lights, and fanlight above, in a Free English/Flemish Renaissance style with a Portland stone surround cut into the existing brickwork.

The new access staircase boasts durability through its high-quality, robust materials, ensuring longevity and adaptability. Its high-quality finishes will provide resilience and a contemporary design, which will be in keeping with the existing back-of-house space.

Figure 6 - Axonometric drawing of the new staircase showing how it links the first-floor terrace to the final escape door via an escape hatch. Image © Designsplus Architects



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Precedents



Figure 7 (Left) - Timber tread staircase, metal plate stinger, with square balustrade posts, mesh infill and timber handrail. Image © Mountain Laurel Handrails

Figure 8 (Middle) - Timber tread staircase, metal balustrading with continuous metal rod balustrade infills. Image © Jackel Enterprises

Figure 9 (Top right) - Detail showing simple metal bracketry connections for the timber handrail to the metal balustrade posts. Image © Amron Architectural

Figure 10 (Bottom right) - Timber tread stair with perforated metal infill panels. Image © Bo Bedre

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Proposed Drawings

Please refer to drawings 2208-DP-24-ZZ-DB-A-0001, which is appended to this application and shows the proposed staircase.

The back-of-house stair is robust but elegant, complementing the qualities of the listed building. The stair consists of metal plate stringers supported from the walls and contiguously welded to metal plate treads. The metal treads are then overlaid with solid oak, limed and finished to achieve the required look and slip resistance. Two stainless steel rebated rails on the leading edge of each tread will provide a contrasting nosing and increase slip resistance.

The baluster supports for the stair will consist of box section posts, contiguously welded to the treads, with steel rope insets acting as balustrading. Like the treads, the handrail will be made from solid oak cut in an ovular profile, to ensure a warm-to-touch design that enhances user comfort.

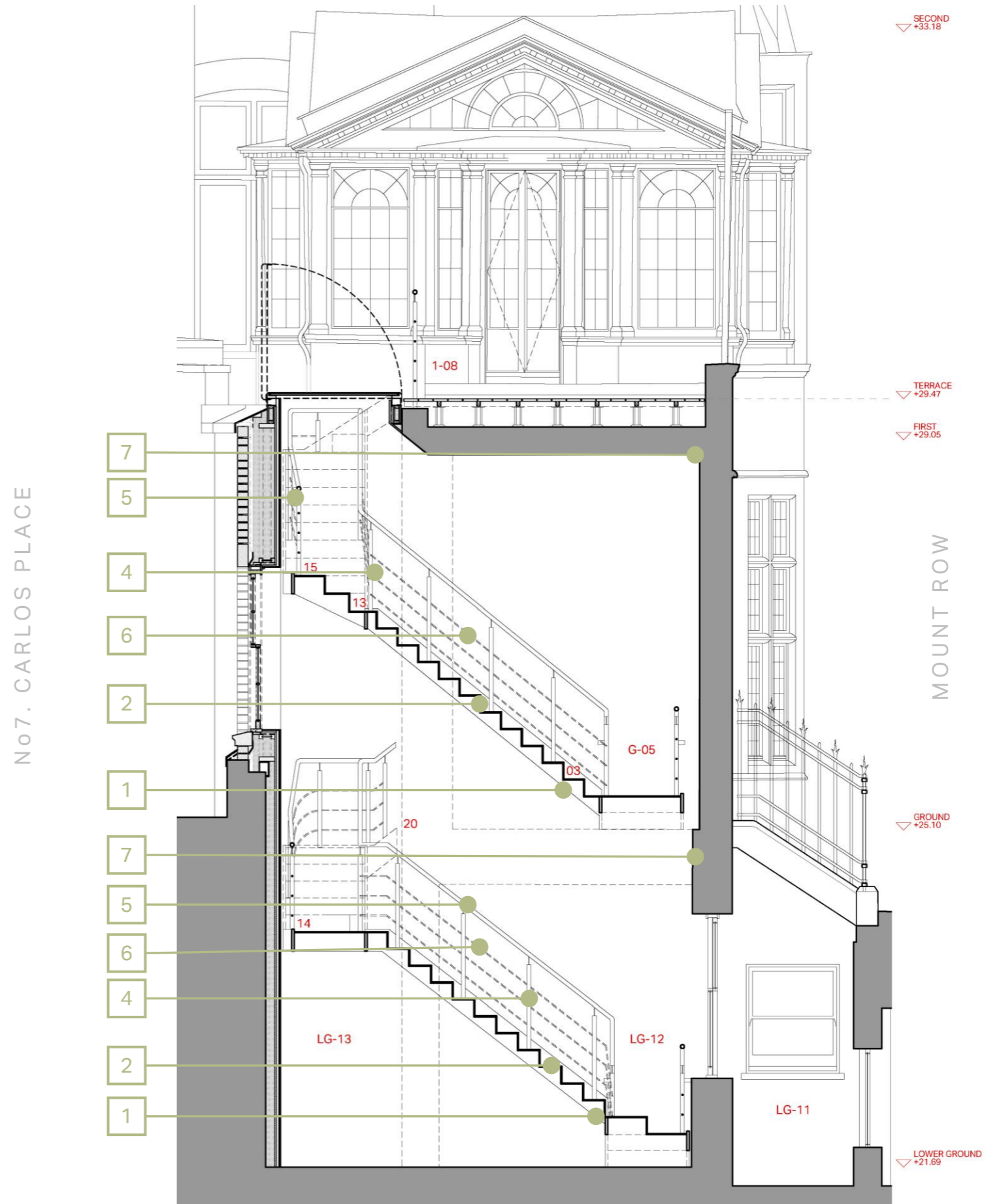
The existing and new walls surrounding the staircase will be finished in lime plaster to ensure moisture balance.

The proposed staircase includes the following details:

1. Powder-coated steel plate stringers contiguously welded to metal plate tread;
2. Solid oak stair tread;
3. Stainless steel rebated rails;
4. Powder-coated SHS steel post baluster welded to metal tread;
5. Solid oak handrail with concealed fixings;
6. Continuous steel rod balustrade infill; and
7. Existing wall finished in lime plaster.



Figure 11 - Detailed section of new staircase @ 1:50. Image © Designsplus Architects



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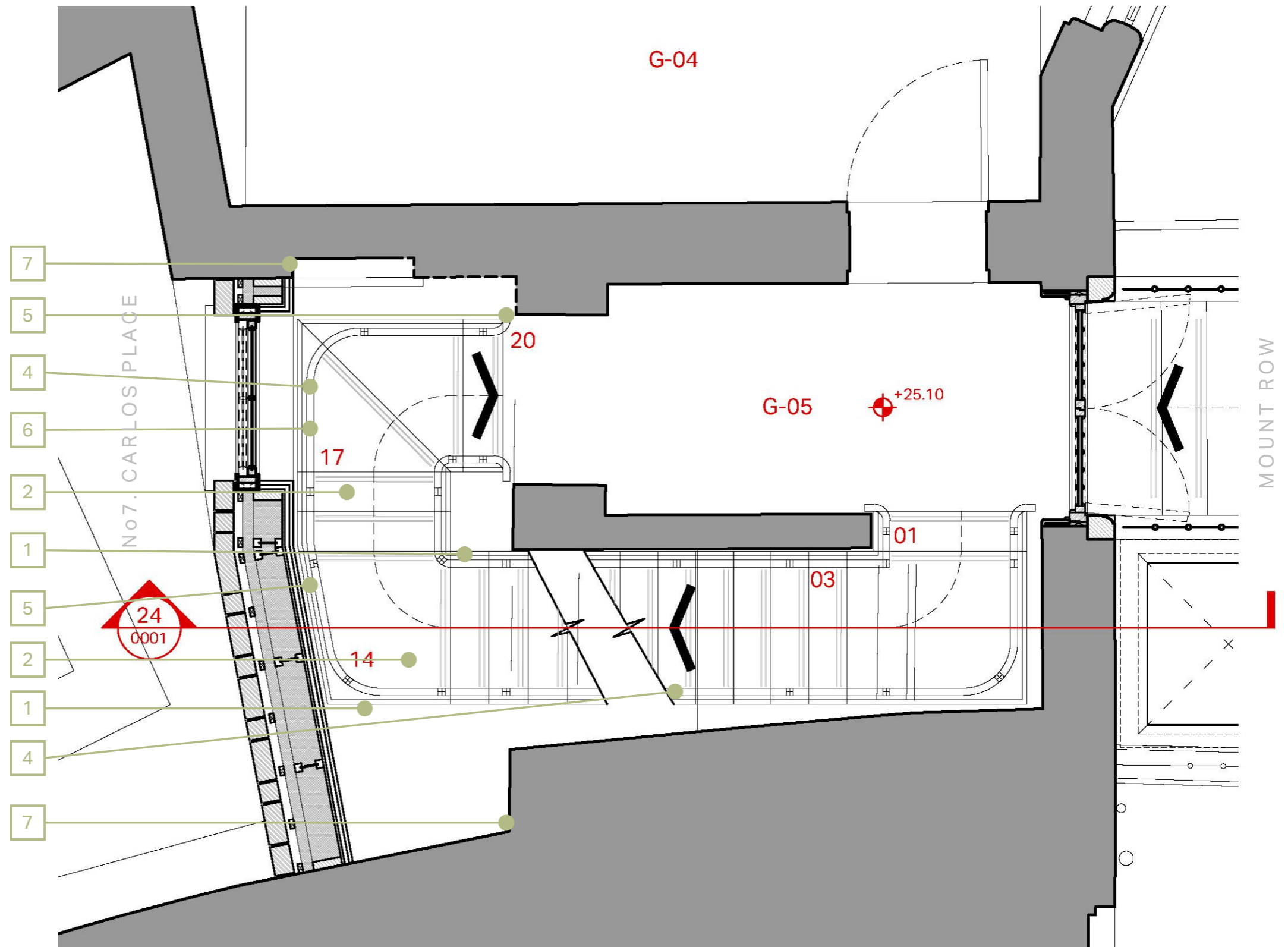


Figure 12 - Detailed plan of the new staircase at Ground Floor level @ 1:25. Image © Designsplus Architects

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Proposed Visualisations

The proposed staircase includes the following details:

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4. Powder-coated SHS steel post baluster welded to metal tread;
5. Solid oak handrail with concealed fixings;
6. Continuous steel rod balustrade infill; and
7. Existing wall finished in lime plaster.

Material samples:

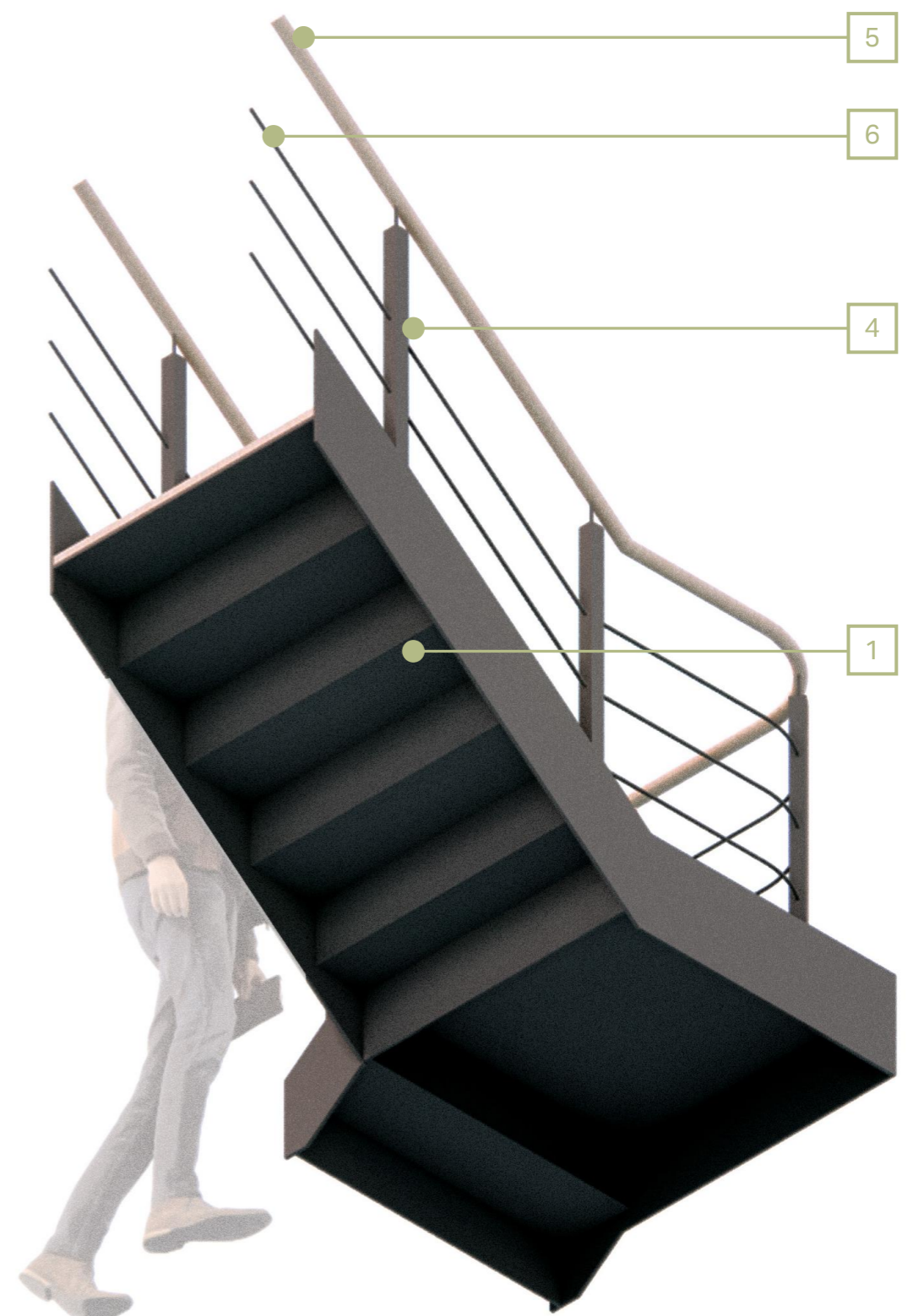
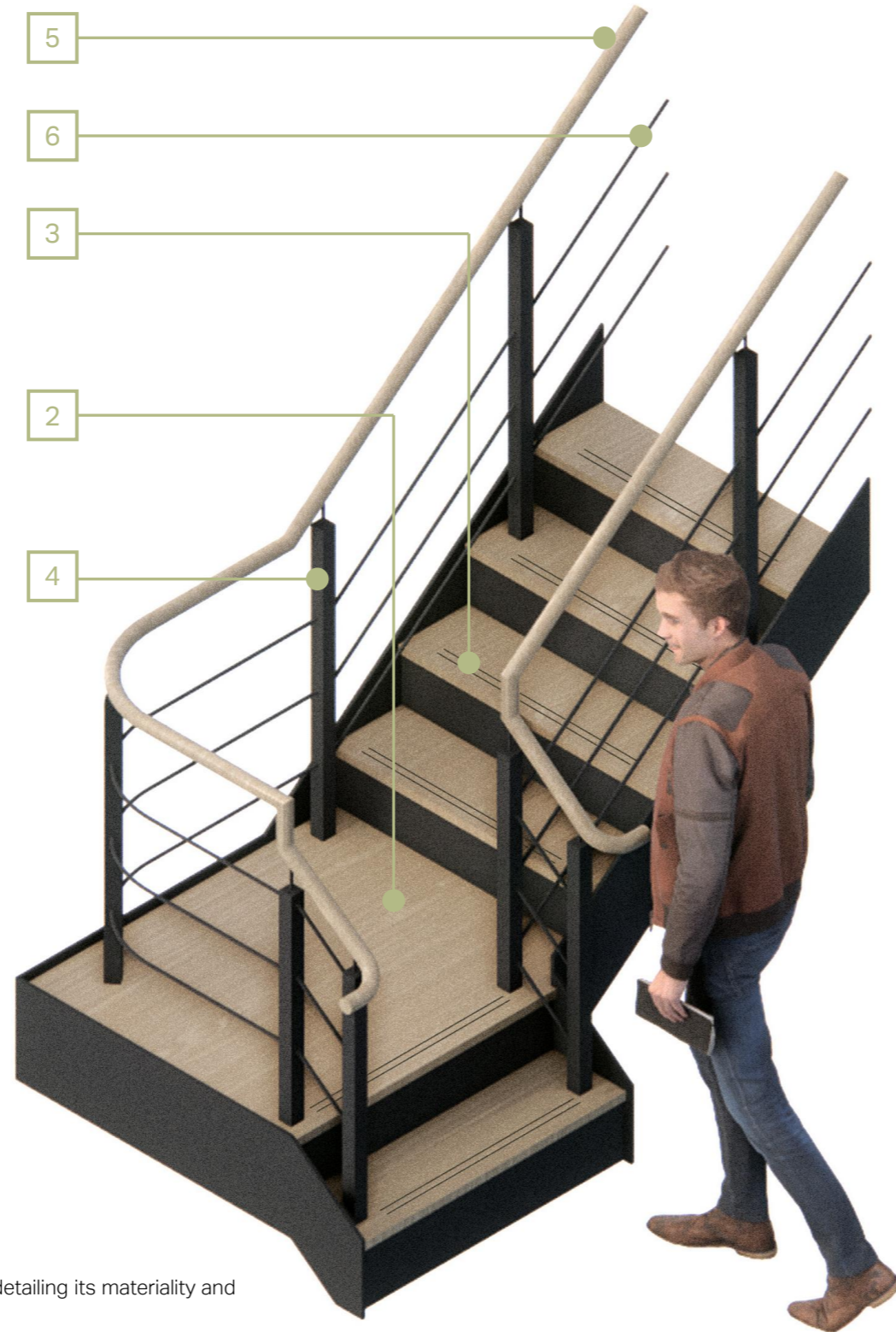
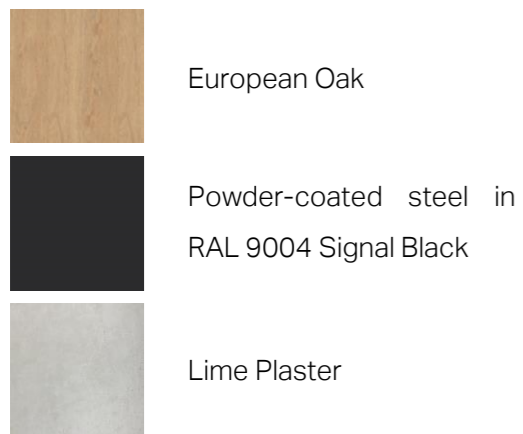


Figure 13 (Left) – Axonometric view of part of the new staircase detailing its materiality and finishes. Image © Designsplus Architects

Figure 14 (Right) – Worms-eye view of part of the new staircase detailing the contiguously, secretly welded metal stair structure. Image © Designsplus Architects

Document Control

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Company Designsplus Architects

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Address No.4 Anchor Cottages, Tiptree, CO5 0BW
