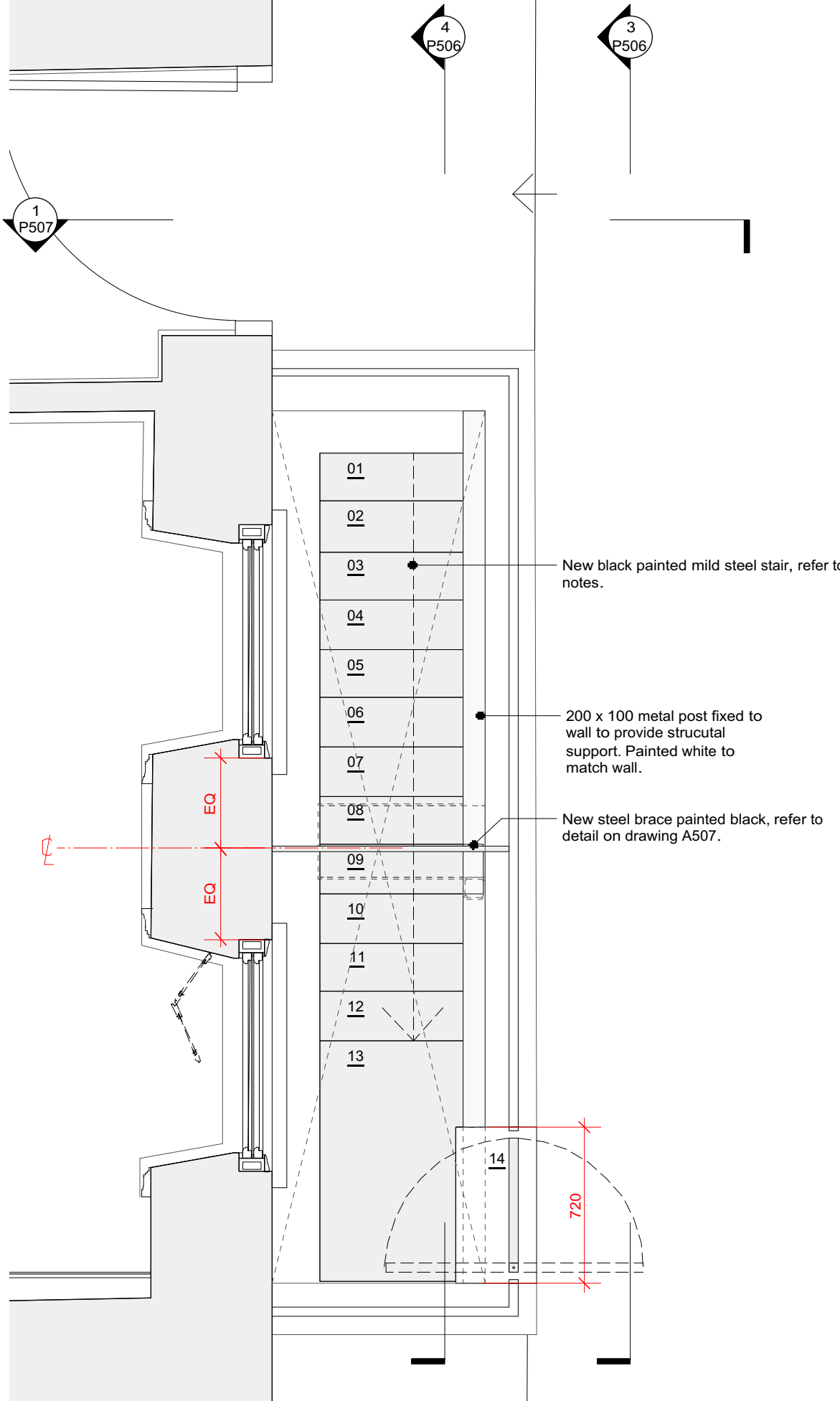


1 Proposed stair - Lower Ground Floor
SCALE: 1:25



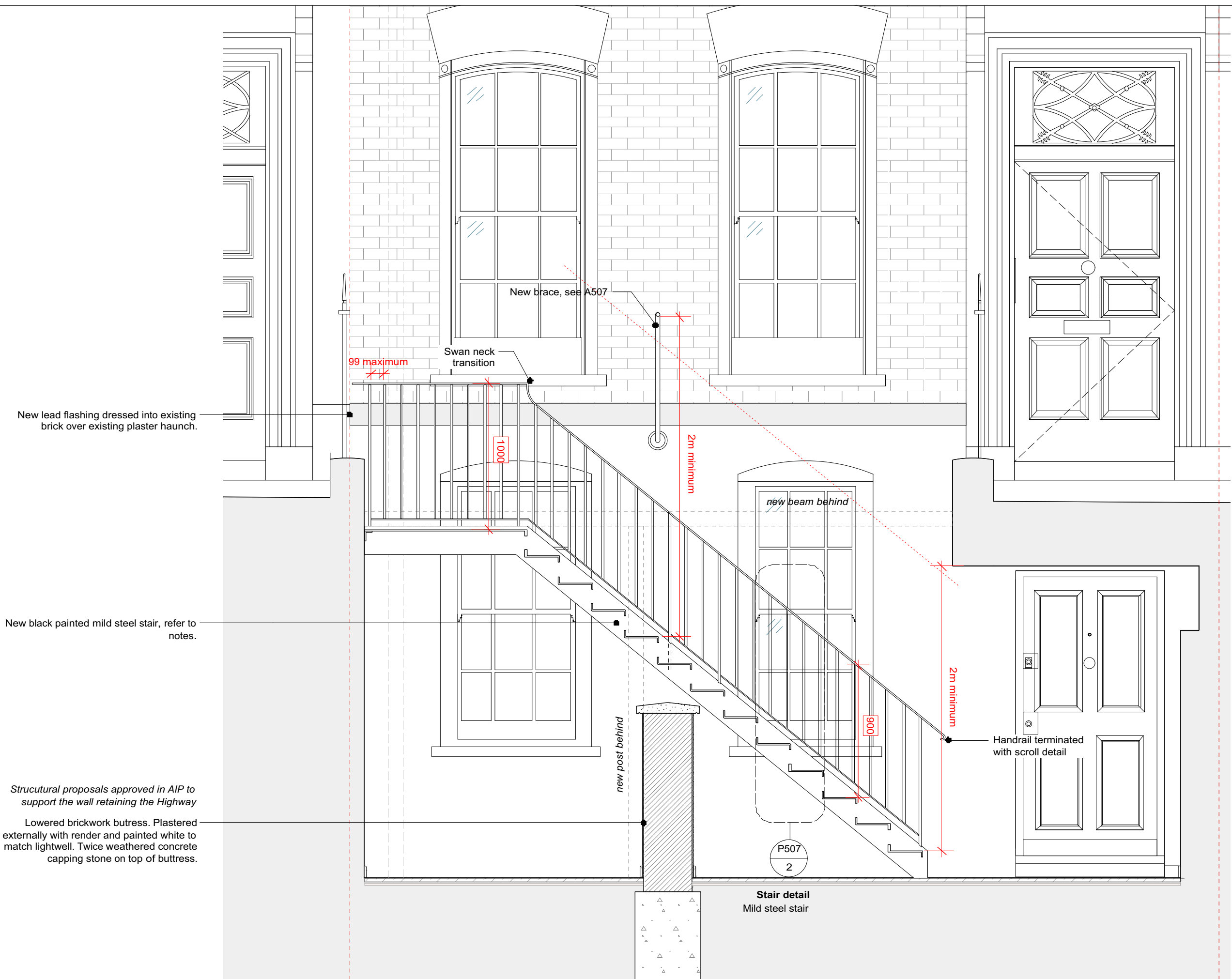
PHOTOGRAPHS OF EXISTING CONDITION



2 Proposed stair - Ground Floor
SCALE: 1:25



3 Proposed stair - Ground Floor street elevation
SCALE: 1:25



4 Proposed stair - Lower Ground Floor street elevation
SCALE: 1:25

37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	27.04.22	LBC Condition Discharge
B	28.07.23	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

General Drawing Notes:

Stair and railing Construction:

Treads and risers

Mild steel chequered treads, folded along long edges to create nosing and upstand. Open risers between treads with gaps no larger than 100mm.

Stringers

Mild steel flat plate.

Railing

• Mild Steel flat bar.

• All elements primed and painted black to match railing at front of property.

Top Rail: Mild steel half round square edge bar, 40mm x 12mm.

Posts: Mild steel flat square edge bar, fixed to external side of stringer, 40mm x 16mm.

Balusters: Mild steel circular balusters, spaced equally to form guarding, 12mm dia.

Bottom Rail: Mild steel flat square edge bar, 40mm x 12mm.

Decoration

All elements of stair to be primed and painted black using suitable exterior paint. Colour to match existing railings at front of property.

New brace:

New brace to allow for 2m head height to staircase, fixed into masonry with cover plate. Decorated with black paint to match existing railing.

New primary structure:

A steel post, beam and masonry buttress are required to be installed to support the wall retaining the Highway. These elements have been designed by a qualified Structural Engineer and checked and approved by Camden's Structures department via an AIP.

Quinn Architects

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DRAWING TITLE

External stair
Page 1 of 2

SCALE

1:25 @ A1 / 1:50 @ A3

DRAWING STATUS

PLANNING

PROJECT NO.

QA203

DRAWING NO.

P506

REV.

B