

Listed Building Application – 25A King Street,
ARUNDEL, BN18 9BJ

Removal of spiral staircase from ground floor to basement and reinstatement of floor, re- opening of original brick steps to basement



Spiral stairs from lounge on ground floor
to basement

Removal of staircase and reinstatement of existing brick steps to basement - proposal

This application is concerned with the removal of a metal spiral staircase from the existing ground floor living area into the basement.

Historical background of the staircase

We have checked the planning records on line to ascertain if the staircase installation was approved work but we can only inspect application descriptions, detail is not available.

This is a statement from the present owner regarding the history of the staircase.

“The staircase was there when the house was bought in 1997. To the best of my knowledge it was not installed by the builder who bought the Pub in 1980 and divided the property into two houses. It was installed by one of the owners between 1980 and 1997. I do not know if permission was asked to do the work.”

There are certainly applications in this period listing many works but nothing specifically relating to the spiral stairs.

This application seeks to reverse the staircase installation and revert the floor to its original state and re-open the stairs from the ground floor.

Construction information

The staircase can be removed without causing any damage to the building.

The floor joist will be reinstated and floorboards re-laid to match existing.

The central support post of the staircase will be left in position in the basement to provide additional support to the floor above. It seems a sensible precaution.

The traditional , original brick steps to the basement are visible in the photographs below and it is proposed to remove the temporary floor laid over them and simply reinstate them as the new access to the basement. This also will not cause any damage to the building.

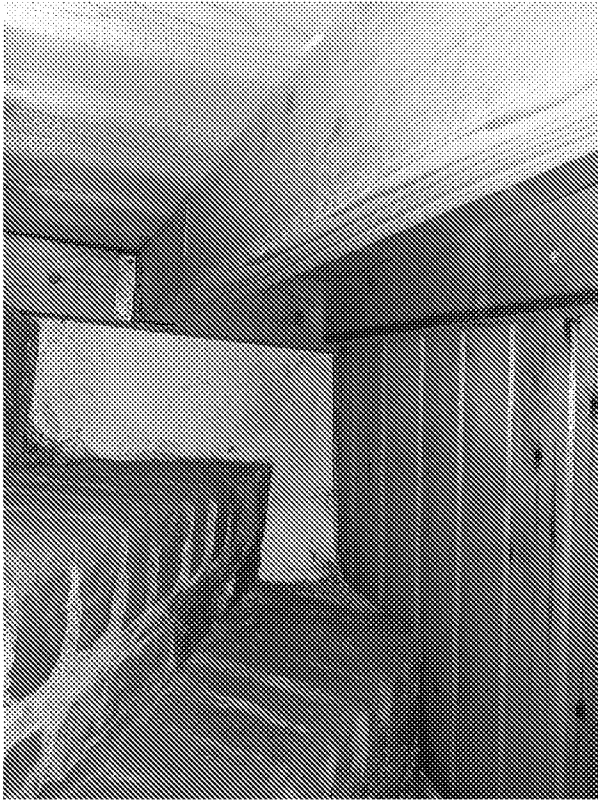
Please refer to ground floor drawing 25AKS for position of spiral stairs and brick steps.



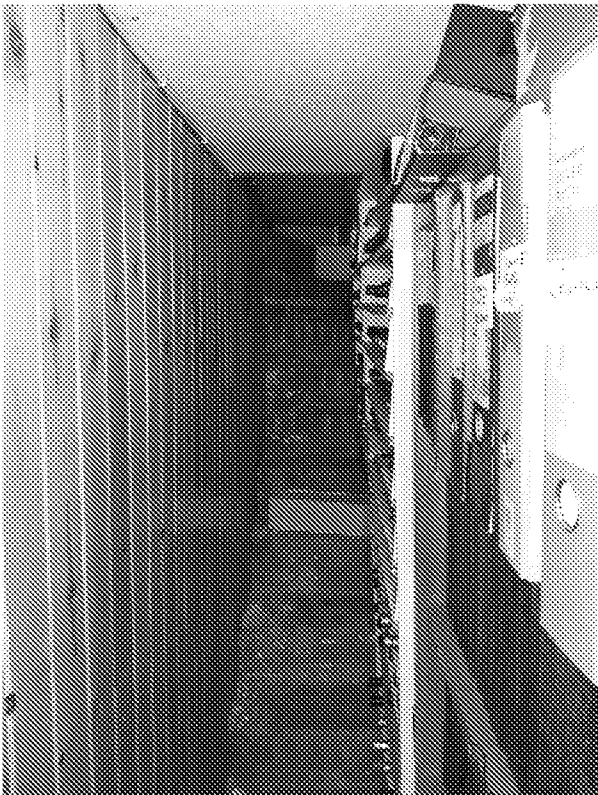
Iron spiral stairs to basement



Spiral stairs – basement perspective



Original brick steps from rear hall to
Basement showing modern floor infill
to be removed.



Original brick steps to be reused for
Basement access