

DAS Statement

Re: Offa View, New Brighton, REF: Case : P/2009/0637

This property has Grade 2 listed status due to several factors determined by CADW. These are Location, History and Exterior features.

Although this current proposal affects only 1 interior feature, and therefore is not part of the scope of the reason for listing, it was felt appropriate to formalise the reasoning behind the proposal.

The staircase in question is to all intents and purposes now redundant, now that work on a new full-sized staircase in a more appropriate part of the property has been commenced. This led to the question of what to do with the existing stairs. 3 options were considered.

1. Removal of stairs and make-good to match existing floors/ceilings etc.
2. To box-in existing stairs so as to utilise some of the space and take staircase out of use.
3. To leave staircase as it is.

Option 3 was discounted due to the fact that if left in place, the stairs would need repair work to ensure that they would be safe to bear the weight of users of the stairs. This would be an inefficient use of resources, as there is a much better option - to use the full sized stairs elsewhere in the house. There would also be the ongoing risk to users of injury due to the very low headroom afforded by these stairs.

Option 2 was discounted as this would be a very inefficient use of space due to the technicalities of boxing in such a staircase while preserving its structure. It was also noted that the property has undergone many changes over its lifetime in order to improve its usability for the occupants, and this current proposal is no more radical than any of the previous changes. Indeed, exactly this same work has been carried out on another part of the house, some time after the 2 properties became one.

Option 1 was found to be the most suitable option, as it involved minimal impact to the character of the building, did not affect the structure of the building, and did not affect any of the features that led to the property being listed in the first place. Furthermore, it would improve the space available to occupants by removing a structure that is considered hazardous and redundant. The making-good works that would follow the removal of this staircase would be carried out to the same standards as in the rest of the property, and these works have been universally welcomed as both an improvement over the existing, and a return to a look more in keeping with the feel of the property. The comments we have had from visitors to the property reflect our opinions that the finished works look very much how they would have imagined a property of this era would have looked when pristine. These opinions have been backed up by research into contemporary properties.