

Ham Manor Golf Club – Fires Escape Staircase

Design and Access Statement

Description of Proposed Works

The proposal comprises the conversion of an existing first-floor sash window on the rear elevation into a new outward-opening timber escape door, designed to match the character and detailing of the listed building.

A new external steel fire escape staircase would provide a secondary means of escape from the first floor and serve the proposed doorway. The stair would comprise:

- A landing outside the new first-floor door.
- A first flight descending to an intermediate landing.
- An intermediate landing supported on steel columns.
- A second flight descending to ground level.
- Handrails and guarding to all open sides.
- Open steel treads to aid drainage and reduce visual bulk.
- Galvanised and powder-coated steel construction suitable for external use.

The staircase would be independently supported on steel columns with concrete pad foundations, minimising intervention in the historic fabric.

The accompanying visualisation illustrates the replacement of the existing first-floor window with a door and the installation of a two-flight external escape stair with intermediate landing. Existing external furniture has been omitted for clarity.

Heritage Considerations

The works are confined to the rear elevation and have been designed to minimise impact on the significance of the Grade II listed building. The staircase is a largely reversible intervention, supported primarily by independent foundations rather than extensive fixings to the historic structure.

The proposed door would reflect the proportions, materials and appearance of existing joinery, ensuring compatibility with the building's historic character.

Fire Safety Purpose

The staircase would provide a dedicated external means of escape from first-floor accommodation, improving life safety and supporting compliance with current fire safety requirements by providing direct access to a place of safety at ground level.

Indicative Dimensions

- Approximate floor level above ground: 5.4 metres.
- Stair width: approximately 1000–1200 mm.
- Intermediate landing: approximately 1200 mm × 1200 mm.
- Upper landing sized to accommodate safe egress through the proposed door.
- Steelwork finish: galvanised and powder coated.