

88a Albert Street
Camden
London
NW1 7NR

Drawings to fulfill planning conditions as laid out in Listed Building Consent and Granted Planning permission for a Mansard Roof Extension to the Property at 88 Albert Street, granted 28. February 2011.

REF: 2010/6633/L - Listed Building Consent

REF: 2010/6631/P - Full Planning Permission Granted

Conditions and drawings provided to discharge all conditions of granted planning permission are listed within.



88 ALBERT STREET AT THE END OF TERRACE
DR NO.: 1001-PH-0001

CONTACT

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London
NW1 7NR

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GOWLAND WING KAY

DISCHARGE OF PLANNING CONDITIONS

Below the conditions as listed in the granted planning permission are listed followed be a reference to the information supplied to discharge these conditions.

CONDITION 1

2010/6633/L & 2010/6631/P

The works hereby permitted shall be begun not later than the end of three years from the date of this consent. Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The building work is planned to begin on site in summer 2012

CONDITION 2

2010/6633/L & 2010/6631/P

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; D_I0_88a_AS_001 Existing Front & Rear Elevations; 002 Existing Floor First & Second Floor Plans; 002 Existing Front & Rear Elevations; 001 Existing & Proposed Plans, Sections & Elevations; 004; 005; 0061 Reason: For the avoidance of doubt and in the interest of proper planning.

The details and drawings supplied to satisfy conditions of the granted planning permission are based entirely on the drawings submitted as part of the original planning application, a copy of which has been submitted with these details.

CONDITION 3

2010/6633/L

All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution. Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Staircase details match the existing in architectural details including the hardwood banister and balusters, treads, soffit and trim. Window frames are timber and match the existing windows of the building and those of the surrounding area in character. The overall elevation and plans supplied show that the overall development is sympathetic and matching in character to the original architectural details of the existing building and those of the surrounding buildings. Sample photographs of materials are supplied for approval, a sample board of which will be provided on site.

Drawings Supplied:

Proposed Front - West Elevation @ 1 : 50	DR NO.: 1001 - DR - 0010	Page 7
Proposed Rear - East Elevation @ 1 : 50	DR NO.: 1001 - DR - 0011	Page 7
Proposed Side - North Elevation @ 1 : 50	DR NO.: 1001 - DR - 0012	Page 8
Proposed Section AA @ 1 : 50	DR NO.: 1001 - DR - 0013	Page 9
Proposed Section BB @ 1 : 50	DR NO.: 1001 - DR - 0014	Page 10
Proposed Section CC @ 1 : 50	DR NO.: 1001 - DR - 0015	Page 11
Proposed Second Floor Plan @ 1 : 50	DR NO.: 1001 - DR - 0016	Page 13
Proposed Third Floor Plan @ 1 : 50	DR NO.: 1001 - DR - 0018	Page 14
Proposed Roof Plan @ 1 : 50	DR NO.: 1001 - DR - 0017	Page 14
Proposed Material Photographs		Page 12

CONDITION 4

2010/6633/L

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:2.
- b) Detailed section drawings of the new staircase at 1:10.
- c) Detailed section drawings of the balusters and handrail at scale 1:5 or 1:2.
- d) The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Drawings Supplied:

Front Dormer

Sash Window Section and Elevation with Cill Window Ref.: WF01 & WF02 @ 1 : 10	DR NO.: 1001 - DR - 0019	Page 15
Window Bar and Frame Elevation Detail Window Ref.: WF01 & WF02 @ 1 : 2	DR NO.: 1001 - DR - 0020	Page 15
Plan Section of Jamb Detail Window Ref.: WF01 & WF02 @ 1 : 2	DR NO.: 1001 - DR - 0021	Page 16
Detail Section Through Sash Frame, Leaves, Window Bars and Cill Window Ref.: WF01 & WF02 @ 1 : 2	DR NO.: 1001 - DR - 0022	Page 16

Rear Sash

Sash Window Section and Elevation with Cill Window Ref.: WR01 & WR02 @ 1 : 10	DR NO.: 1001 - DR - 0023	Page 17
Window Bar and Frame Elevation Detail Window Ref.: WR01 & WR02 @ 1 : 2	DR NO.: 1001 - DR - 0024	Page 17
Plan Section of Jamb Detail Window Ref.: WR01 & WR02 @ 1 : 2	DR NO.: 1001 - DR - 0025	Page 18
Detail Section Through Sash Frame, Leaves, Window Bars and Cill Window Ref.: WR01 & WR02 @ 1 : 2	DR NO.: 1001 - DR - 0026	Page 18

Staircase, Balusters and Handrail

Elevation and Long Section of Proposed Staircase @ 1 : 10	DR NO.: 1001 - DR - 0027	Page 19
Banister Rail and Baluster Sections @ 1 : 2	DR NO.: 1001 - DR - 0028	Page 20
Staircase Construction Section with Lower Landing Detail @ 1 : 5	DR NO.: 1001 - DR - 0029	Page 20

CONDITION 5

2010/6633/L

A Sample panel of the facing brickwork and natural slates demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed. Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies. Page 2 of 3 2010/6633/L Informatives: 1 Reasons for granting listed building consent. The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer's report

A sample panel of the materials as laid out on Page 12 will be made available on site before the commencement of the works for inspection by a member of the council.

PHOTOS OF EXISTING

The works will entail the removal of the existing non original roof structure and the erection of a mansard roof extension.

The current butterfly pitched roof is to be removed. The structure is not thought to be original due to the sizes of timbers used and general condition of the roof. The parapets to the front and side are to be retained. The butterfly profile of the brickwork is to be kept. All new brick work is to be in matching reclaimed London Stock bricks, no original bricks will be removed with all new courses laid on top.



EXISTING ROOF PHOTO - LOOKING WEST
DR NO.: 1001-PH-0002



EXISTING ROOF PHOTO - LOOKING EAST
DR NO.: 1001-PH-0003

EXISTING ROOF PHOTO - LOFT SPACE
DR NO.: 1001-PH-0004



- DETAILS
- 1. PARTY WALL 86/88 ALBERT STREET
 - 2. NON ORIGINAL TILED BUTTERFLY PITCH ROOF
 - 3. 1200MM FRONT (WEST) PARAPET
 - 4. SKY LIGHT AND ROOF ACCESS
 - 5. SIDE (NORTH) PARAPET
 - 6. 'BUTTERFLY' PROFILE BRICK COURSES WITH NON ORIGINAL CONCRETE COPING
 - 7. ORIGINAL END OF TERRACE SOLID MASONRY WALL
 - 8. NON ORIGINAL ROOF TRUSSES
 - 9. EXISTING MANSARD ROOF EXTENSION AT THE ADJACENT 86 ALBERT STREET



FRONT (WEST) FACADE WITH EXISTING EXTENSION TO 86 ALBERT STREET
DR NO.: 1001-PH-0005

The external detailing will match that of the Mansard Roof extension to the adjacent 86 Albert Street. Details including the timber framed dormer windows, natural welsh slates and lead flashing. To adequately light the stairwell and provide ventilation a skylight is proposed above the staircase. This will be minimally visible from street level and will not affect the historical architectural interest of the building or streetscape.

DEVELOPMENT DESCRIPTION

Erection of a mansard roof extension to create living space/third floor level inc. 2 x dormers to front and 2 x windows to rear roof slopes and new stairs and ensuite bathroom to dwelling (Class C3).

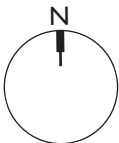
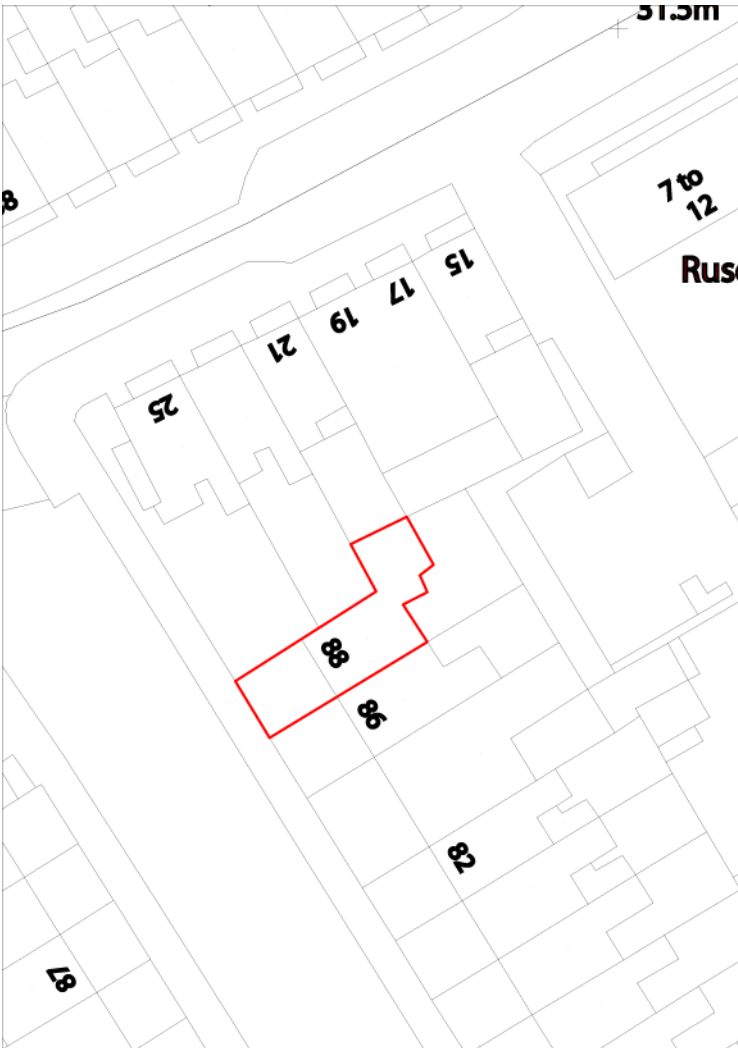
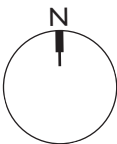
SITE

The site is located at the end of a terrace of 20 listed buildings to the west side of Albert Street, within the Camden Town Conservation Area. The terrace comprises of three storey buildings above basement level (ground, first and second floor) which date from between 1844 and 1845 and are built from yellow stock brick with rusticated stucco ground floors. The roofline of the terrace is irregular. The site has a butterfly style roof surrounded by rendered parapets.



SITE LOCATION PLAN
1:1250

DR NO.: 1001-MP-0001

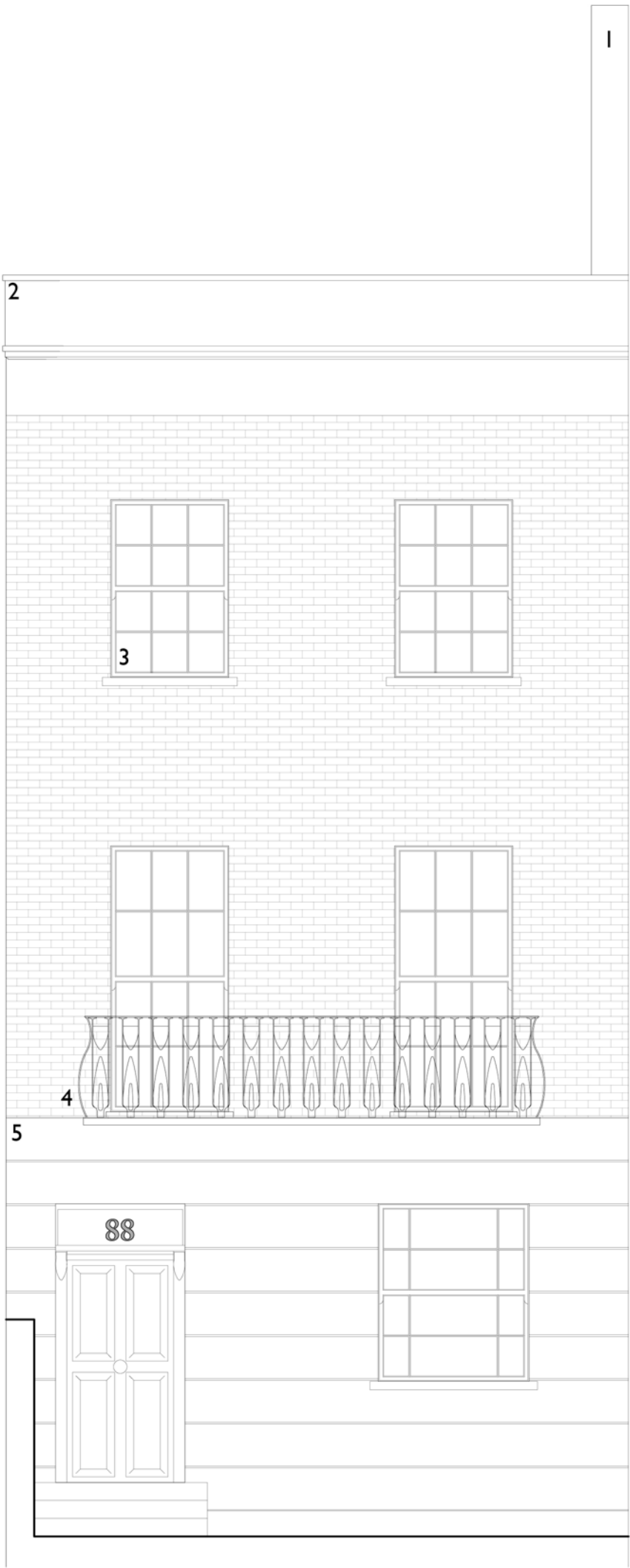


PLOT OF 88 ALBERT STREET
1:200

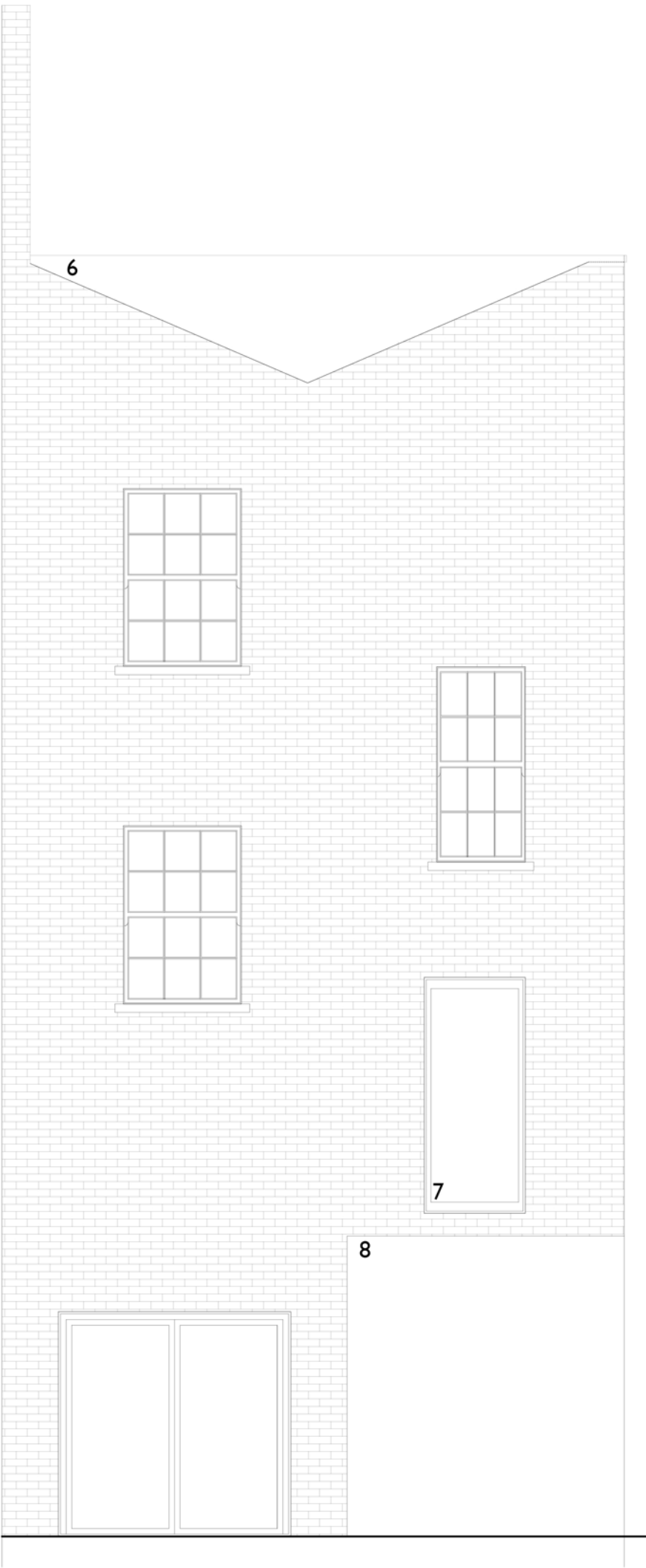
DR NO.: 1001-MP-0002

EXISTING ELEVATIONS

1 : 50 | 1 | 2 | 3 | 4 | 5 | METRES

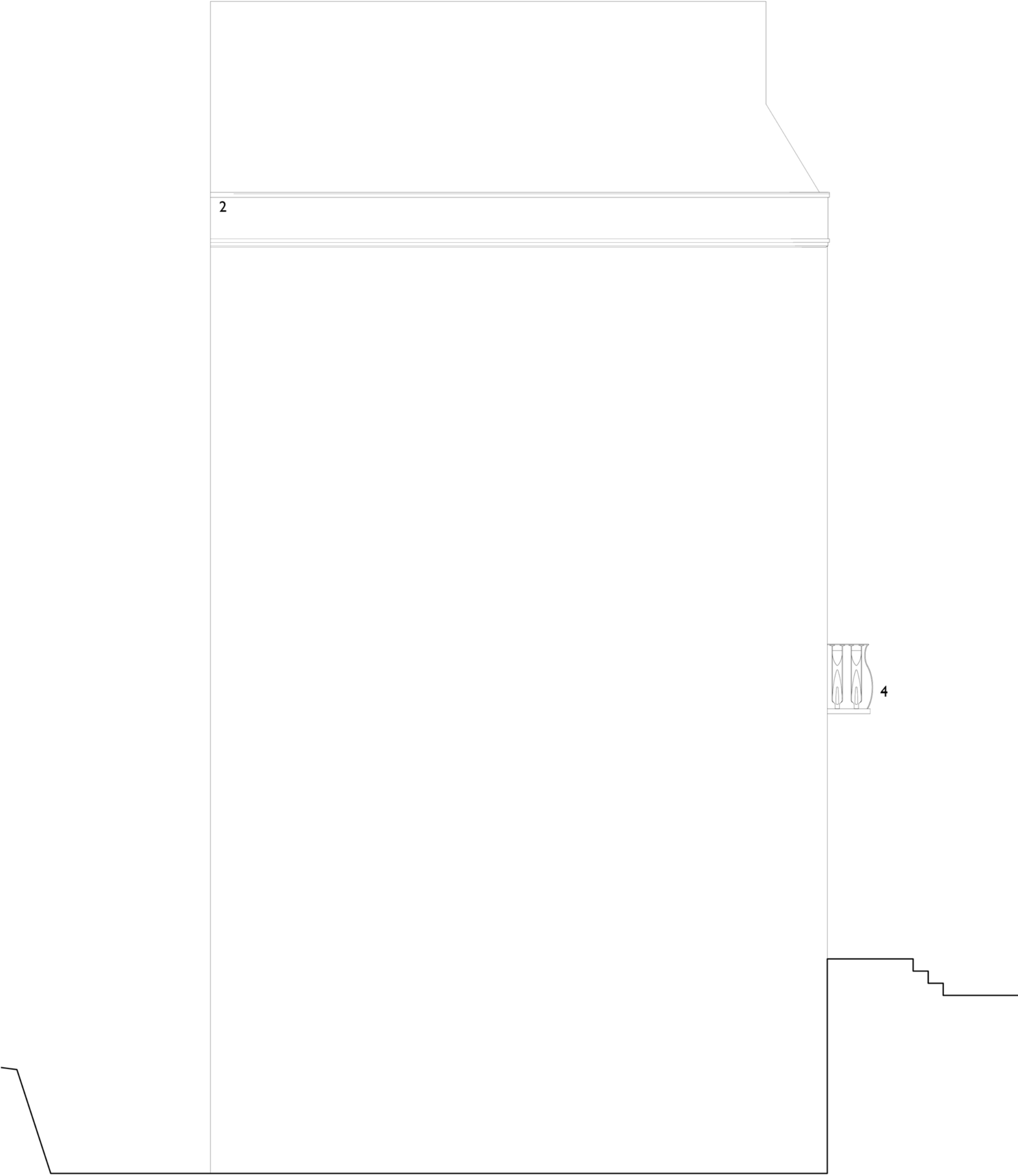


FRONT - WEST ELEVATION
1:50
DR NO.: 1001-DR-0003



REAR - EAST ELEVATION
1:50
DR NO.: 1001-DR-0004

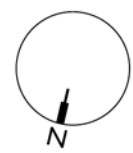
- DETAILS
- 1. CHIMNEY STACKS
 - 2. STUCCO PARAPET
 - 3. SINGLE GLAZED TIMBER FRAME SASH WINDOWS
 - 4. IRON RAILINGS
 - 5. STUCCO GROUND FLOOR
 - 6. 'BUTTERFLY' PROFILE ROOF
 - 7. ACCESS TO SMALL ROOF TERRACE
 - 8. MODERN GROUND FLOOR EXTENSION



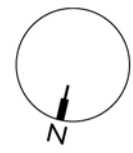
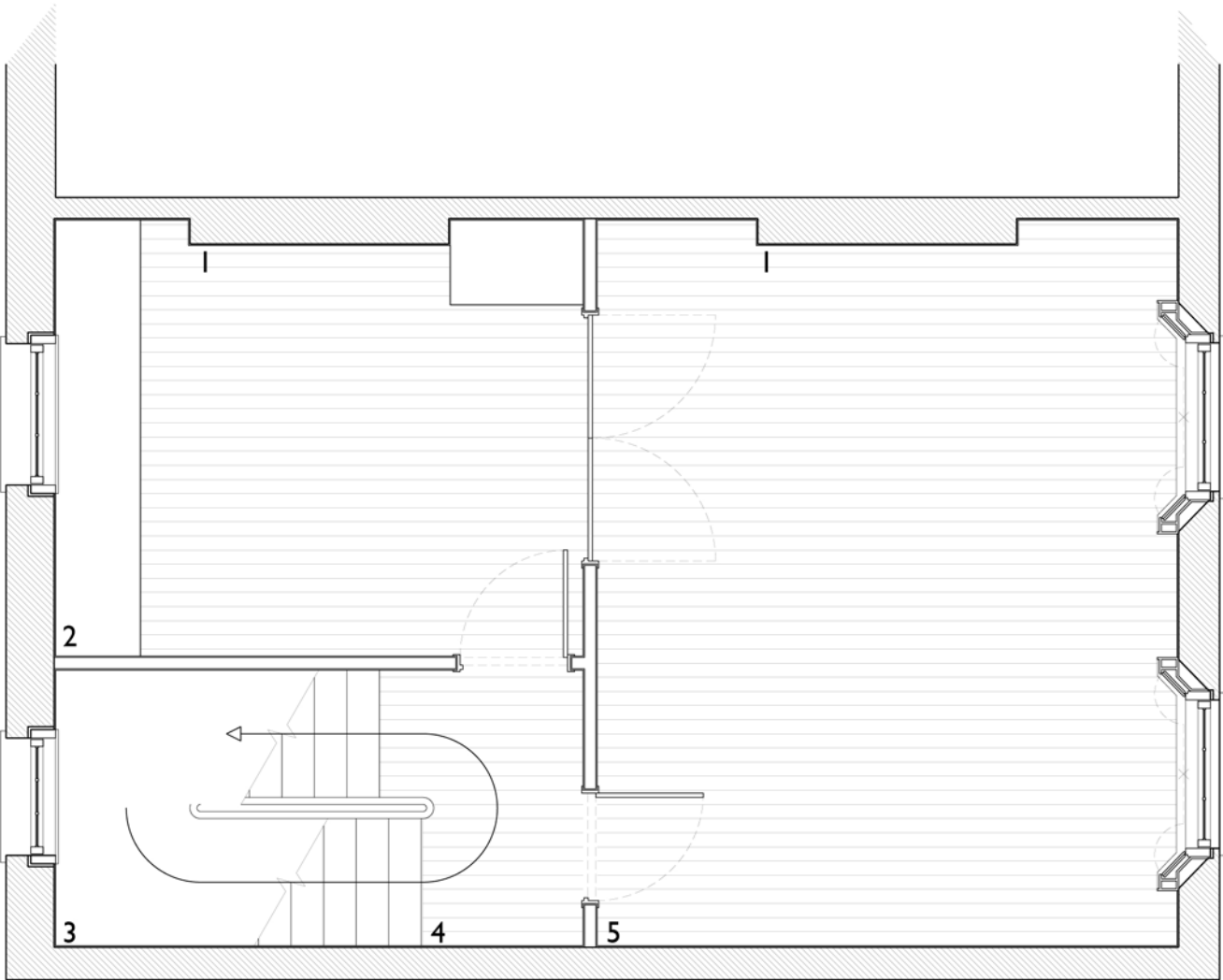
SIDE - NORTH ELEVATION
1:50
DR NO.: 1001-DR-0005

EXISTING FLOOR AND ROOF PLANS

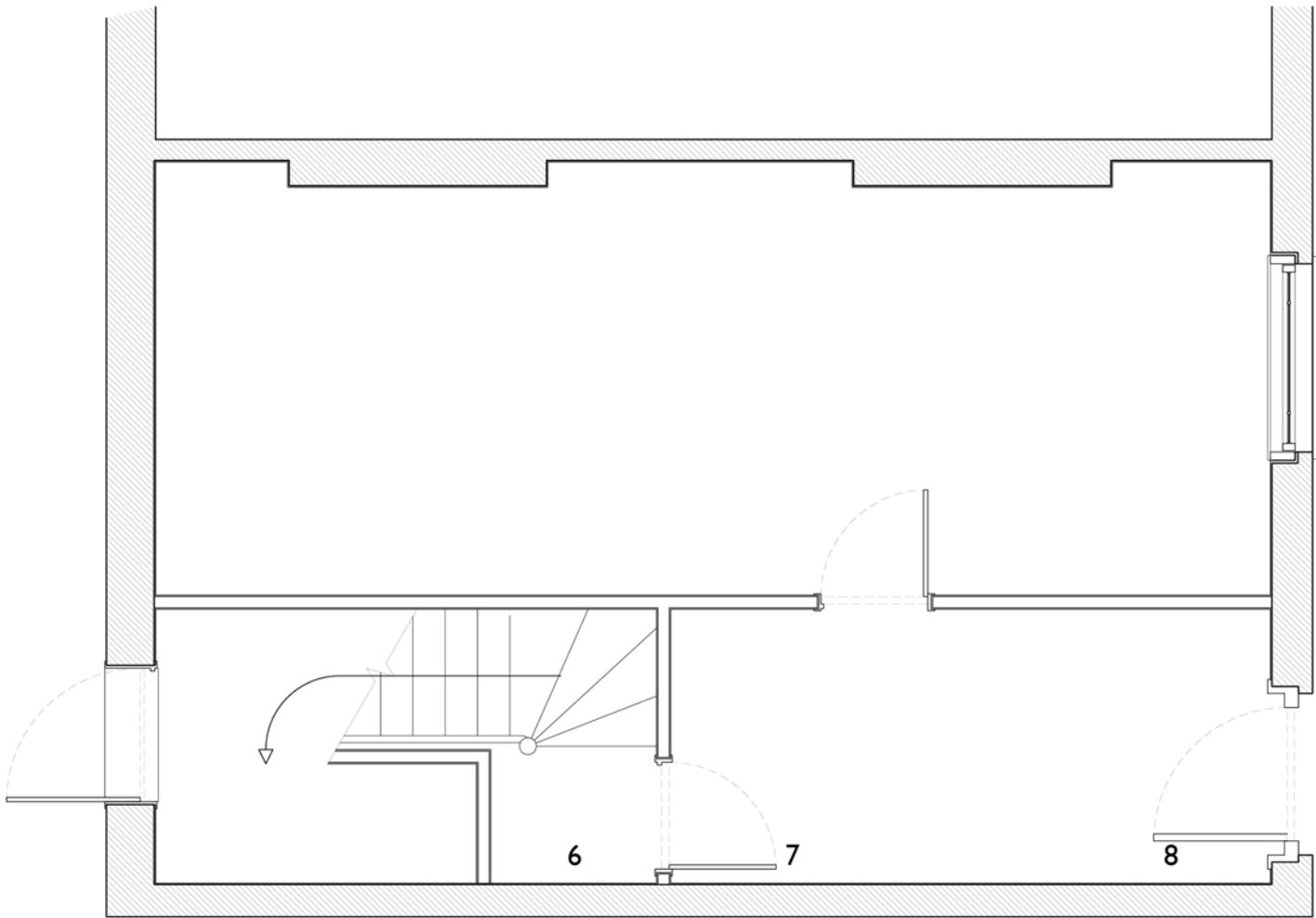
1:50 1 2 3 4 5 METRES



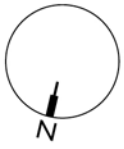
EXISTING FIRST FLOOR PLAN
1:50
DR NO.: 1001-DR-0006



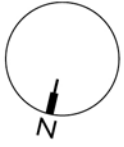
EXISTING GROUND FLOOR PLAN
1:50
DR NO.: 1001-DR-0007



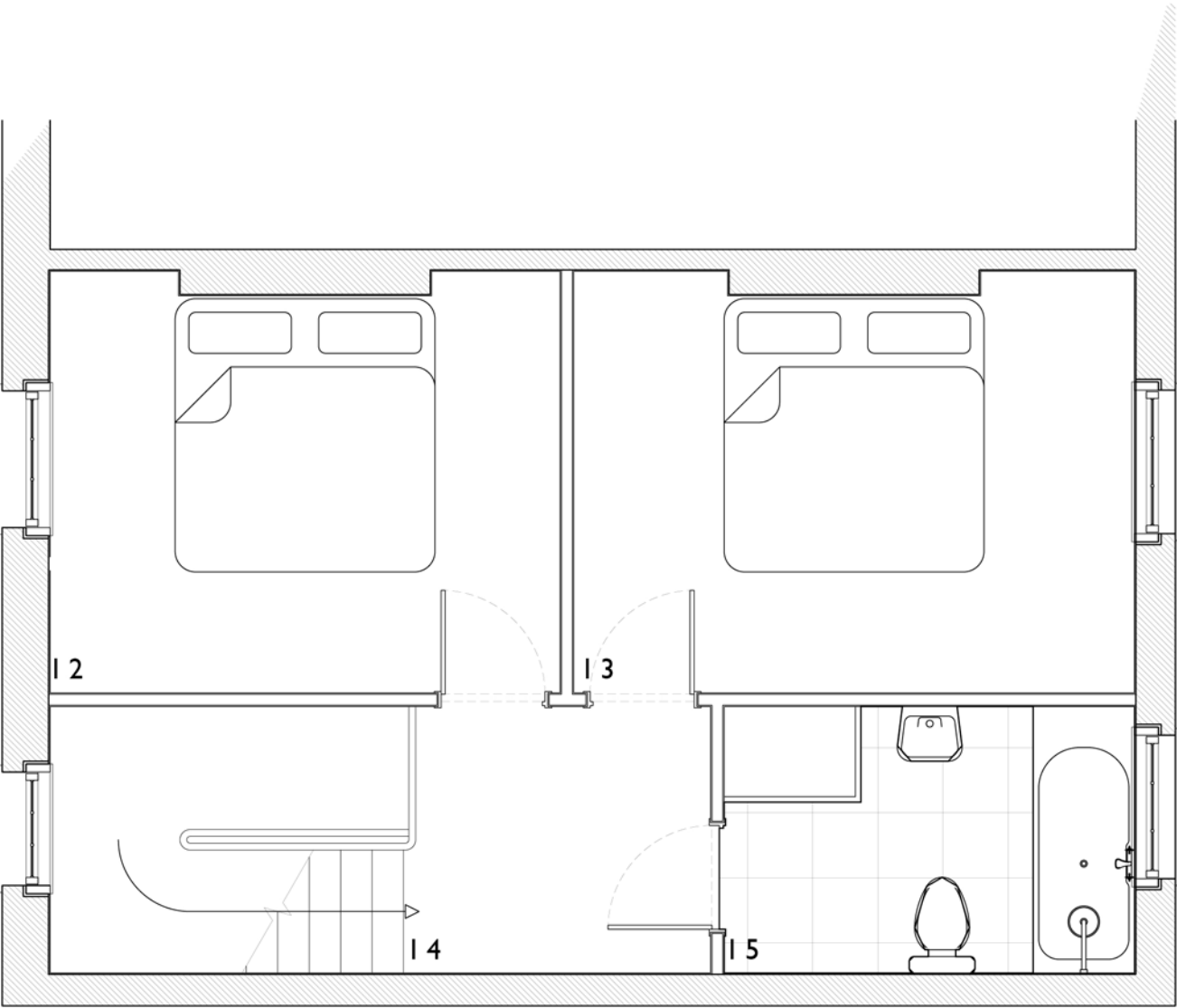
- DETAILS
- 1. CHIMNEY STACKS
 - 2. KITCHEN
 - 3. STAIRCASE WITH LISTED PROPERTIES
 - 4. LANDING
 - 5. LOUNGE
 - 6. FLAT 88a ENTRANCE HALL
 - 7. ENTRANCE TO FLAT 88a
 - 8. MAIN ENTRANCE FOR 88 ALBERT STREET INTO COMMUNAL HALL



EXISTING ROOF PLAN
1:50
DR NO.: 1001-DR-0008



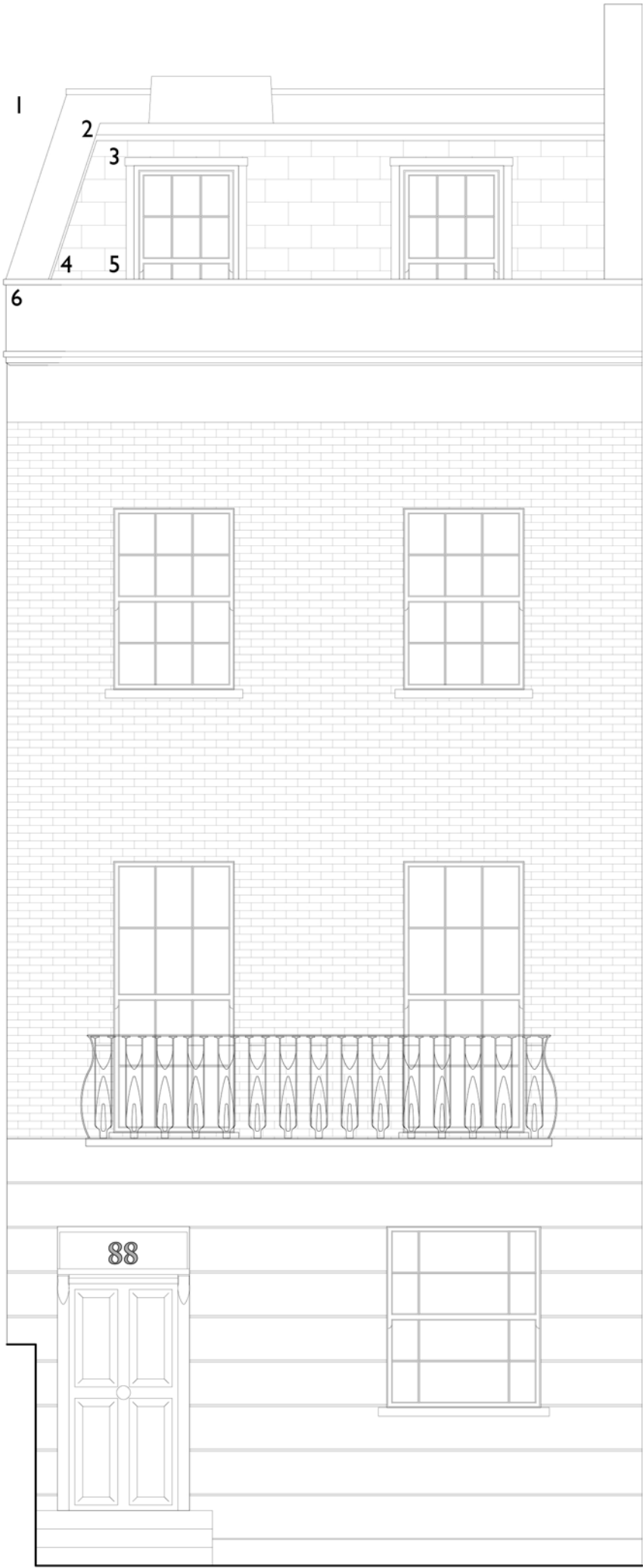
EXISTING SECOND FLOOR PLAN
1:50
DR NO.: 1001-DR-0009



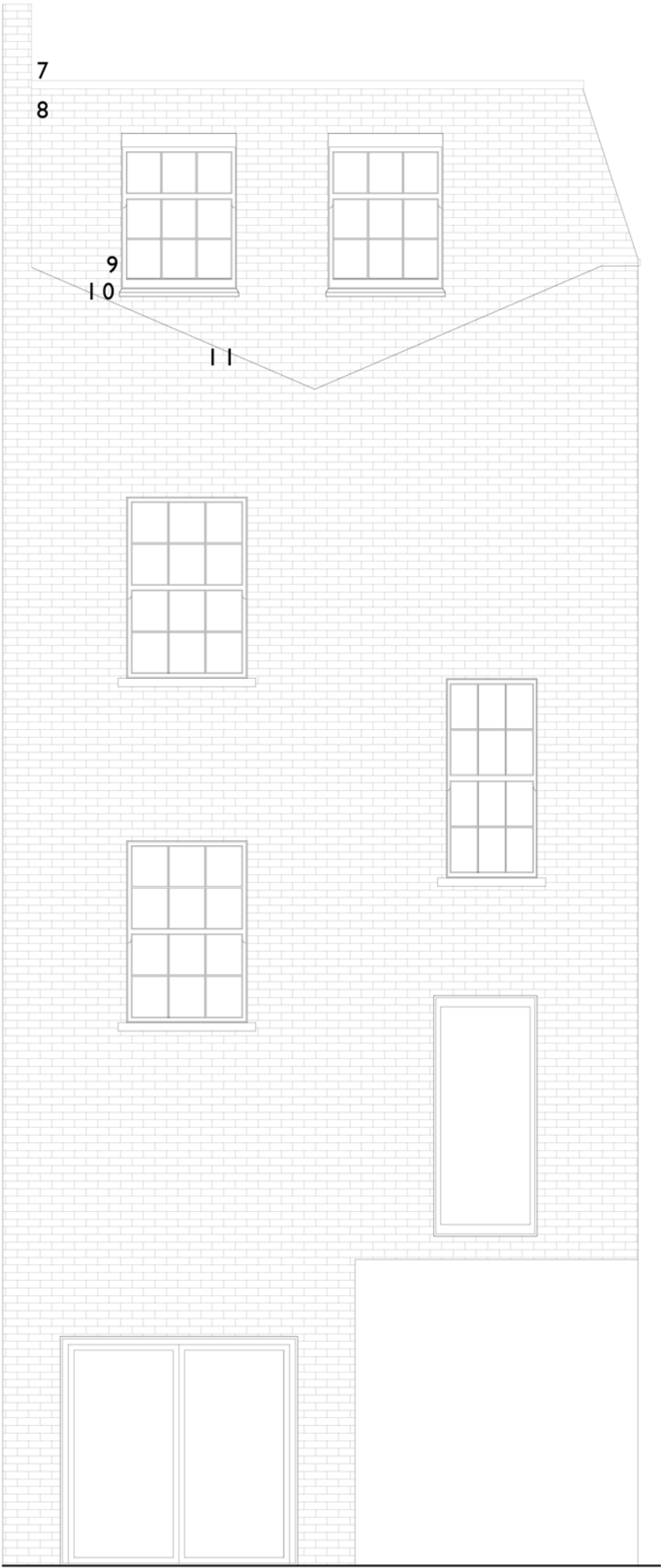
- 9. LEAD FLASHING
- 10. LOFT WINDOW AND ROOF ACCESS
- 11. BUTTERFLY PITCHED SLATE ROOF
- 12. BEDROOM 1
- 13. BEDROOM 2
- 14. LANDING
- 15. BATHROOM

PROPOSED ELEVATIONS

1 : 50 | 1 | 2 | 3 | 4 | 5 | METRES

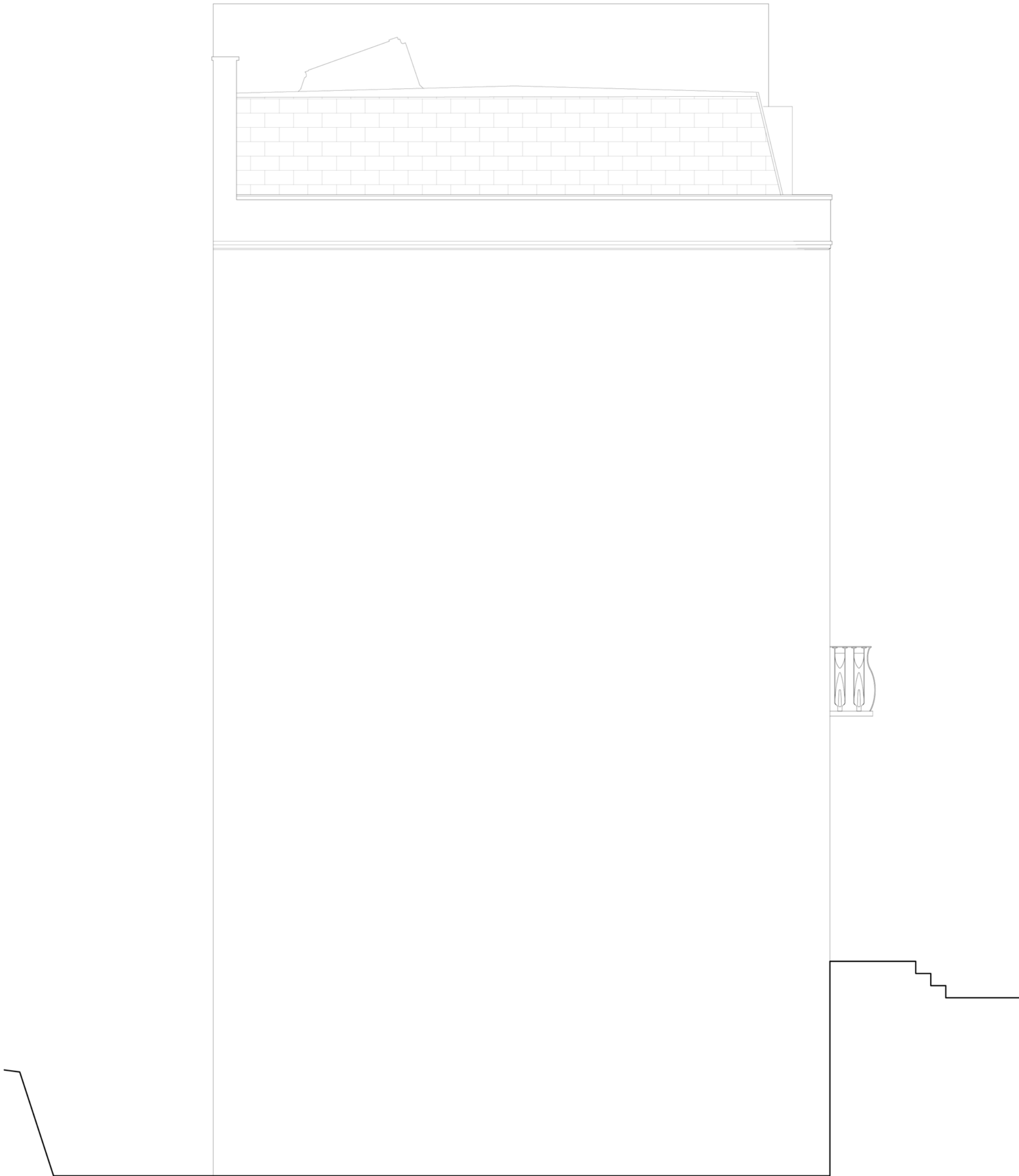


PROPOSED FRONT - WEST ELEVATION
1:50
DR NO.: 1001-DR-0010



PROPOSED REAR - EAST ELEVATION
1:50
DR NO.: 1001-DR-0011

- DETAILS
- 1. NEW BRICK WORK TO EXTEND REAR WALL
 - 2. LEAD FLASHING
 - 3. LEAD HOODS TO DORMERS
 - 4. NATURAL WELSH SLATES TO FRONT AND SIDE MANSARD ROOF SLOPES
 - 5. TIMBER FRAME DOUBLE GLAZED SASH WINDOW WITHIN NEW DORMER STRUCTURE
 - 6. EXISTING PAPRAPET RETAINED
 - 7. STONE COPING
 - 8. NEW BRICKWORK ADDED TO EXISTING BRICKWORK OF THE BUTTERFLY PROFILE
 - 9. TIMBER FRAME DOUBLE GLAZED SASH WINDOW WITHIN NEW BRICKWORK
 - 10. WHITE PAINTED STONE CILLS TO MATCH LOCAL VERNACULAR
 - 11. DOTTED LINE INDICATIVE OF BOUNDARY BETWEEN ORIGINAL BRICKWORK AND EXTENSION



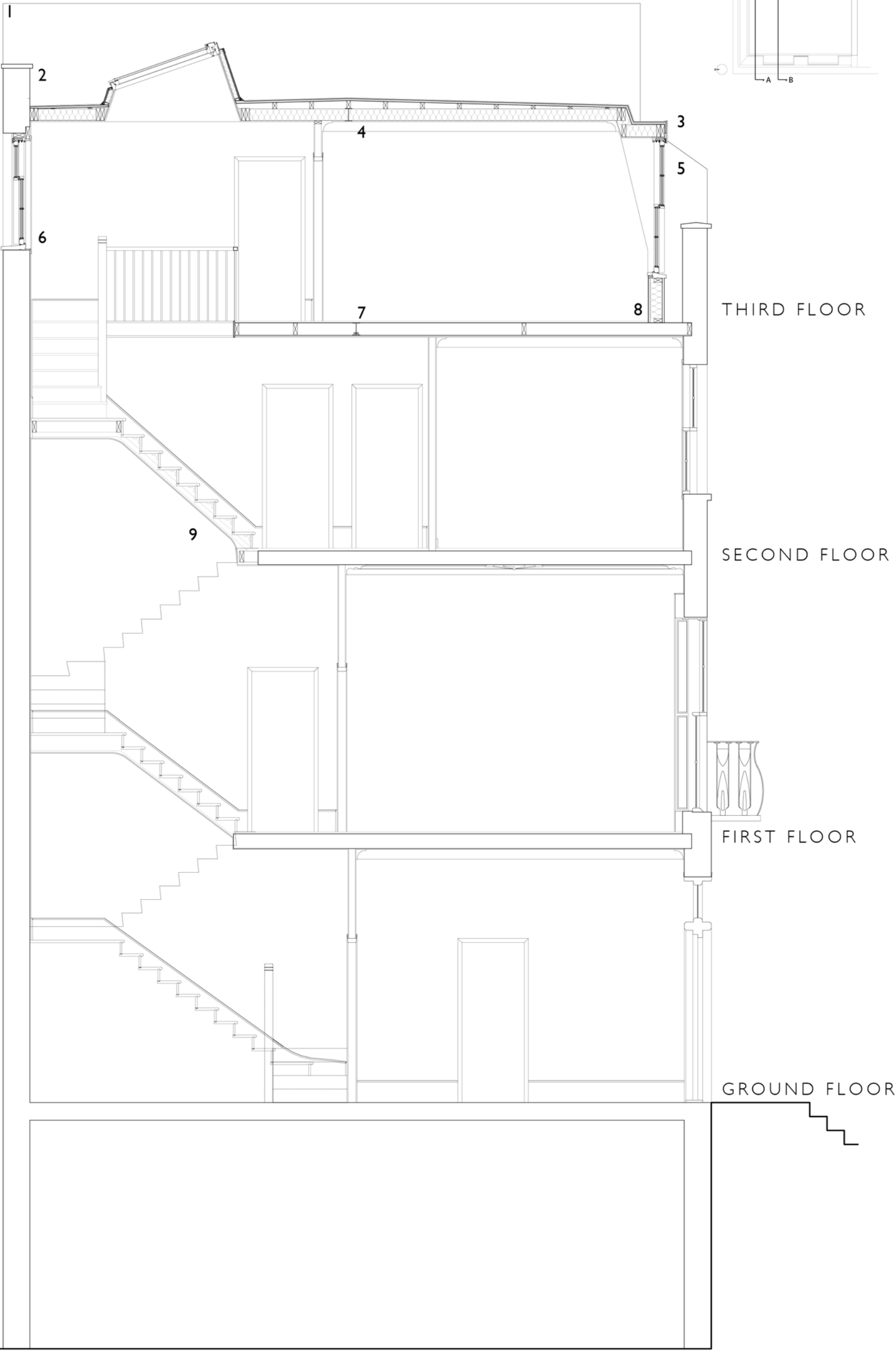
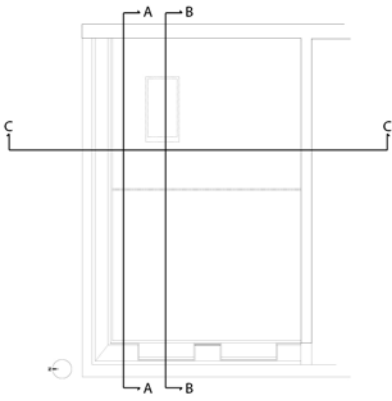
PROPOSED SIDE - NORTH ELEVATION
1:50
DR NO.: 1001-DR-0012

PROPOSED SECTIONS

1 : 50 1 2 3 4 5 METRES

DO NOT SCALE OR BUILD FROM THESE DRAWINGS. PLEASE CONTACT HARRY KAY REGARDING ANY QUERIES.

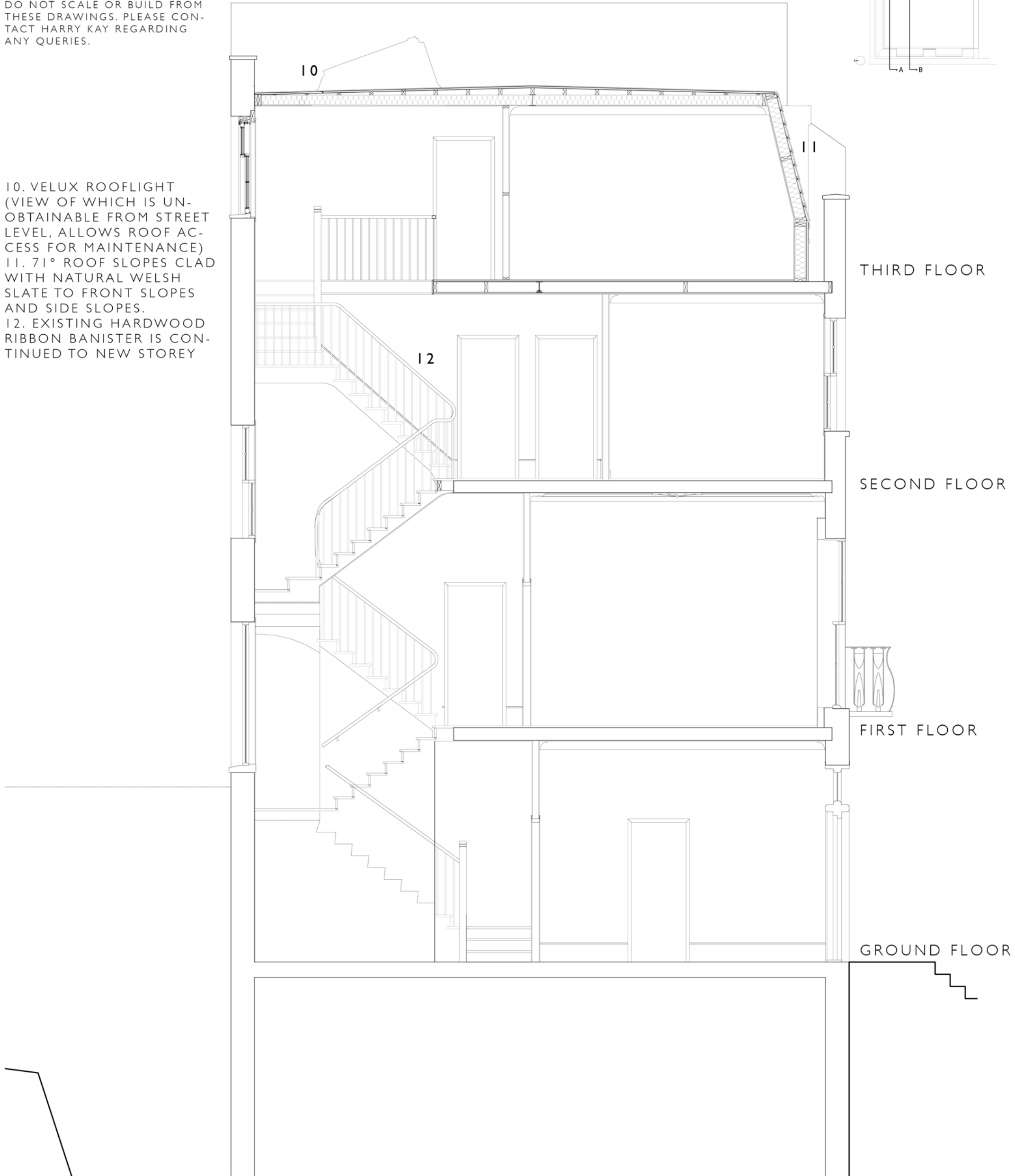
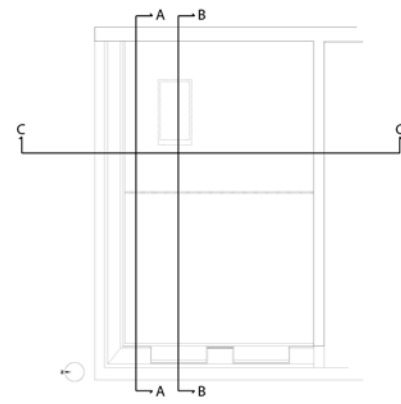
- DETAILS
- 1. PARTY WALL WITH 86
 - 2. EXTENDED REAR WALL IN RECLAIMED LONDON STOCK BRICKS TO MATCH EXISTING WITH STONE COPING
 - 3. LEAD HOODS TO DORMERS
 - 4. ASPHALT FLAT ROOF(<5°) SUPPORTED BY TIMBER FRAME
 - 5. TIMBER FRAME DOUBLE GLAZED SASH WINDOW WITHIN NEW DORMER STRUCTURE
 - 6. TIMBER FRAME DOUBLE GLAZED SASH WINDOW
 - 7. STEEL UB SUPPORT FOR TIMBER JOISTS AT MID POINT OF FRONT TO REAR FLOOR SPAN
 - 8. TIMBER FRAME WALL CONSTRUCTION
 - 9. EXTENSION TO EXISTING PERIOD STAIRCASE TO MATCH



PROPOSED SECTION A-A
1:50
DR NO.: 1001-DR-0013

DO NOT SCALE OR BUILD FROM THESE DRAWINGS. PLEASE CONTACT HARRY KAY REGARDING ANY QUERIES.

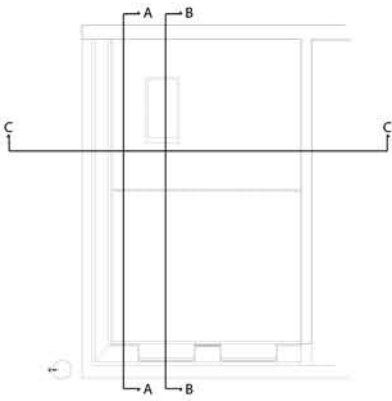
10. VELUX ROOFLIGHT (VIEW OF WHICH IS UNOBTAINABLE FROM STREET LEVEL, ALLOWS ROOF ACCESS FOR MAINTENANCE)
11. 71° ROOF SLOPES CLAD WITH NATURAL WELSH SLATE TO FRONT SLOPES AND SIDE SLOPES.
12. EXISTING HARDWOOD RIBBON BANISTER IS CONTINUED TO NEW STOREY



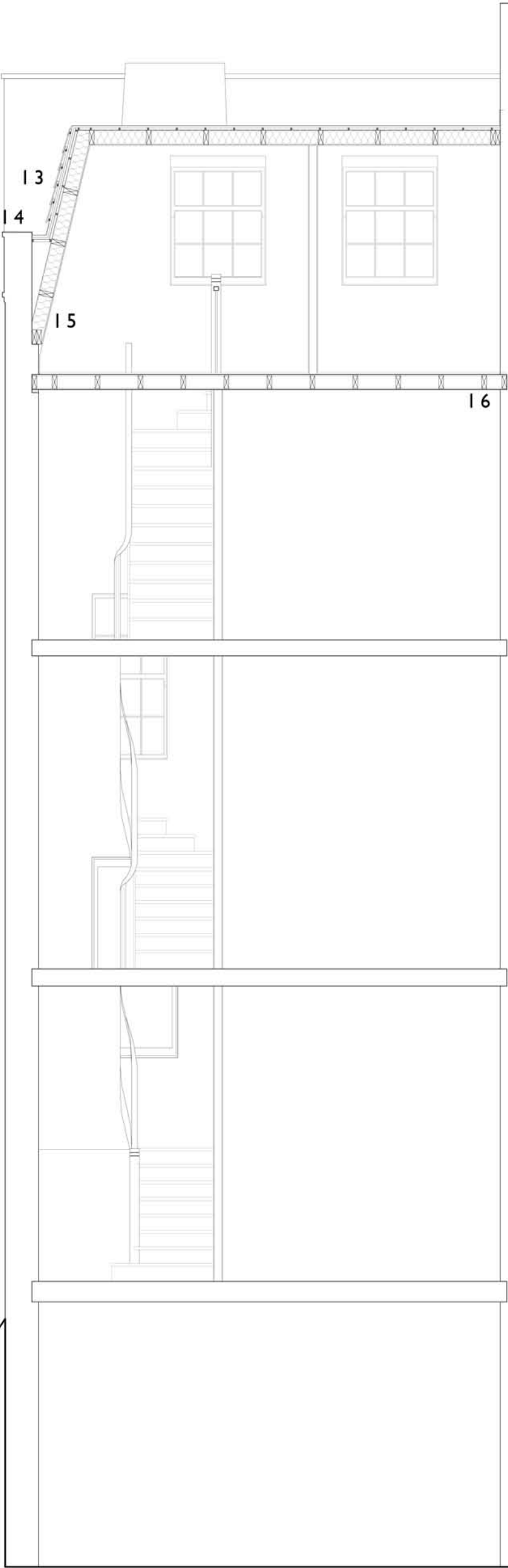
PROPOSED SECTION B-B
1:50
DR NO.: 1001-DR-0014

PROPOSED SECTIONS

1 : 50 1 2 3 4 5 METRES



DO NOT SCALE OR BUILD FROM THESE DRAWINGS. PLEASE CONTACT HARRY KAY REGARDING ANY QUERIES.



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

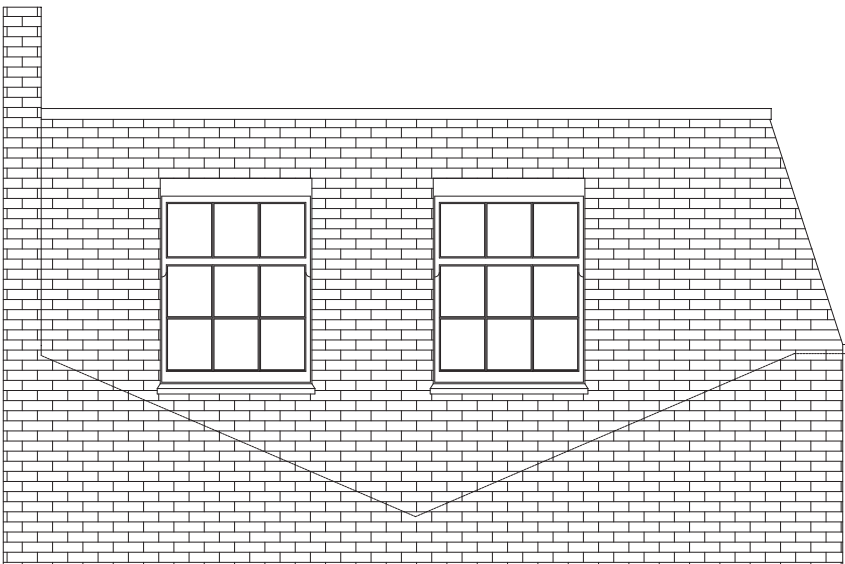
13. 71° TILES ROOF SLOPES TO FRONT AND SIDE
14. TIMBER CONSTRUCTION MEETS BEHIND PARAPET
15. STRUCTURAL SUPPORT FOR THE ROOF COMES FROM STEEL PLATE BEARINGS BEHIND EXISTING PARAPET SET INTO THE EXISTING MASONRY.
16. TIMBER JOIST FLOORING SET AT >4M SPANS BETWEEN FRONT AND REAR WALLS AND CENTRAL SPANNING STEEL UB.

PROPOSED MATERIALS

A Sample panel of the facing brickwork and natural slates demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed. There are no cornices which would be affected internally and only a small amount of historic fabric (what appears to be a modern ceiling and a short section of original staircase handrail and balusters) would be lost, but continued to the third floor in a way to match the existing staircase. The materials will match those used on other Mansard roof extension on Albert Street, in particular that of 86 Albert Street, adjacent to 88.



RECLAIMED YELLOW LONDON STOCKS
POINTING TO MATCH EXISTING
DR NO.: 1001-PH-0006



There will be minimal interference with the original brickwork, with the profile of the butterfly roof being retained. New brick work will be built up from these existing courses.



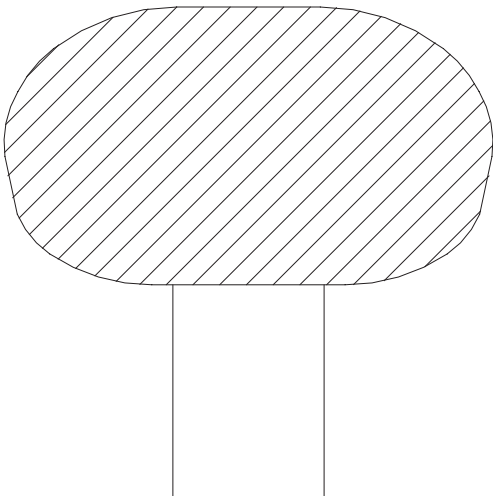
NATURAL WELSH ROOF SLATES
TRADITIONAL LEAD FLASHING TO FINISH
DR NO.: 1001-PH-0007



Natural Welsh slate will be used on the roof slopes to the North and West sides. Lead flashing will be used to finish.



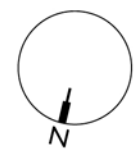
MAHOGANY BANISTER RAIL
MATCHING OVAL PROFILE
DR NO.: 1001-PH-0008



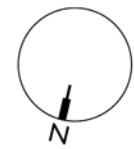
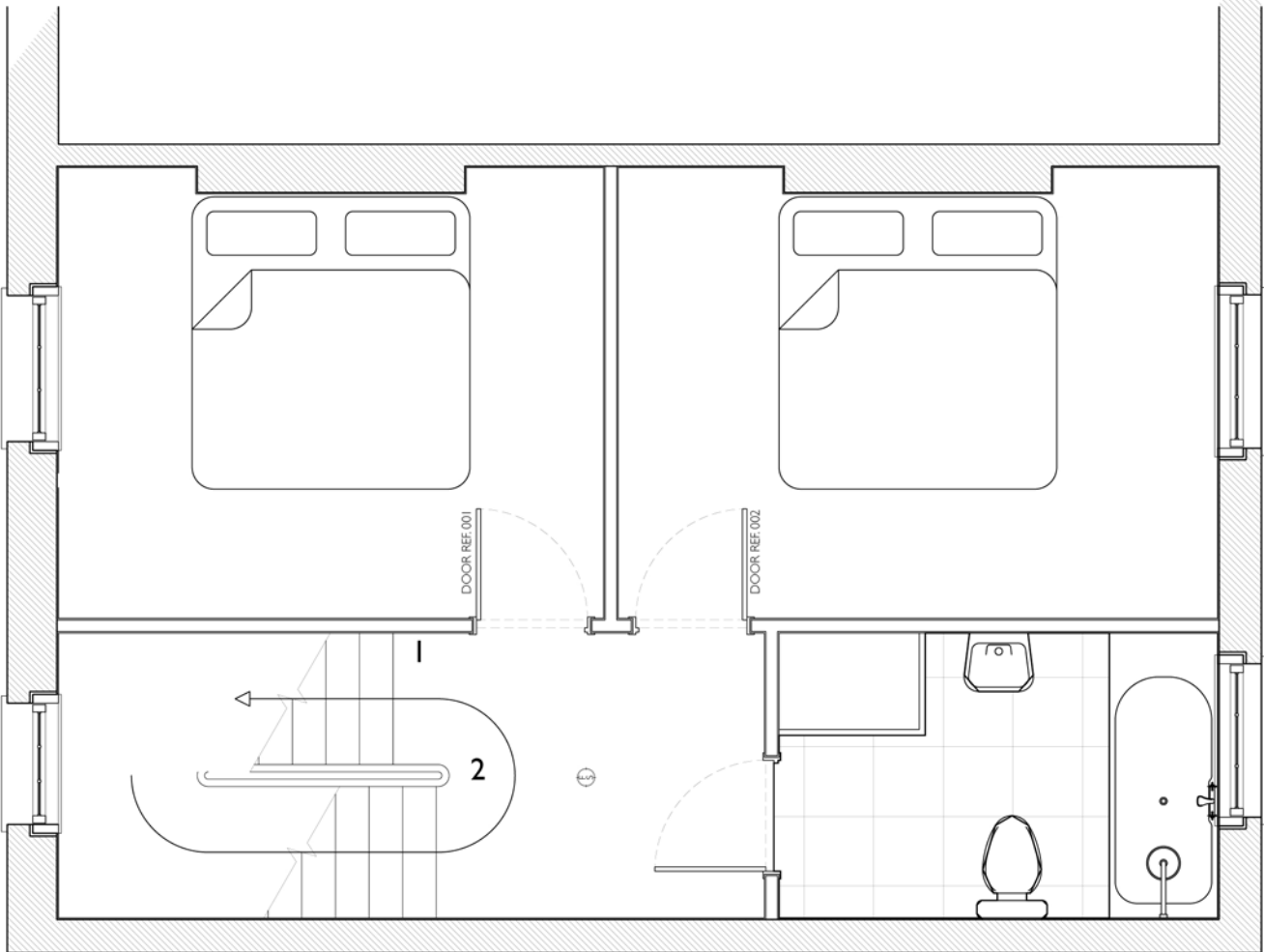
The architectural merit of the existing period staircase will be retained through it's continuation to the third floor using methods of construction and detailing similar to those used traditionally. An architectural feature of the development will be a continuation of the mahogany handrail to the third floor as shown in the detail drawing provided.

PROPOSED FLOOR AND ROOF PLANS

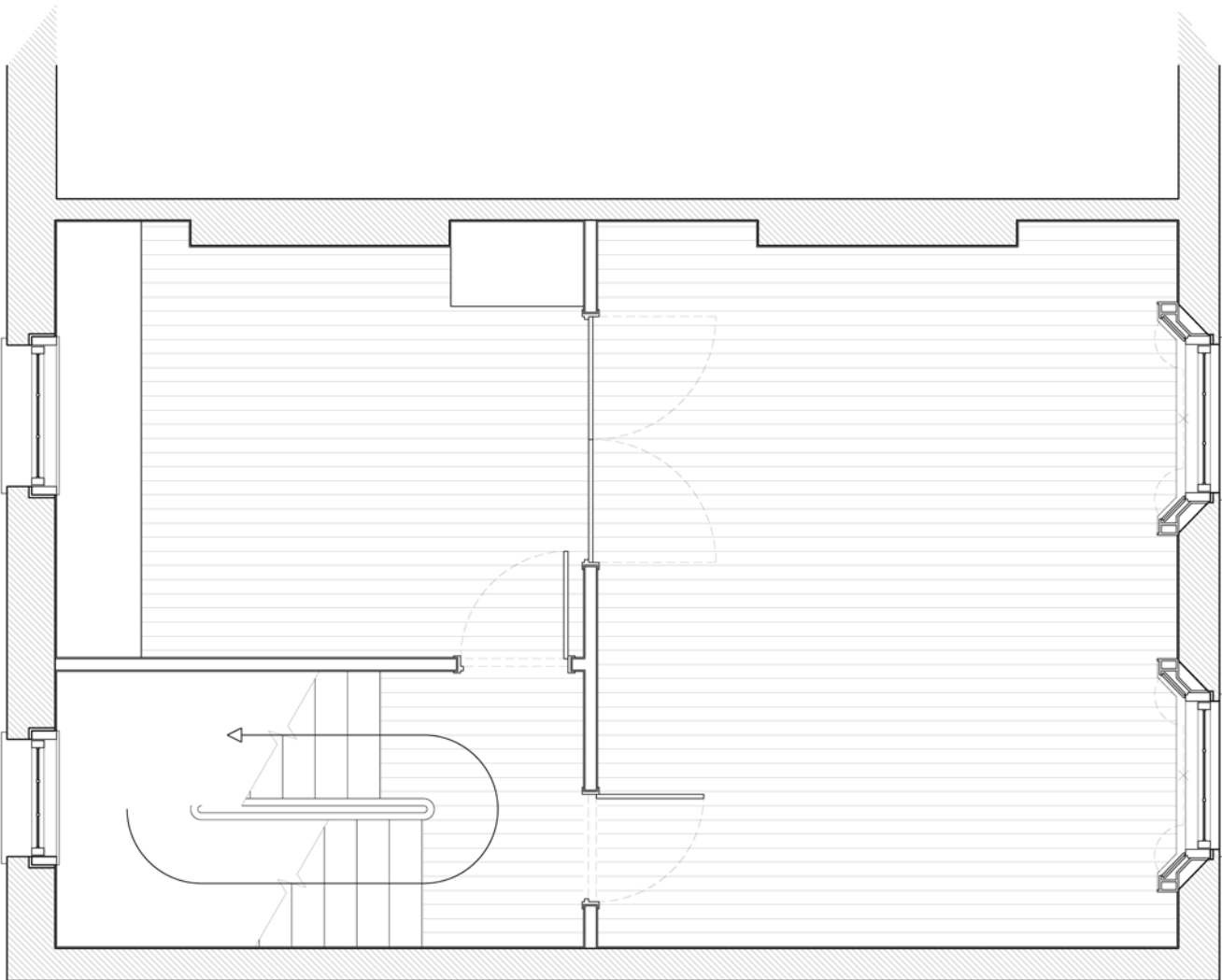
1 : 50 1 2 3 4 5 METRES



PROPOSED SECOND FLOOR PLAN
1:50
DR NO.: 1001-DR-0016



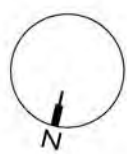
UNALTERED FIRST FLOOR PLAN
1:50
DR NO.: 1001-DR-0006



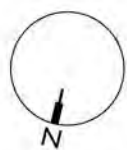
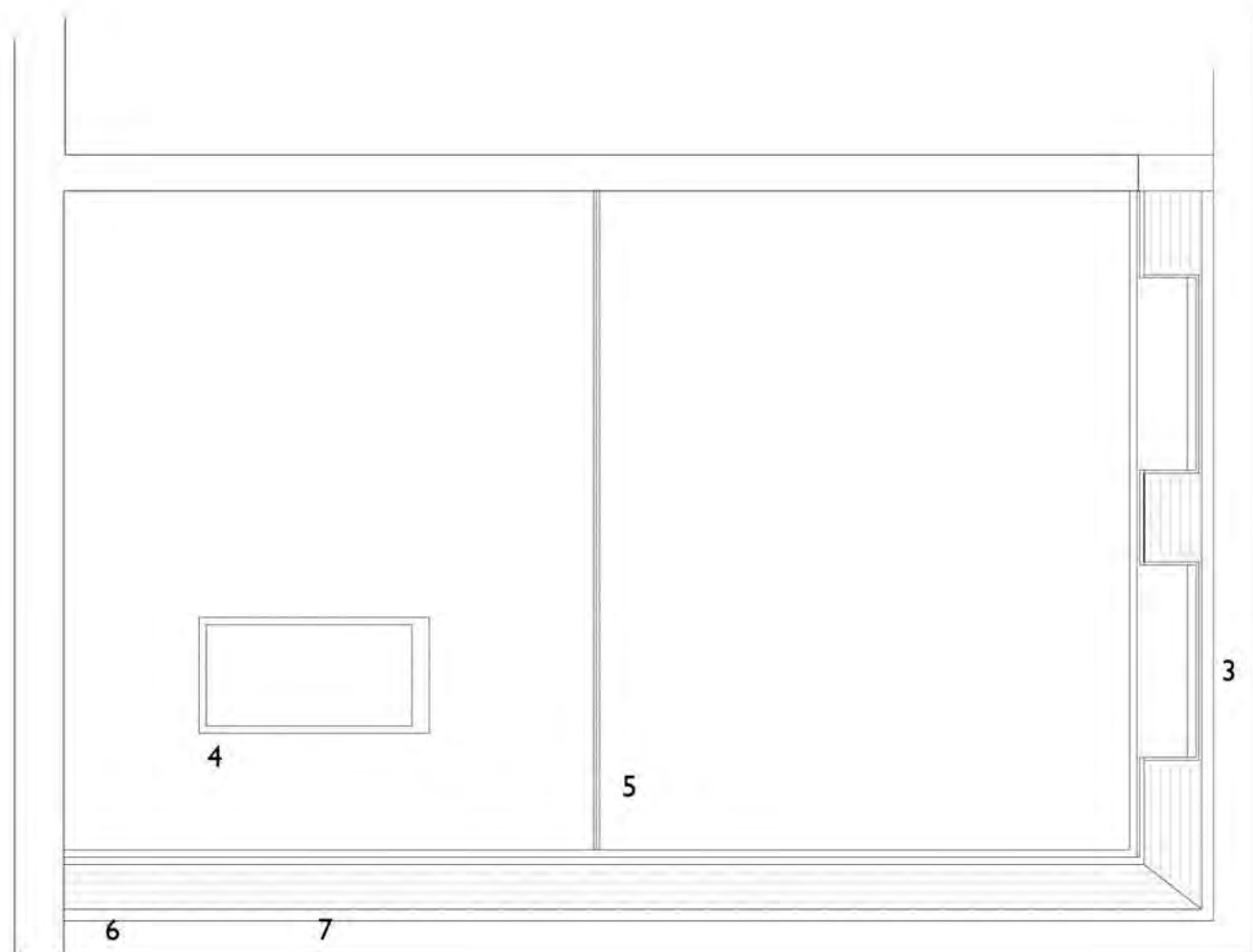
- DETAILS
- 1. EXTENSION TO STAIRCASE TO NEW THIRD FLOOR
 - 2. INTEGRATION OF NEW AND EXISTING HARDWOOD BANISTER

DOOR REF. 001,002, 003 & 004 TO BE FIRE DOOR TO MEET
BUILDING REGULATIONS (APPROVED DOCUMENT PART B)

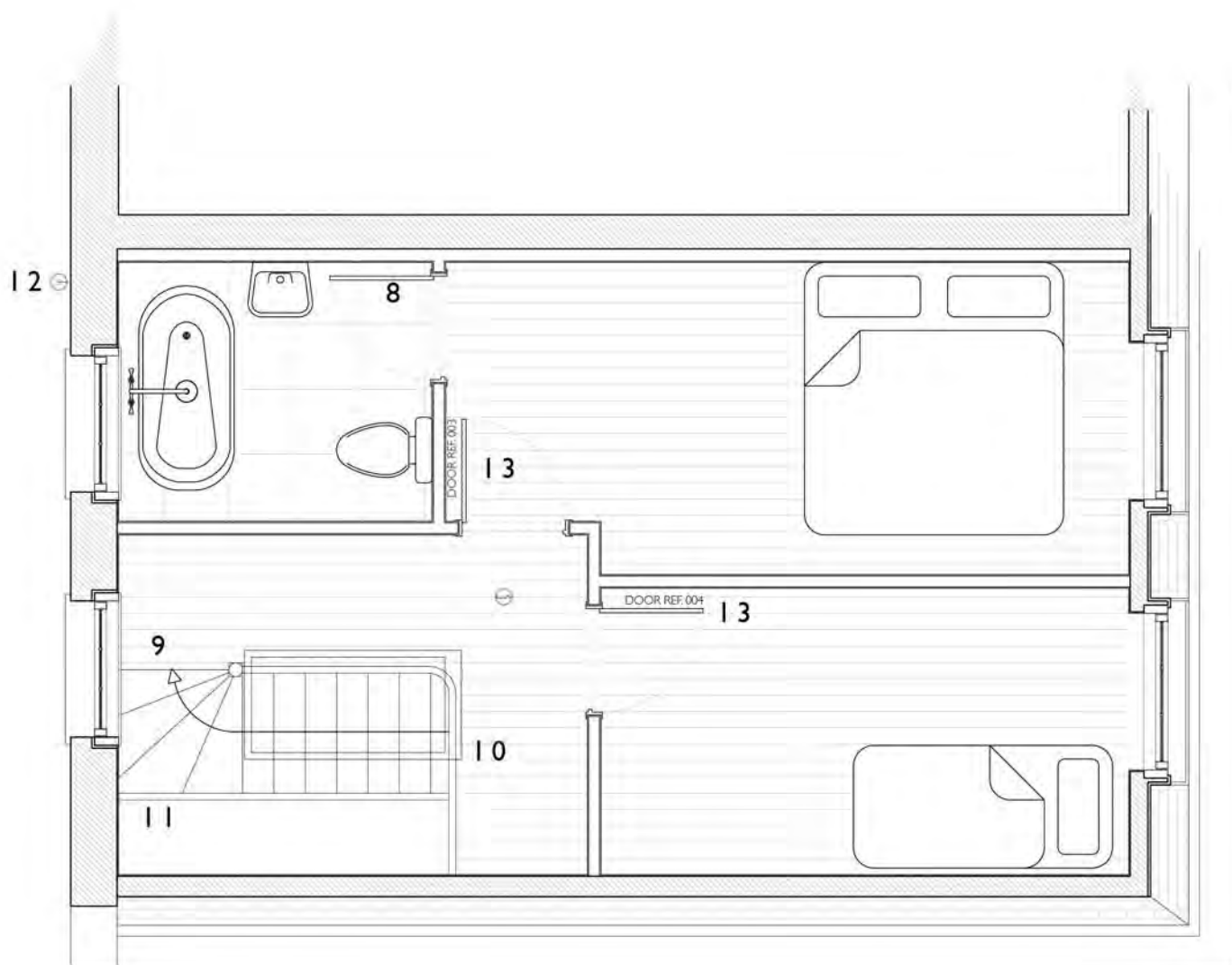
 HEAT AND SMOKE DETECTORS TO MEET THE RELEVANT
BUILDING REGULATIONS (APPROVED DOCUMENT PART B)



PROPOSED ROOF PLAN
1:50
DR NO.: 1001-DR-0017



PROPOSED THIRD FLOOR PLAN
1:50
DR NO.: 1001-DR-0018

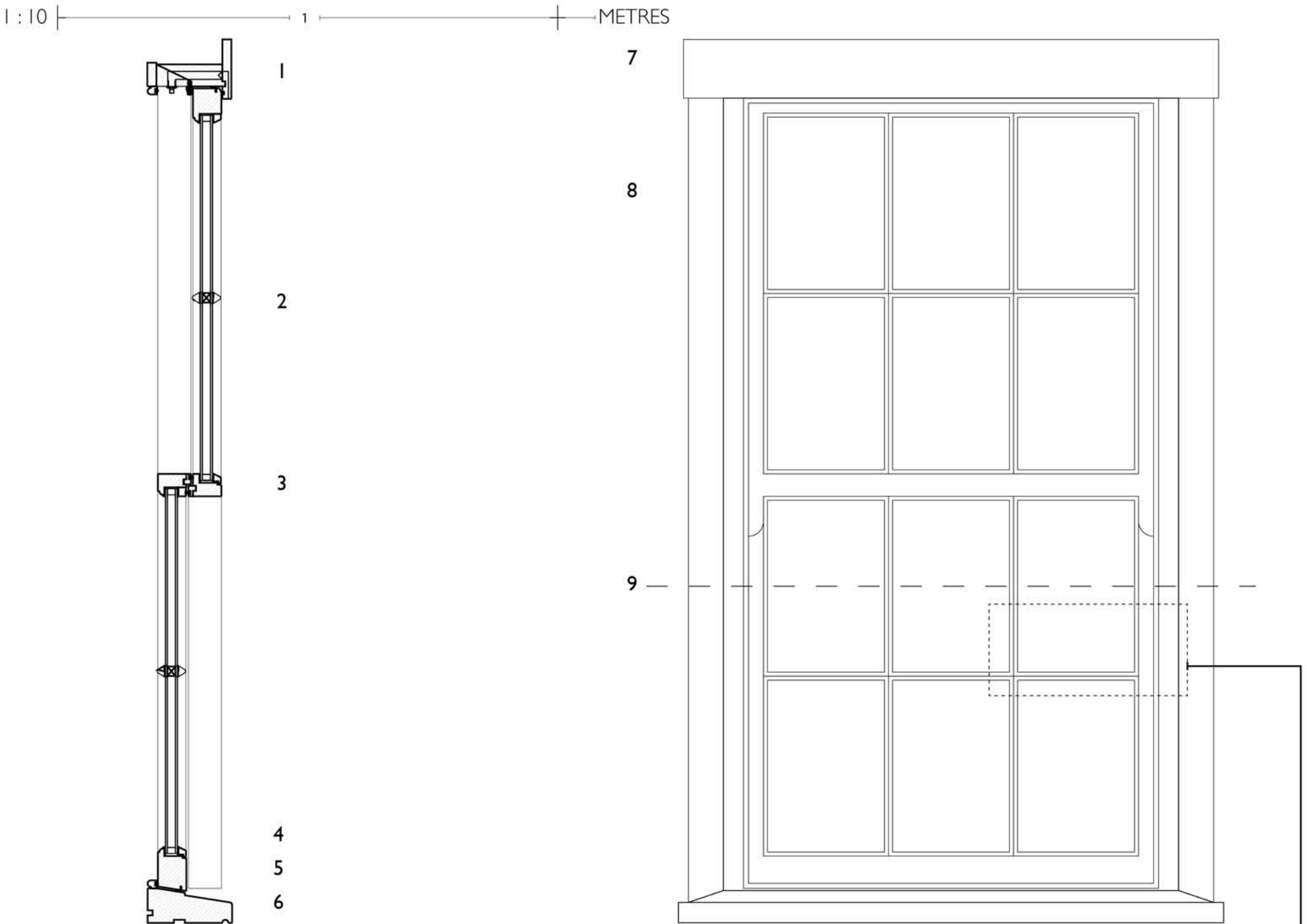


- 3. LEAD HOOD DORMERS
- 4. VELUX SKYLIGHT
- 5. CENTRE LINE OF FLAT ROOF
- 6. UNALTERED RETAINED PARAPET
- 7. NATURAL WELSH SLATE ROOF SLOPES
- 8. ENSUITE BATHROOM
- 9. PROPOSED LANDING
- 10. VELUX SKYLIGHT ABOVE
- 11. VOID
- 12. EXTENDED TOILET STACK
- 13. FIRE DOOR TO MEET RELEVANT REGULATIONS

DOOR REF. 001,002, 003 & 004 TO BE FIRE DOOR TO MEET
BUILDING REGULATIONS (APPROVED DOCUMENT PART B)

FRONT DORMER WINDOW DETAILS

WINDOW REFERENCE: WF01 & WF02



SASH WINDOW SECTION AND ELEVATION WITH CILL

WINDOW REF.: WF01 & WF02

1:10

DR NO.: 1001-DR-0019

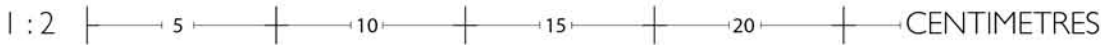


WINDOW BAR AND FRAME ELEVATION DETAIL

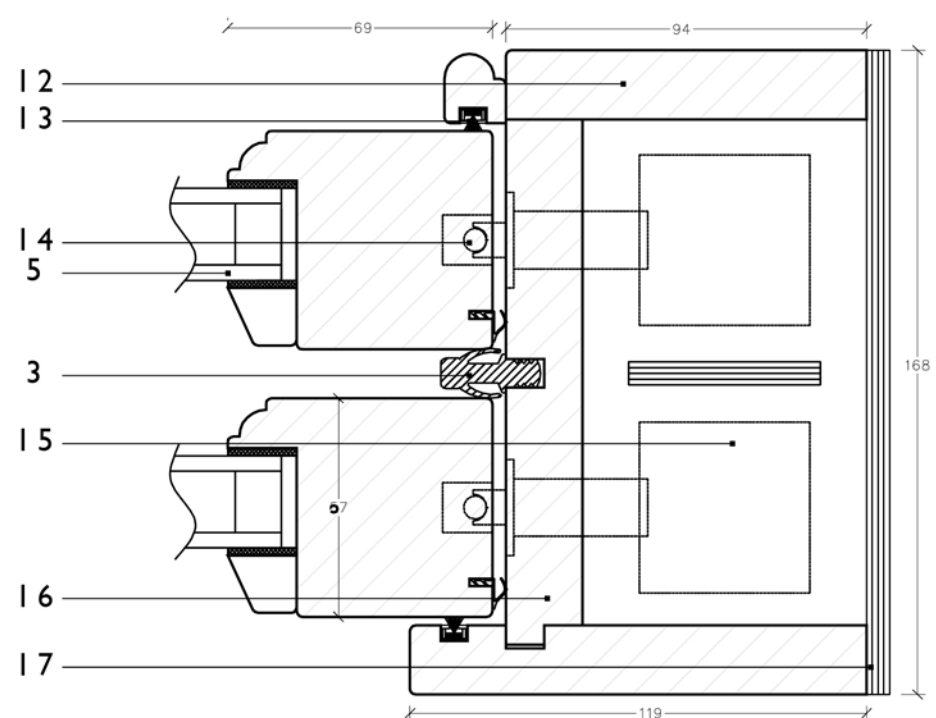
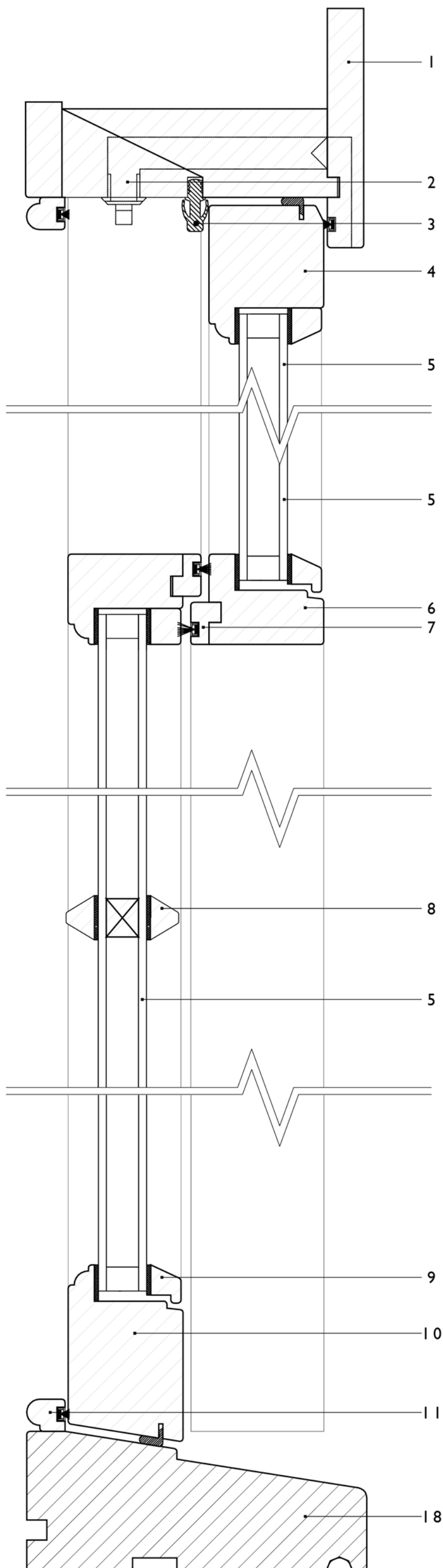
WINDOW REF.: WF01 & WF02

1:2

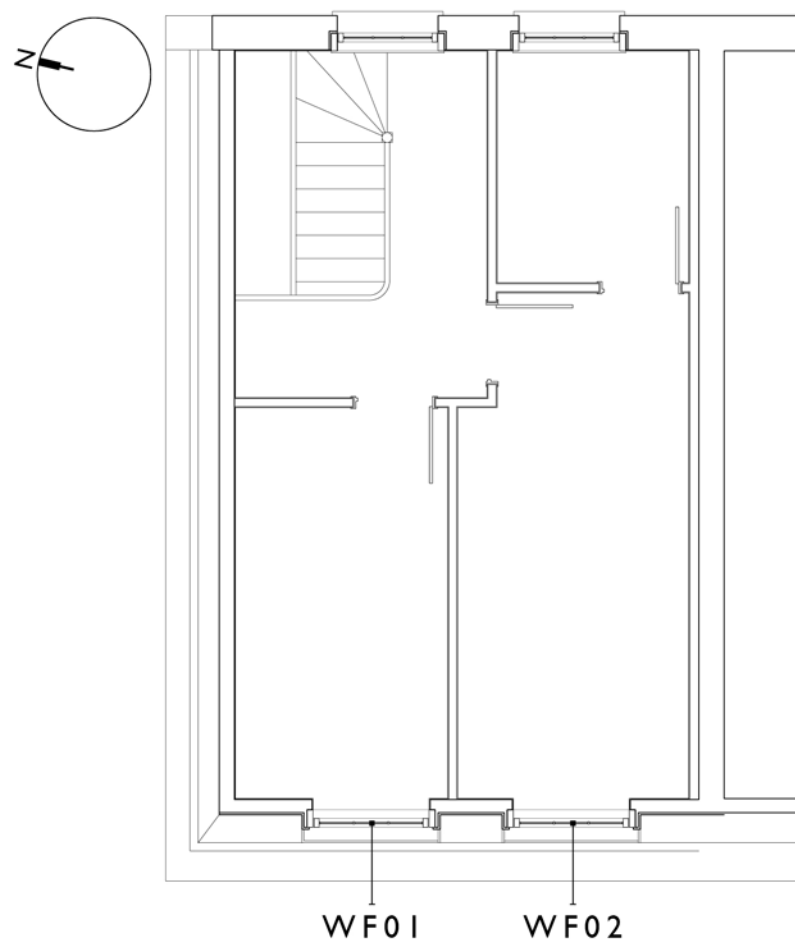
DR NO.: 1001-DR-0020



- DETAILS
- 1. SOLID PINE CASSED FRAME
 - 2. SOLID PINE GLAZING BARS
 - 3. SPLAYED AND REBATED MEETING RAILS
 - 4. DOUBLE GLAZING
 - 5. SOLID PINE SASH FRAMES
 - 6. SOLID HARDWOOD CILL
 - 7. LEAD FLASHING OVER HOOD
 - 8. LEAD FLASHING TO CHEEKS OF DORMER
 - 9. PARAPET LEVEL INFRONT OF DORMER ARRANGEMENT



PLAN SECTION OF JAMB DETAIL
WINDOW REF.: WF01 & WF02
1:2
DR NO.: 1001-DR-0021



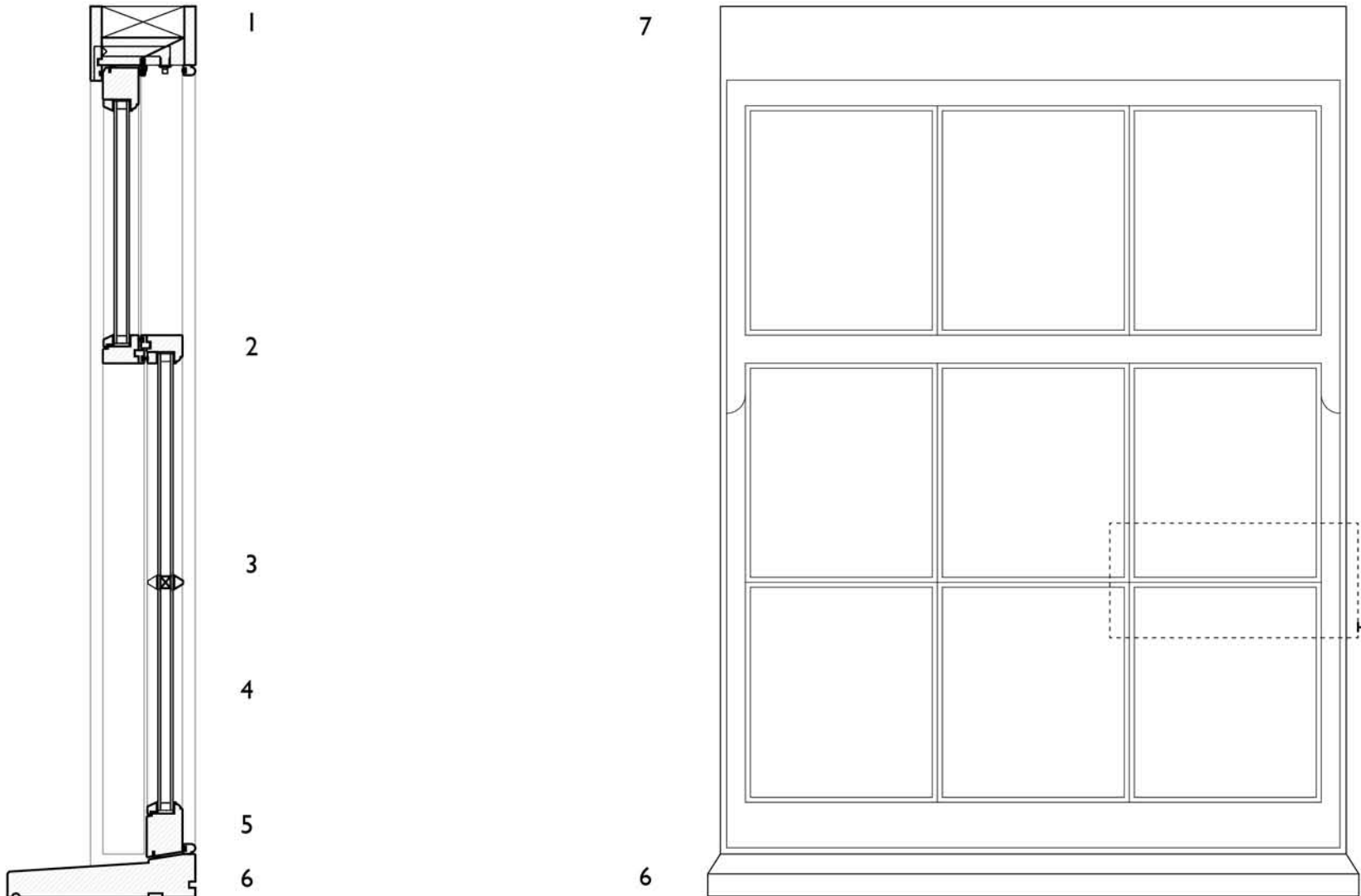
- DETAILS
1. HEAD OUTSIDE LINING
 2. PULLEY HANGING
 3. PARTING BEAD
 4. TOP SASH FRAMING
 5. DOUBLE GLAZING
 6. SPLAYED AND REBATED MEETING RAILS WITH DECORATIVE HORN TO BOTTOM RAIL OF TOP FRAME
 7. DRAUGHT STOP
 8. TIMBER DECORATIVE GLAZING BAR
 9. GLAZING BAR TO FRAME DETAIL
 10. BOTTOM RAIL
 11. DRAUGHT STOP
 12. JAMB LINING
 13. VERTICAL DRAUGHT STOP
 14. SASH CORD
 15. SASH WEIGHTS
 16. PULLEY STILE
 17. PLYWOOD BACK LINING
 18. SOLID HARD WOOD CILL

DETAIL SECTION THROUGH SASH FRAME, LEAVES, WINDOW BARS AND CILL
WF01 & WF02
1:2
DR NO.: 1001-DR-0022

1:2 | 5 | 10 | 15 | 20 | CENTIMETRES

REAR WINDOW DETAILS
WINDOW REFERENCE: WR01 & WR02

1:10 1 METRES



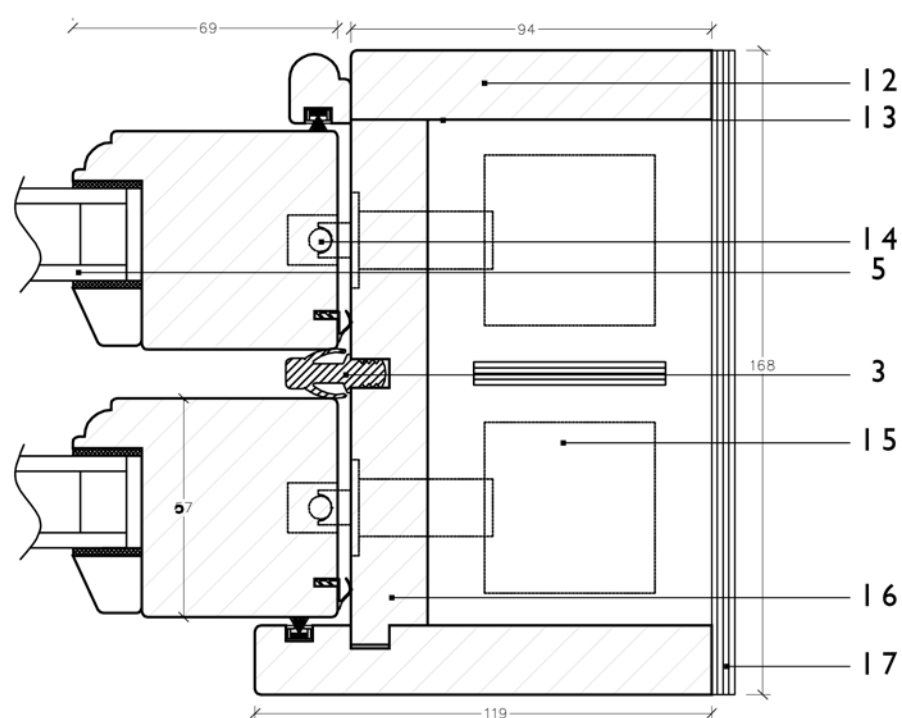
SASH WINDOW SECTION AND ELEVATION WITH CILL
WINDOW REF.: WR01 & WR02
1:10
DR NO.: 1001-DR-0023



WINDOW BAR AND FRAME ELEVATION DETAIL
WINDOW REF.: WR01 & WR02
1:2
DR NO.: 1001-DR-0024

1:2 5 10 15 20 CENTIMETRES

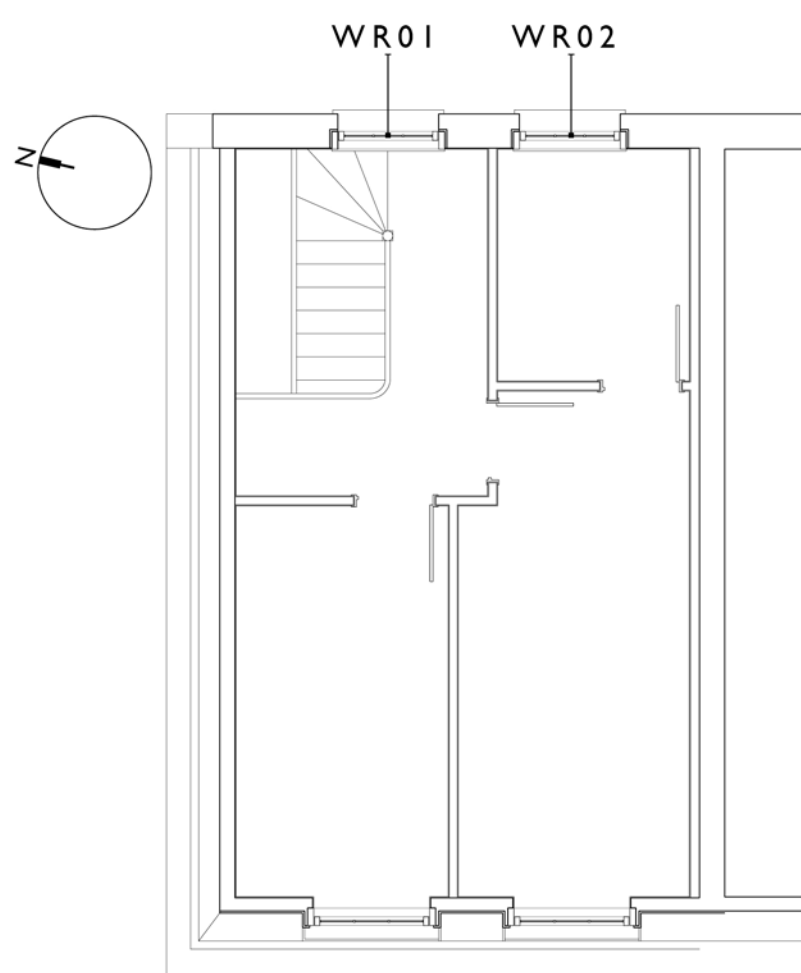
- DETAILS
- 1. SOLID PINE CASSED FRAME
 - 2. SPLAYED AND REBATED MEETING RAILS
 - 3. SOLID PINE GLAZING BARS
 - 4. DOUBLE GLAZING
 - 5. SOLID PINE SASH FRAMES
 - 6. PAINTED STONE CILL
 - 7. SET WITHIN STRUCTURAL OPENING IN NEW BRICK-WORK



PLAN SECTION OF WINDOW SIDE FRAMES
WINDOW REF.: WR01 & WR02

1:2

DR NO.: 1001-DR-0025



DETAILS

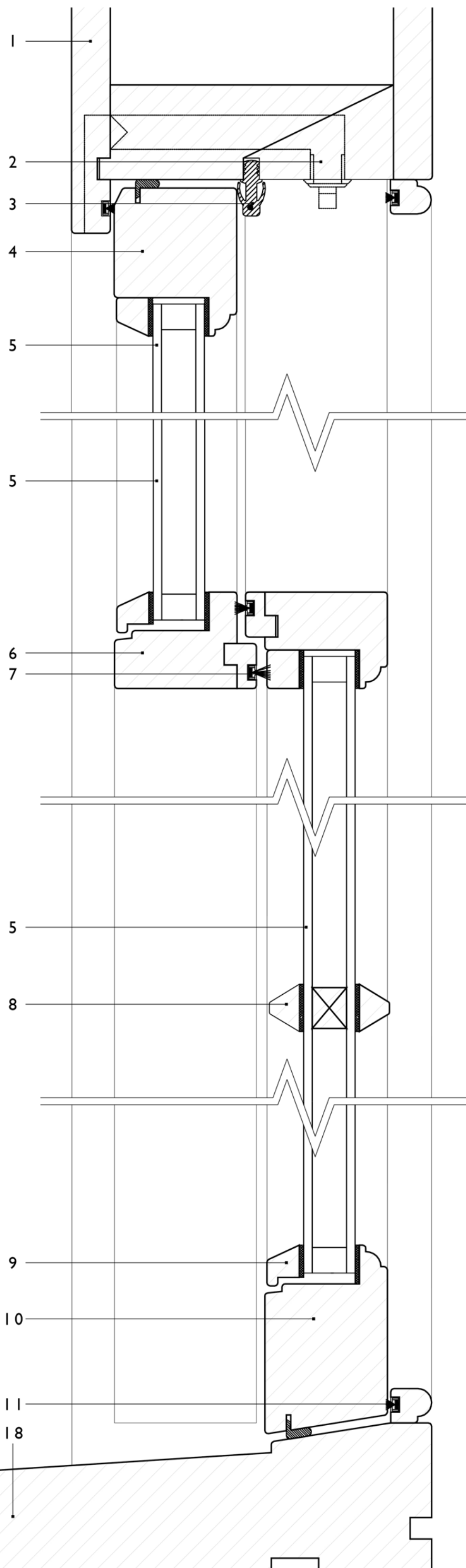
1. HEAD OUTSIDE LINING
2. PULLEY HANGING
3. PARTING BEAD
4. TOP SASH FRAMING
5. DOUBLE GLAZING
6. SPLAYED AND REBATED MEETING RAILS WITH DECORATIVE HORN TO BOTTOM RAIL OF TOP FRAME
7. DRAUGHT STOP
8. TIMBER DECORATIVE GLAZING BAR
9. GLAZING BAR TO FRAME DETAIL
10. BOTTOM RAIL
11. DRAUGHT STOP
12. JAMB LINING
13. VERTICAL DRAUGHT STOP
14. SASH CORD
15. SASH WEIGHTS
16. PULLEY STILE
17. PLYWOOD BACK LINING
18. PAINTED STONE CILL

1:2 | 5 | 10 | 15 | 20 | CENTIMETRES

DETAIL SECTION THROUGH SASH FRAME,
LEAVES, WINDOW BARS AND CILL
WR01 & WR02

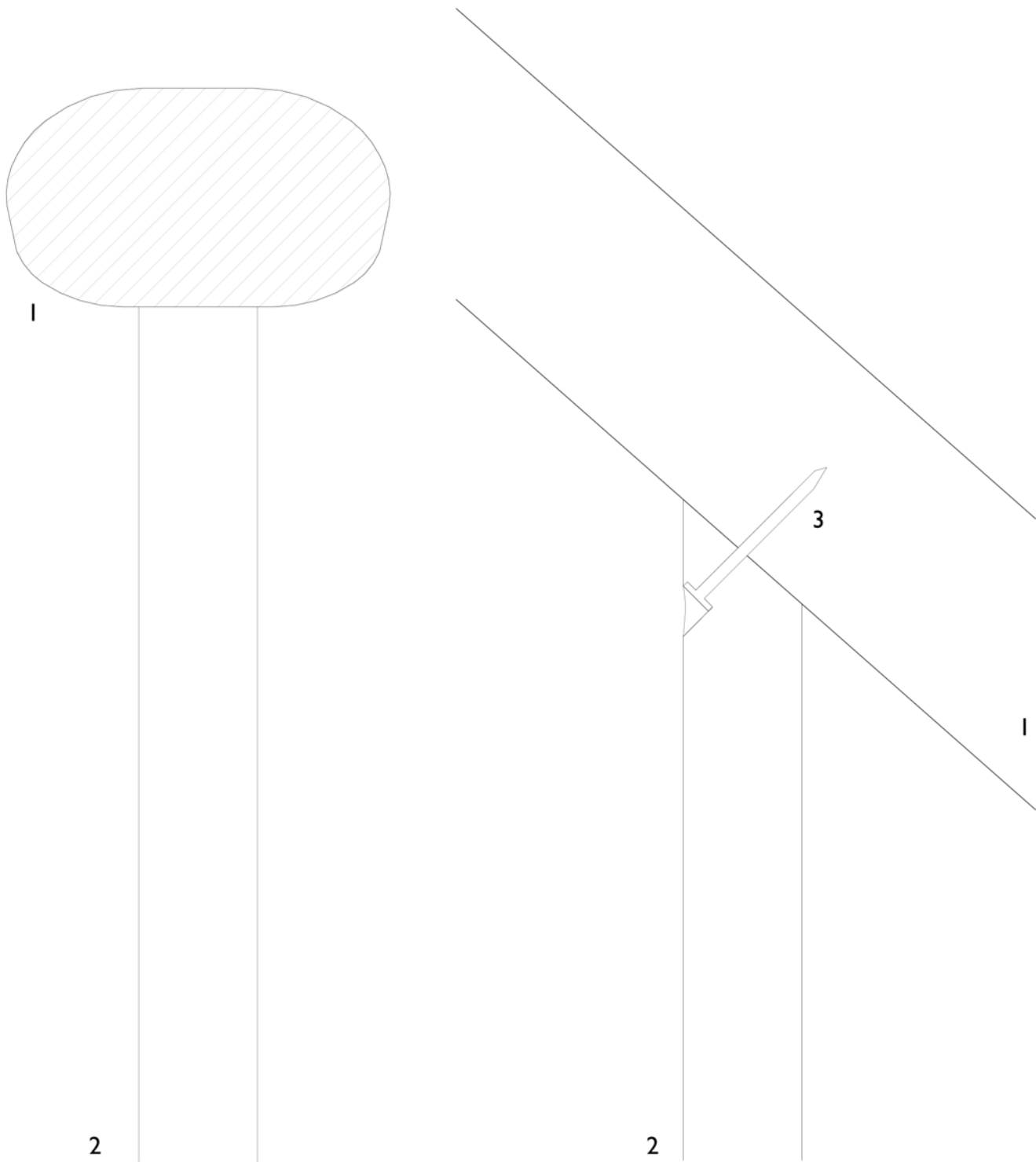
1:2

DR NO.: 1001-DR-0026



STAIRCASE AND BANISTER DETAILS

1 : 2 5 10 15 20 CENTIMETRES



BANISTER RAIL AND BALUSTER SECTIONS

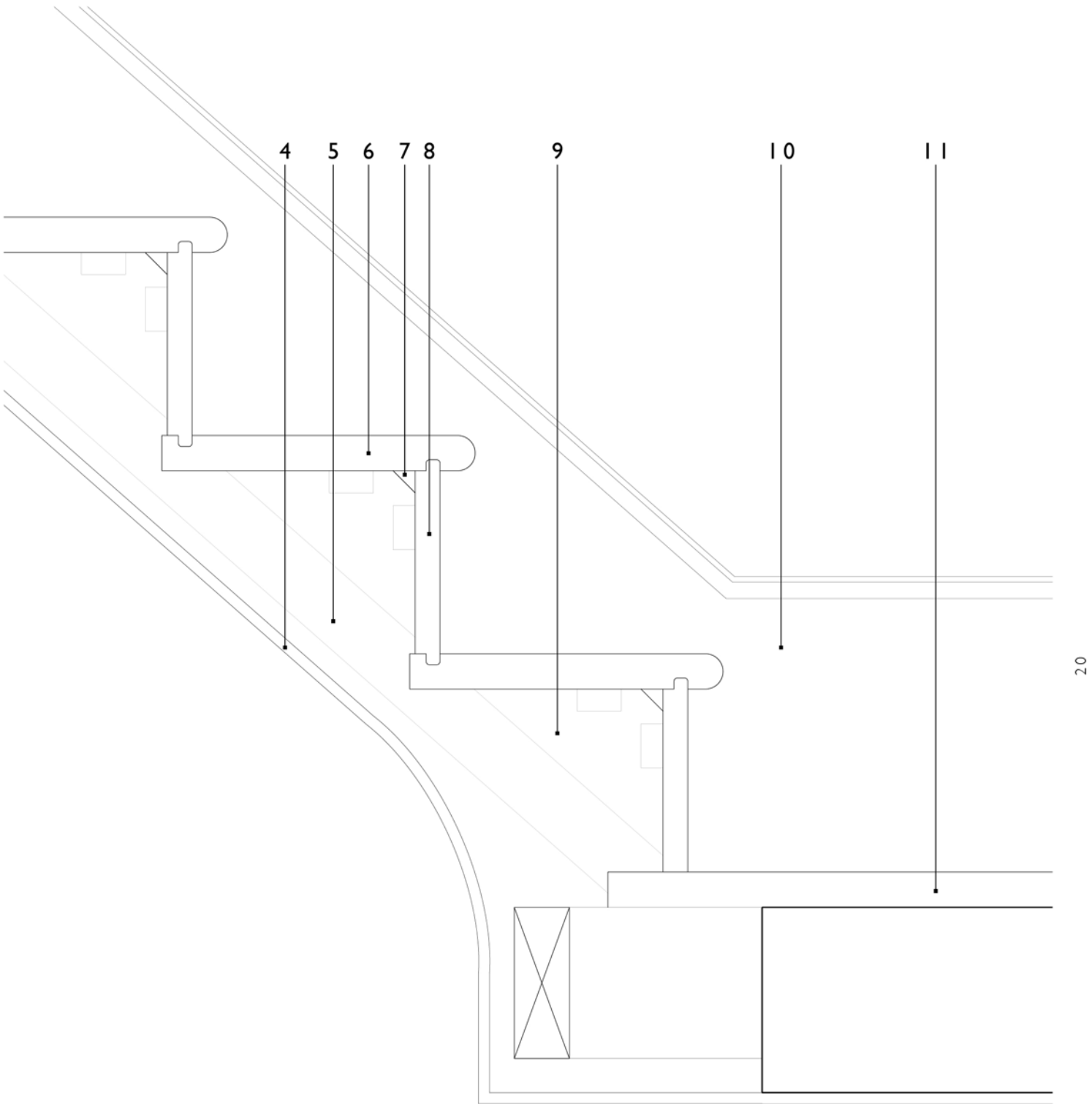
1:2

DR NO.: 1001-DR-0028

DETAILS

- 1. HARDWOOD FORMED BANISTER TO MATCH EXISTING
- 2. 1 INCH HARDWOOD BALUSTERS TO MATCH EXISTING
- 3. BALUSTER FASTENED TO BANISTER RAIL USING 35MM WOOD NAIL, MATCHING JOINERY USED ON EXISTING STAIRCASE
- 4. PAINTED PLASTER SOFFIT
- 5. STRING WITH ROUTED 15MM DEEP HOUSINGS FOR TREADS AND RISERS

1 : 5 5 10 CENTIMETRES



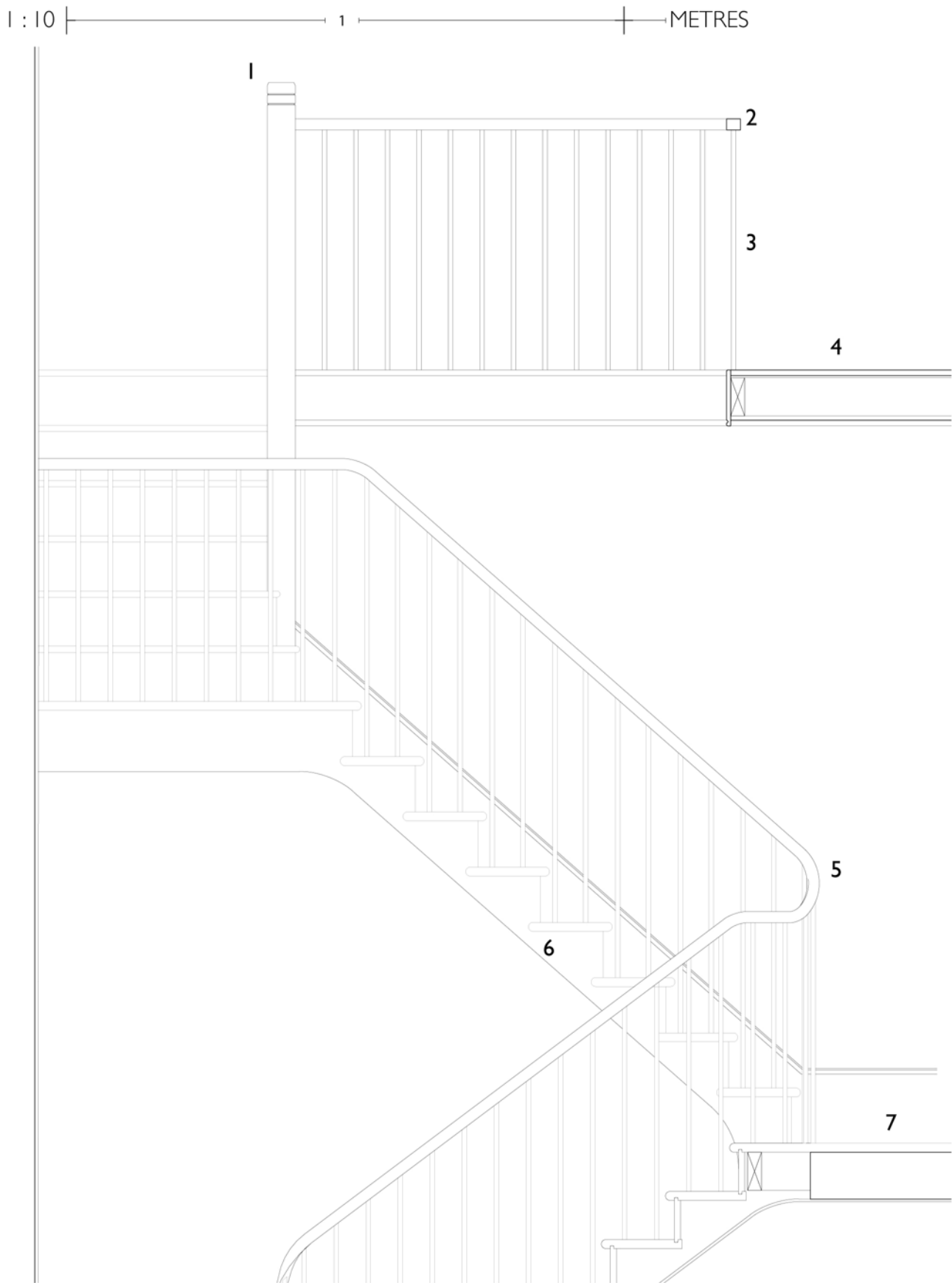
STAIRCASE CONSTRUCTION SECTION WITH LOWER LANDING DETAIL

1:5

DR NO.: 1001-DR-0029

- 6. 32MM TIMBER TREADS
- 7. TRIANGULAR GLUE BLOCKS
- 8. 18MM RISER
- 9. GLUED TRIANGULATED BRACKET ON CENTRE LINE OF STAIRS
- 10. SKIRTING TO MATCH EXISTING
- 11. SECOND FLOOR WOOD FLOOR FINISH

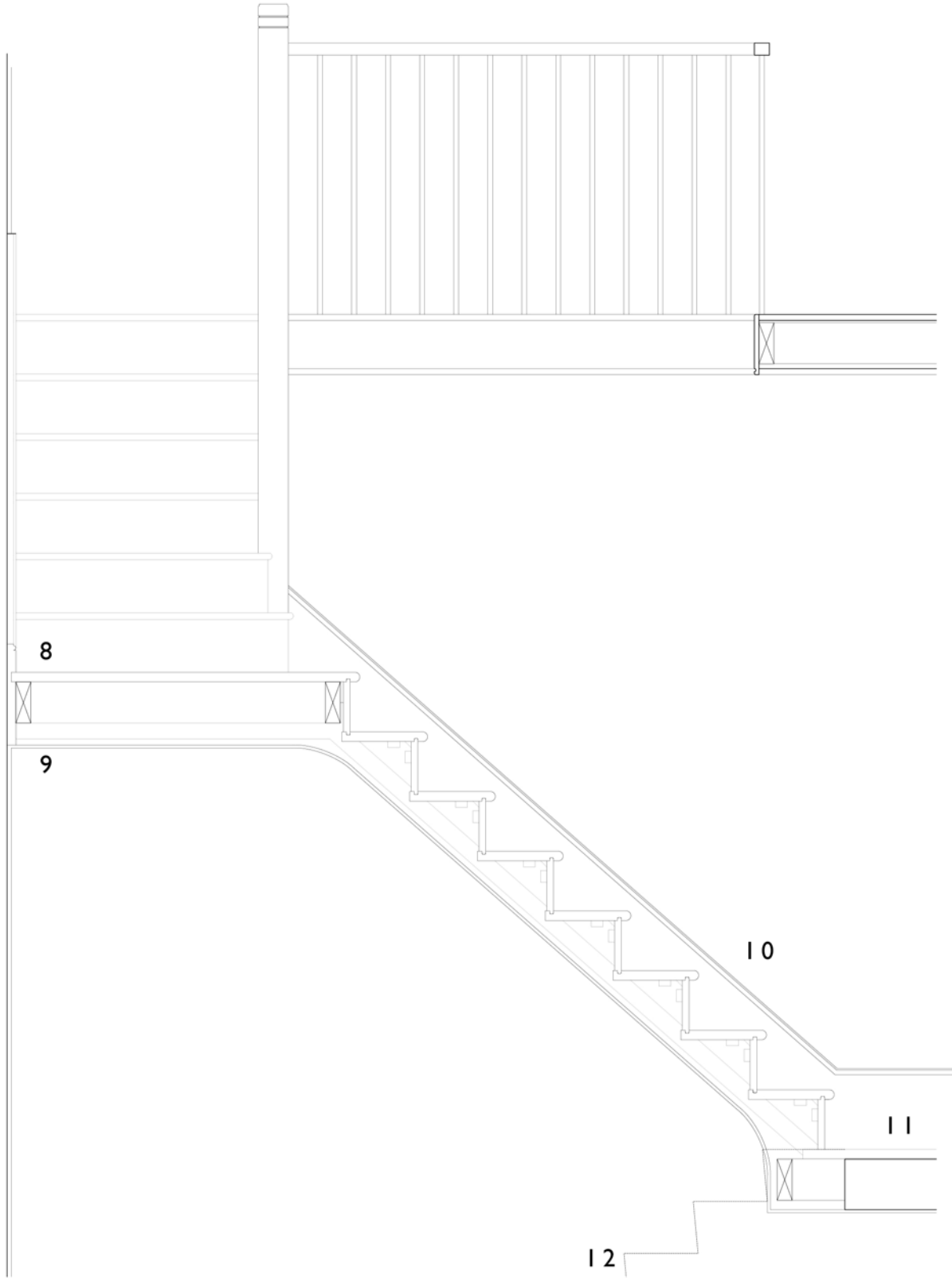
SECOND TO THIRD FLOOR CONTINUATION OF STAIRCASE



ELEVATION AND LONG SECTION OF PROPOSED STAIRCASE
1:10

DR NO.: 1001-DR-0027

- DETAILS
- 1. SOLID HARDWOOD NEWEL POST PAINTED TO MATCH BALUSTERS
 - 2. WAXED HARDWOOD HANDRAIL TO MATCH EXISTING
 - 3. PAINTED HARDWOOD BALUSTERS SPACED AT 97MM TO MATCH EXISTING JOINERY AND SPACING



- 4. THIRD FLOOR LANDING FINISHED FLOOR LEVEL
- 5. FLUID CONTINUATION OF EXISTING HANDRAIL
- 6. BULL-NOSE EDGING TO OUTSIDE EDGE OF TREADS TO MATCH EXISTING JOINERY
- 7. SECOND FLOOR LANDING FINISHED FLOOR LEVEL
- 8. HALF LANDING AT 90° DOG LEG
- 9. PLASTERBOARD AND PLASTER SKIM SOFFIT
- 10. SKIRTING TO MATCH EXISTING
- 11. SECOND FLOOR LANDING FINISHED FLOOR LEVEL
- 12. STAIR DOWN TO FIRST FLOOR DETAILS