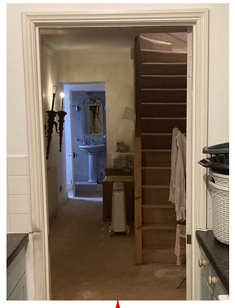
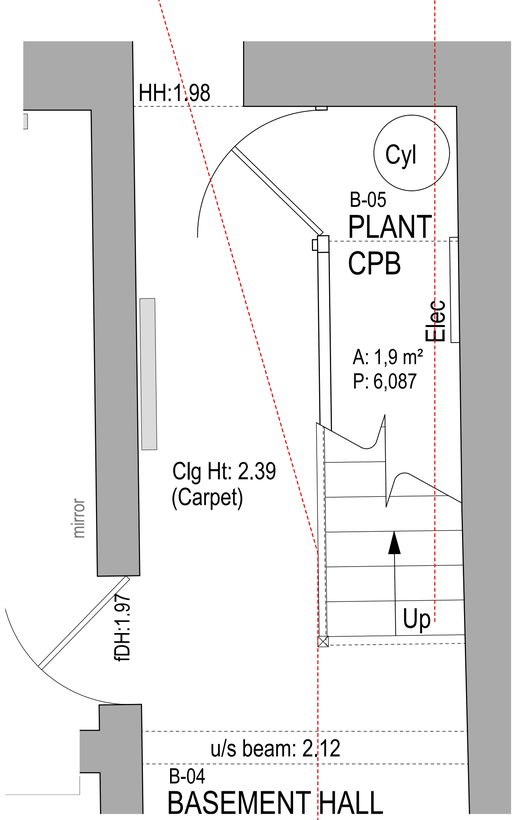
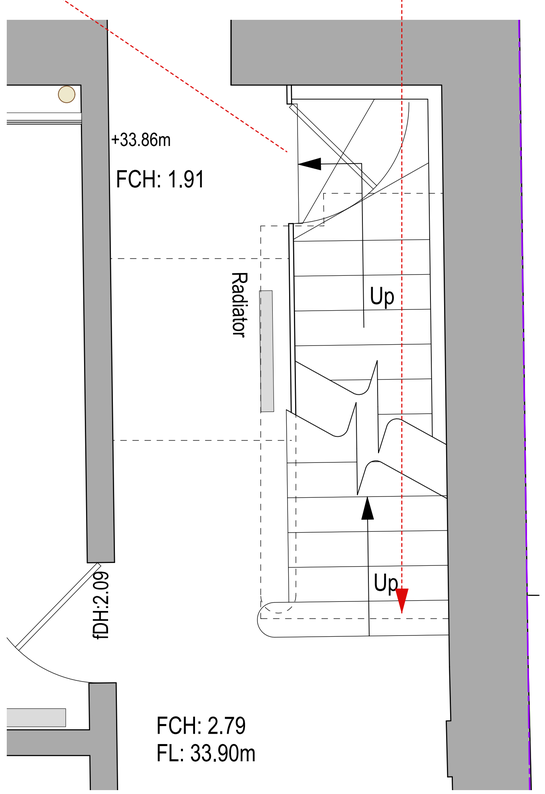
or

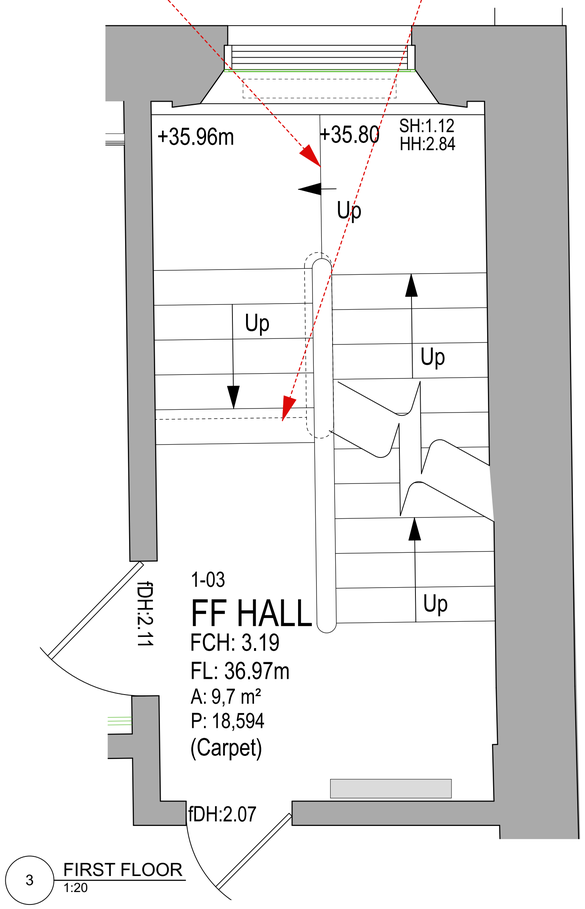




1 BASEMENT
1:20



2 GROUND FLOOR
1:20



3 FIRST FLOOR
1:20

EXISTING BALUSTRADE TO BE PAINTED TO MATCH THE UPPER FLOORS.

METHOD STATEMENT FOR CLEANING AND REPAIRING THE EXISTING INTERNAL STAIRCASE.

INTRODUCTION

In accordance with English Heritage guidance, the proposed repair work will involve no intervention but structural and other repairs to the original structure of the staircase.
This will ensure a maximum retention of the historic fabric but should also reduce the potential for any conflict with building regulations.
The staircase is constructed out of timber treads, supported on timber stringers.
The internal stringers are turned, supported by the existing structure of the building.
The existing flights from ground to first are slightly sagging and from first to second floor are severly sagging.
The staircase has been poorly painted over during the last century with cracks and uneven surface in some areas.
The balustrades are of painted timber, supporting the existing volute timber handrails, which have a clear and stained lacquer finish.
The existing staircase balustrade going from lower ground floor to ground floor is to be repaired, and painted.
It is proposed to paint the existing balustrade at lower ground floor to match the upper floors.

The polished handrail on upper floors needs to be protected during the strip-out works and re-paint works.

REPAIRS TO TIMBER STAIRCASE TREADS, STRINGERS, BALUSTRADES, AND SKIRTING.

GROUND TO FIRST FLOOR:
The timber staircase between Ground and First Floors has 'sagged' towards the middle of the flights with evident gaps/joints opened up between treads and stringer adjacent to the gable wall.
Carefully dismantle structurally defective timber framed dogleg staircase running between Ground and First Floors complete with aprons, strings, treads and risers as necessary. Balustrade and handrail and set aside for re-use. Overhaul staircase and balustrade and subsequently reinstate after structural repair works have been carried out. Supply and install 50 x 50mm treated sawn softwood blocks, each glued and screwed to underside of staircase tread and drilling timber block and adjacent brickwork wall for and including M10 resin anchor bolt and run with cement. Replace plastered soffit comprising wood lath with lime plaster finish.

FIRST TO SECOND FLOOR
The timber staircase between First and Second floors has 'sagged' towards the middle of the flights with evident gaps/joints opened up between treads and stringer adjacent to the gable wall.
The remaining stairs appear in reasonable condition. Repairs require the careful removal of the soffit to the 'sagging' section of stair and adding blocking/glue/screw joints as found necessary to fix stairs to gable wall.
The soffit will be replaced after completion of the repair works with wood lath and lime plaster and skim to provide a smooth and even surface.

SECOND TO THIRD FLOOR
Overhaul timber staircase extending between Second and Third Floors together with painted timber strings and balustrade with polished handrail. Seal all cracks and joints in woodwork and plaster. Re-fix loose vertical timber balusters.

PAINT STRIP-OFF:
Where original, it is proposed that the original elements of the staircase are stripped of its painted finish using Barrettine PeelAway paint Remover by specialist and repainted with a
suitable oil-based wood primer and painted top coats.
Peelaway® is architecturally specified; approved for projects by English Heritage, National Trust and many contractors working in the heritage industry.
Before using the Peelaway product, a test patch should be completed before undertaking any paint removal project, where original on an area typical of the surface to be stripped and including irregular as well as flat surfaces.
This will confirm that the correct Peelaway® system, poultice thickness and dwell time has been selected, for clean and safe removal.
PeelAway 7 can remove up to 20 coats in one application, removing a huge range of paints and varnishes from most surfaces.
PeelAway 7 is a low odour water-based paint stripper, that is intended for use on most modern paints and varnishes found in areas painted after 1972.
It is naturally degradable and does not contain methylene chloride or caustic soda.
Using the following method:
1. Wear appropriate personal protective equipment (PPE) such as Viton or equivalent, or Butyl rubber (HSE INDG330 Guide) gloves,
overalls and eye/face protection to protect against skin contact.
2. Before using the Peelaway product, a test patch should be completed before undertaking any paint removal project,
on an area typical of the surface to be stripped and including irregular as well as flat surfaces.
This will confirm that the correct Peelaway® system, poultice thickness and dwell time has been selected, for clean and safe removal.
3. Cover and protect areas where stripping is not desired, including adjoining surfaces where over spray may travel.
Polythene sheeting and masking tape create an effective barrier
4. Once the correct paste and timing for the project has been established together with the thickness required, the designated paste should be applied,
the Peelaway® blanket laid over the paste and left for the time indicated by the test patch. Follow all manufacturer´s instructions are on the containers.
5. Once PeelAway has successfully removed the layers of finish, peel away the blanket, any excess and then wash down the treated surface with warm water.
4. Surfaces that have been repeatedly painted over the past few decades may require an initial application of PeelAway 7 to remove coats applied after 1972,
followed by a further lead based application of the PeelAway 1 to remove any of the harder to remove metal and
paints applied prior to 1972.
Once the paint has been removed, infill any imperfection within the timber with suitable wood fillers and sand down to achieve a high-level finish.

Staircase (strings, treads, skirting and balustrades) to be painted as follows:
1.
Allow for 1- undercoat primer to the existing timber members. The undercoat should be of high quality such as @Crown Trade Full Undercoat'. Allow to dry for a period of 24 hours.
Once dried, sand down any imperfection and make good.
2.
Allow for a minimum of two finishing topcoats, sanding down in between each coat and making good any imperfections. To achieve a durable high gloss finish, 'Dulux Trade High Gloss' should be considered. For a non-gloss finish, 'Armstead Eggshell' is the best oil-based option.
Once the paint has dried, the staircase will be carpeted and carpet runners will be introduced.
3.
Polish Handrail to a high level finish.

PLANNING APPLICATION AND LBC - AS PROPOSED 2025-02-11

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PROJECT
REFURBISHEMENT OF GRADE 1 LISTED TERRACE
1 CHESTER PLACE
LONDON, NW1 4NB

CLIENT
Mr. + Mrs. Davies

DRAWING
Staircase Part 1

SCALE
1: 20
02962L-1 Chester Place -as existing.vwx

REVISION

REV	DATE	DETAILS	DRAWN	DP CHECKED

DRAWING NUMBER 02962L
REVISION 4-01

Drawn by BM Checked by DP
Date Date

ISO A1

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