

Springwells House

Proposed staircase/lift installation.

Dear Sir

In respect of the listed building application to install a new staircase and lift to improved both accessibility and the quality of Springwells House; I would I would advise as follows.

I have researched information available at the Steyning Museum, on line and at the library to try and obtain as much information as possible on the origin and development of Springwells House.

Unfortunately there appears to be little showing the original 18th century house or subsequent alterations and extensions.

However from analysis of the plans the original footprint seems clear.

As to whether the existing staircase was the only stair or a servants stair does not seem obvious.

In any event the stair does not meet current regulations, is difficult to use for anyone elderly or disabled and certainly is not adequate to serve a house of this size.

The location proposed for the staircase and lift is within the original footprint of the house and in an area where there is little of significant fabric.

Much of the ground floor area under consideration was remodelled as a kitchen serving the hotel before listing with few remaining features other than the original fireplace opening.

Subsequently the kitchen has been relocated and the room changed to a games/family room

Similarly the first floor [bedroom 5] has few features of merit other than the window.

Both the fireplace opening and the window have been retained in the proposals.

As much as possible of the historic fabric,[such as floorboards etc], will be retained and reused and mouldings/architraves etc will be replicated in the proposed works.

Alternative designs have been considered for the staircase; however a traditional approach using Georgian design principles seems the most appropriate solution.

It is understood that detailed design will be necessary once opening up work has been undertaken and assessment made of any concealed services/structure established.

It is assumed that this would be conditioned in any approval.

I would be pleased to receive and discuss, any observations or requirements from your assessment of the submission, or to facilitate a site inspection.

Yours sincerely

David Collins