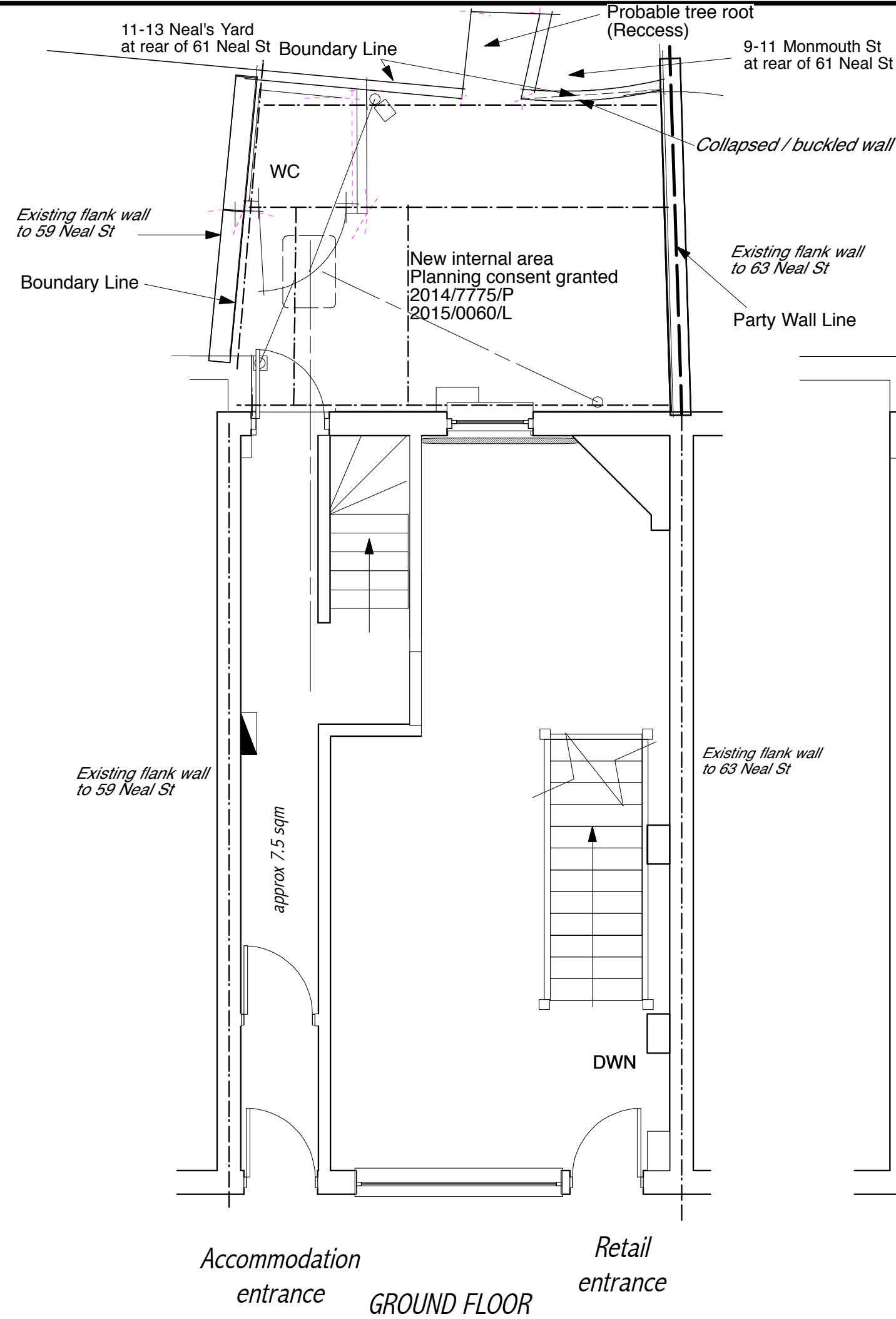
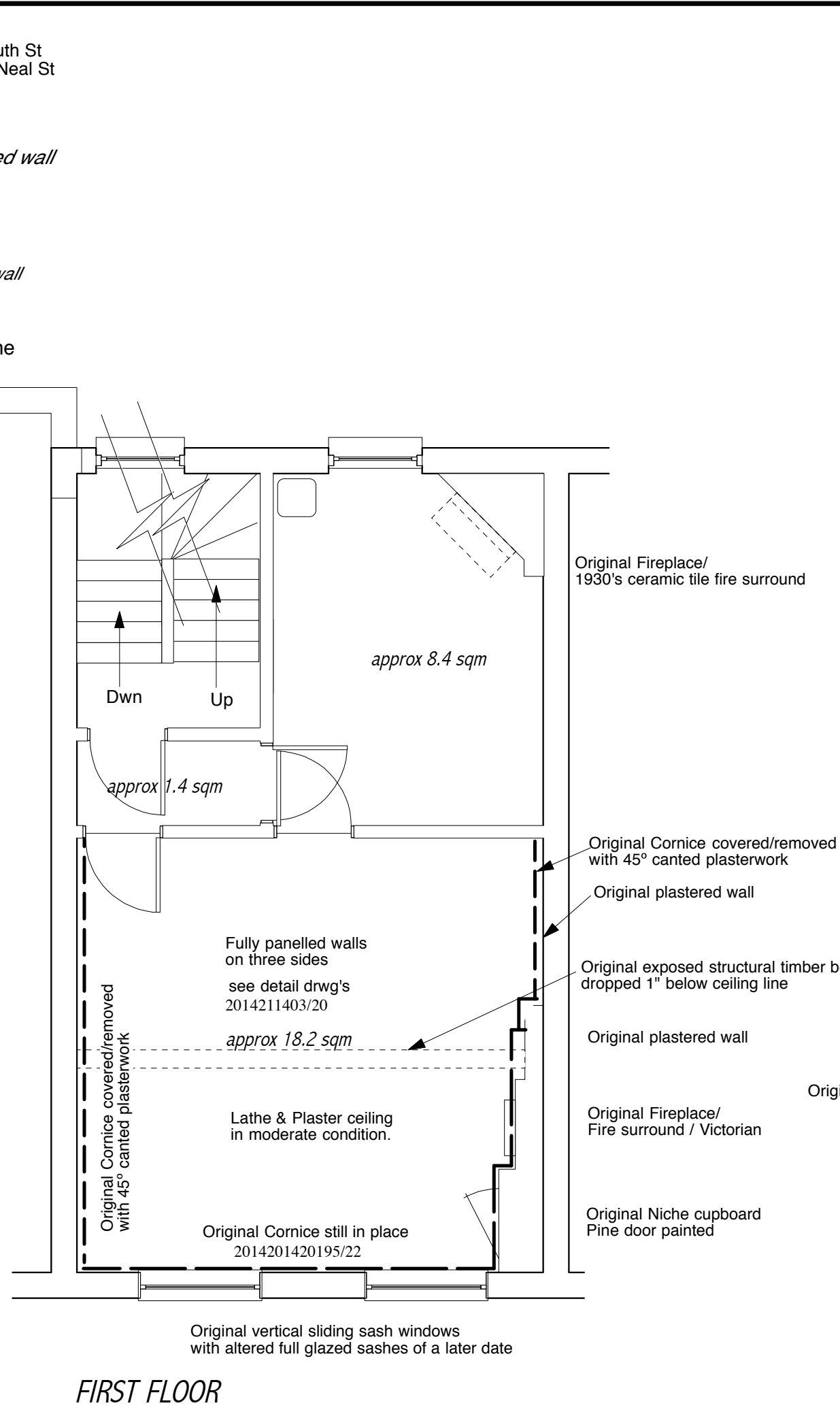


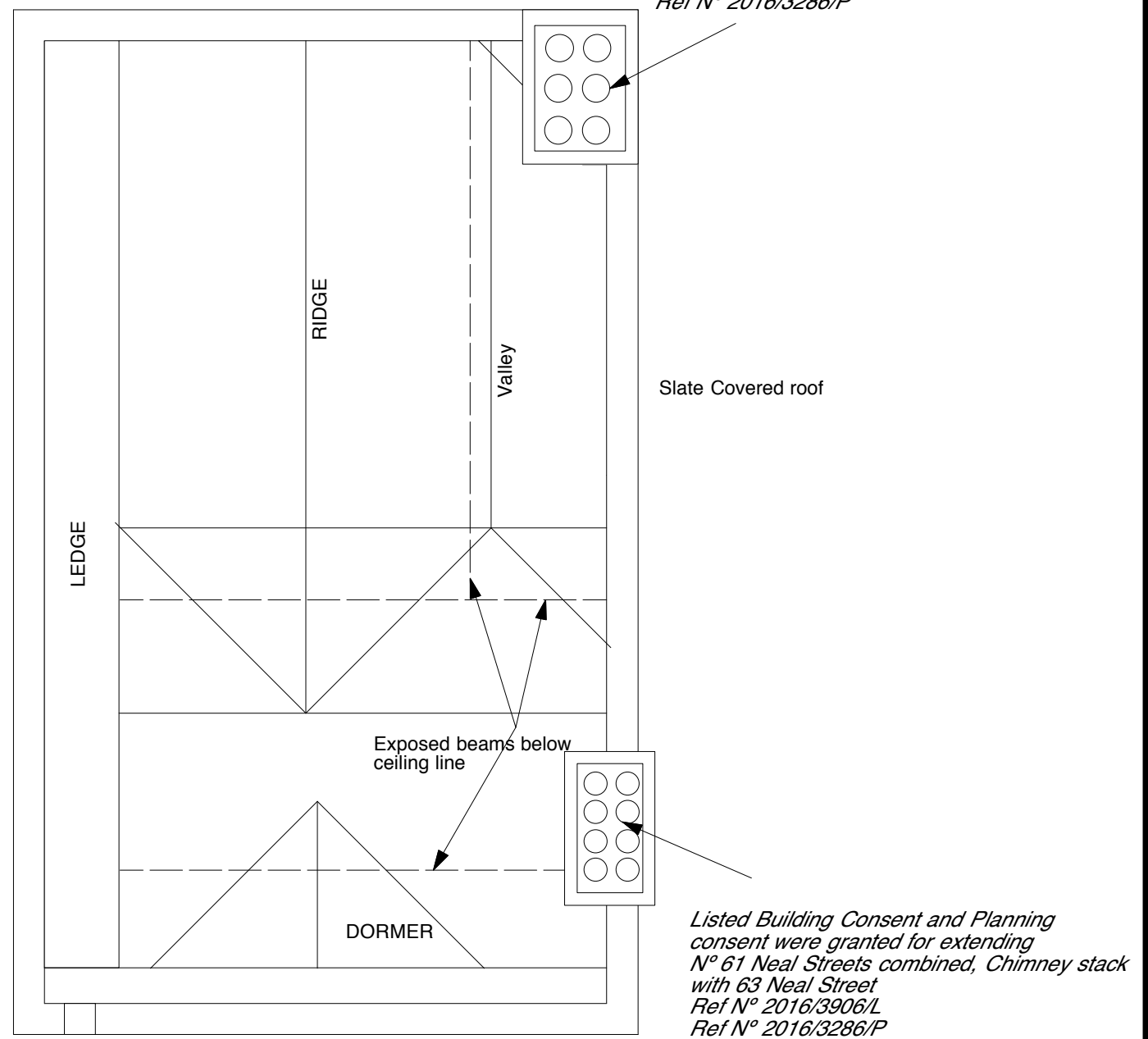
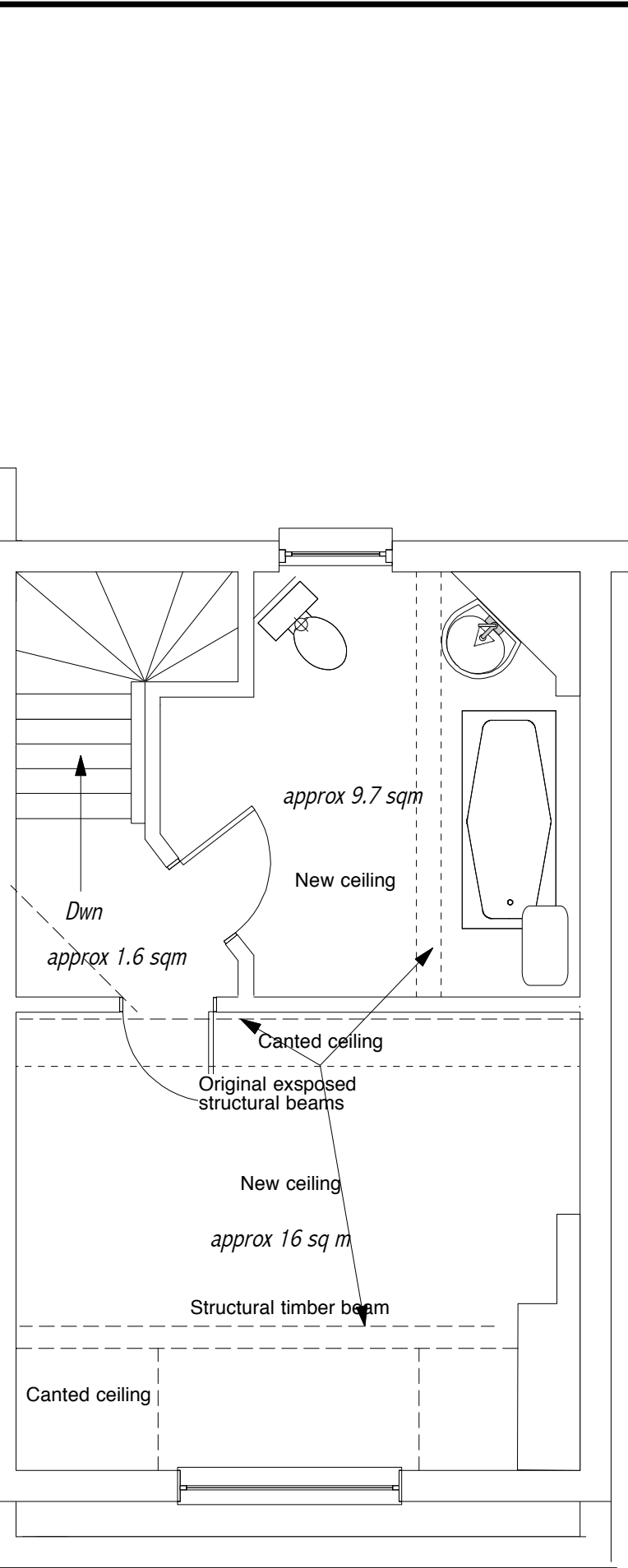
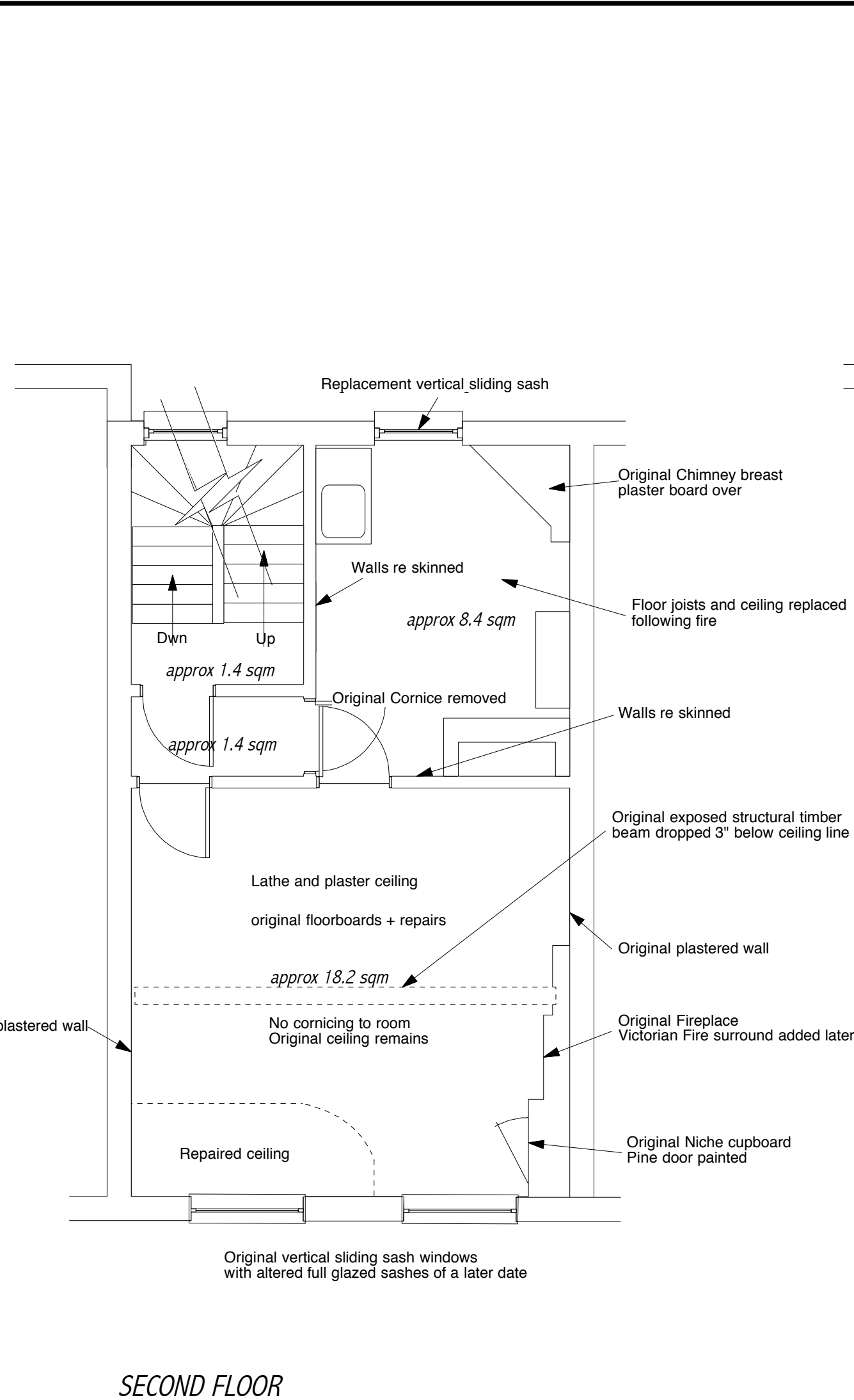
BASEMENT



FRONT ELEVATION

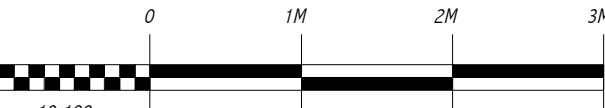


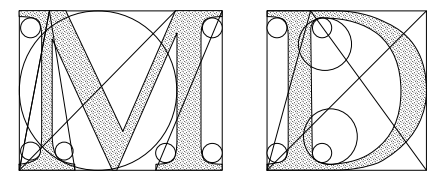
REAR ELEVATION

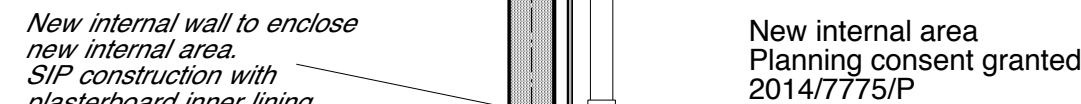


ROOF PLAN

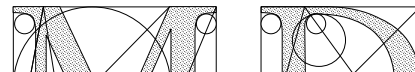

1:50 scale @ A1 size

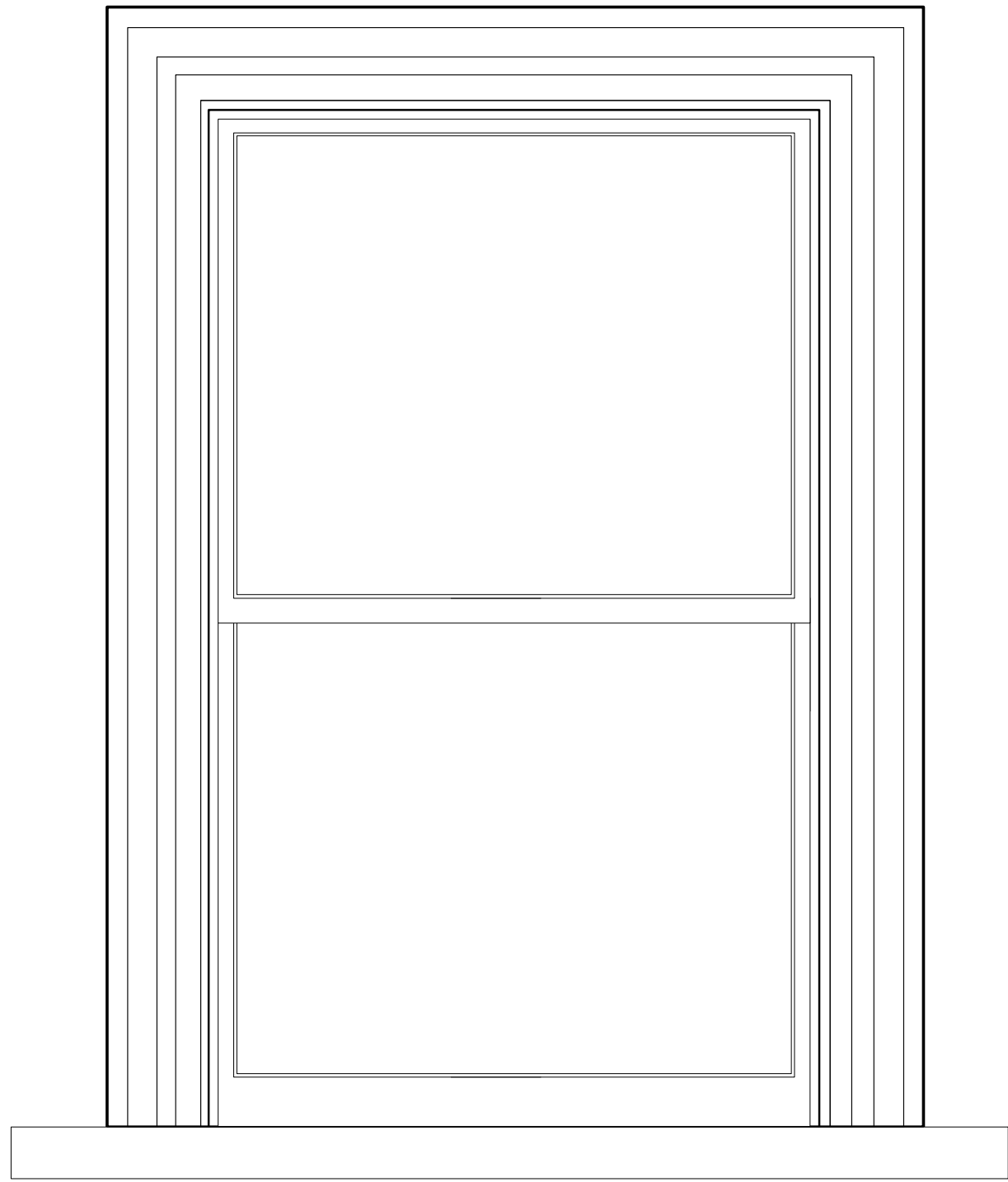


Drawn By	MBD	Client	Ashley Associates
Date	Nov 2014	Job Title	61 Neal St PROPOSED GRD FLR REAR EXTENTION
Scale	1:50	Drawing Title	EXISTING FULL PLANS & ELEVATIONS
Plot Date	Nov 2014	Dwg. No.	20014/201295/01
File Name		Issue	
copyright : MD DESIGN ASSOCIATES 1995 Note: All dimensions must be checked on site and not scaled from this drawing.		 DESIGN ASSOCIATES Architects & Designers 15 Swains Close Tadley, Hants RG 26 4NF 0189815631	

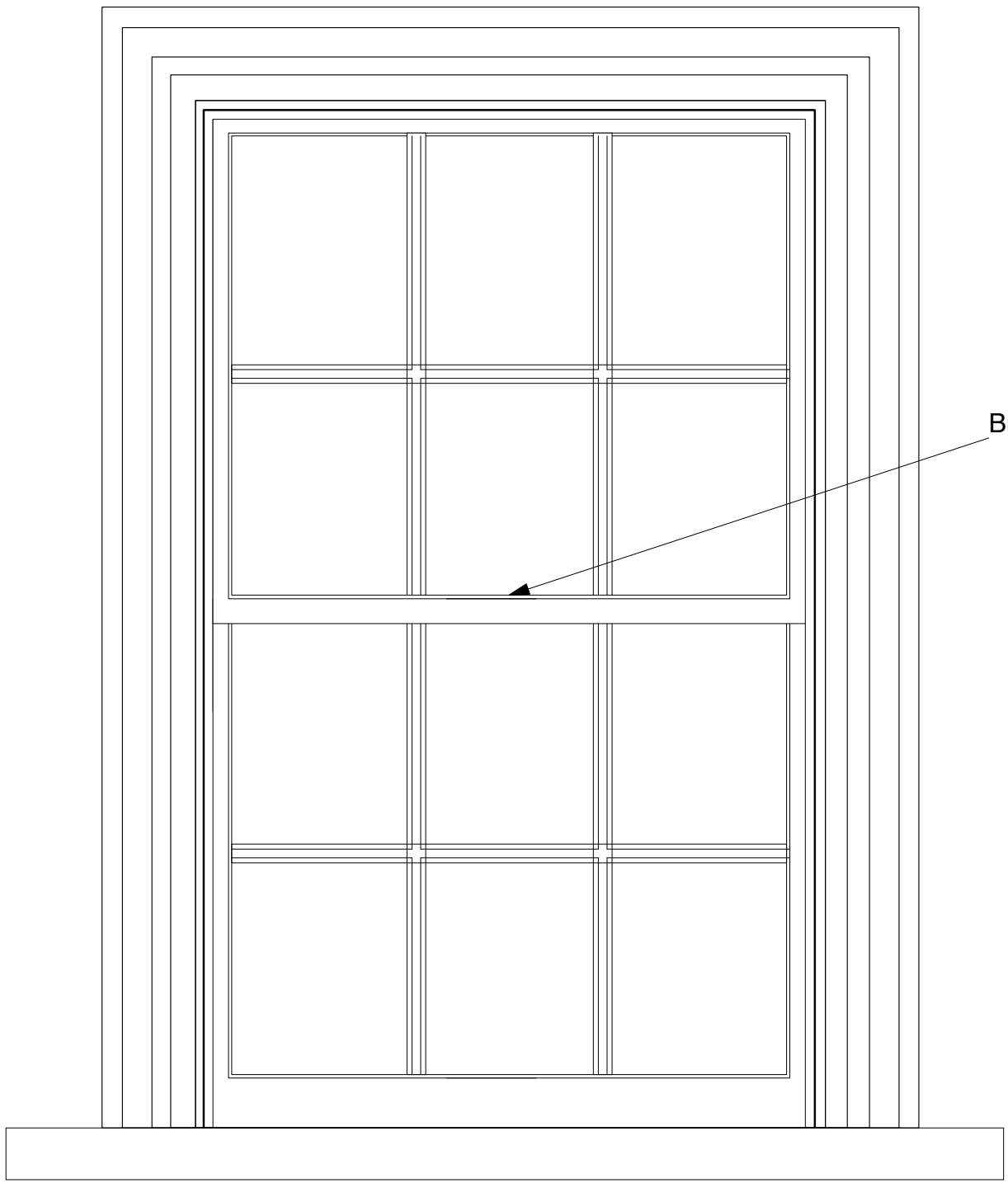


Rev C Aug 2016 Rear windows & Raising stacks

Drawn By	MBD	Client	Ashley Associates	
Date	Nov 2014	Job Title	61 Neal St PROPOSED REFURBISHMENT @ REAR EXTENSION	
Scale	1:50	Drawing Title	PROPOSED FULL PLANS & ELEVATIONS	
Plot Date	Nov 2014	Dwg. No.	20014/201295/02	Issue C
File Name				
 copyright : MD DESIGN ASSOCIATES 1995 Note: All dimensions must be checked on site and not scaled from this drawing.		DESIGN ASSOCIATES Architects & Designers 15 Swains Close Tadley, Hants RG 26 4NF 01189819631		

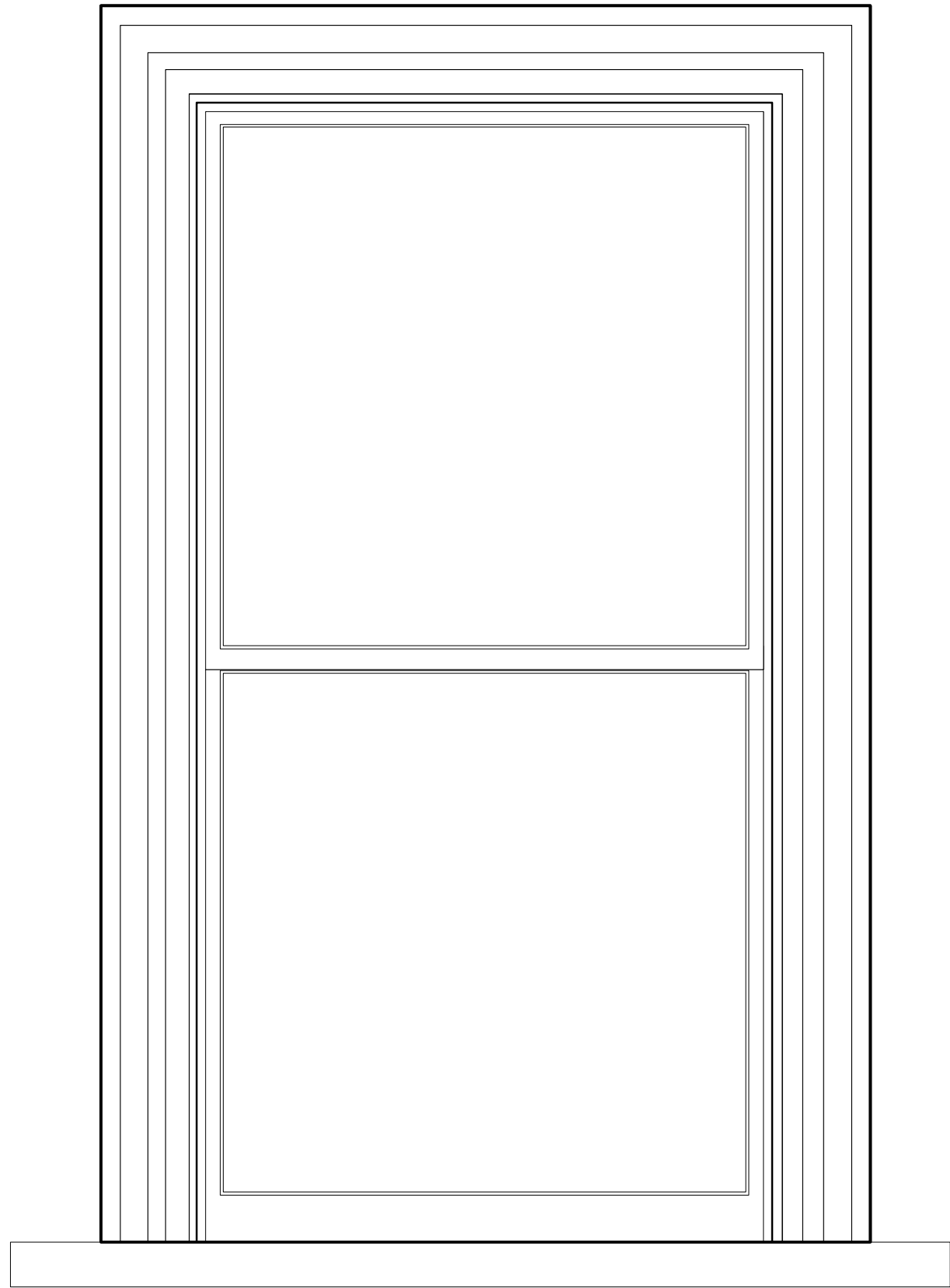


Existing Second Flr Window Elevation

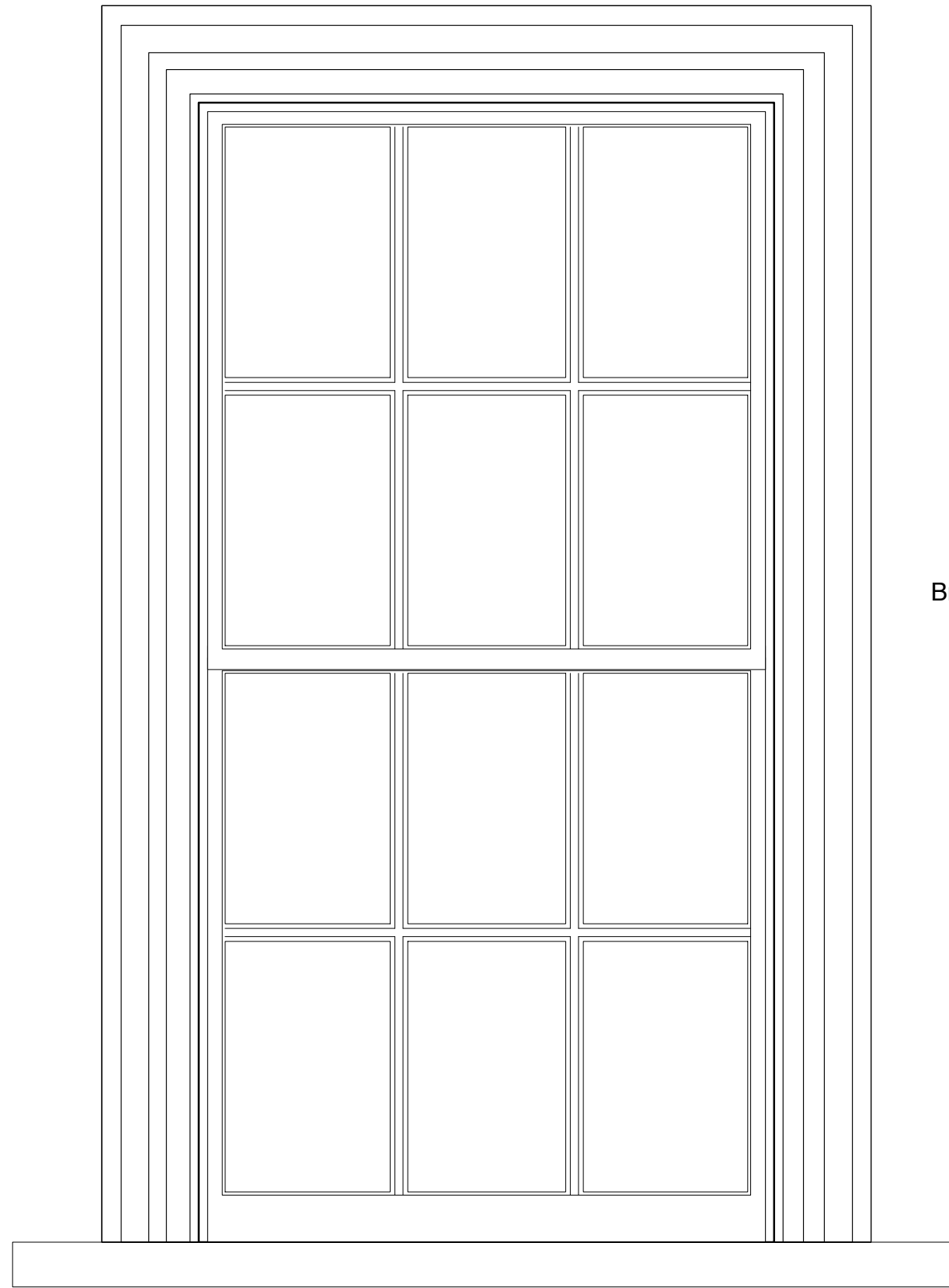


Proposed Second Flr Window Elevation
Six over six panes

1:20 scale for elevations



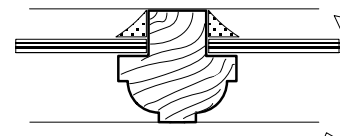
Existing First Flr Window Elevation



Proposed First Flr Window Elevation
Six over six panes

Brass fittings

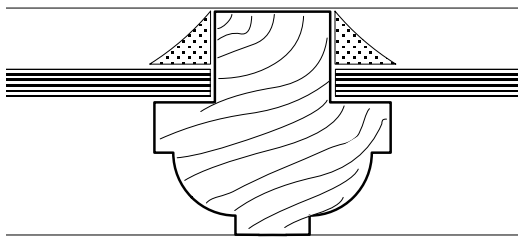
Glazing Bar
New 30x30mm Mutins
in new six over six, Sw sashes



Glazing Bar

Brass fittings

New 30x30mm Olovo Mutins
in new six over six, Sw sashes
SCALE 1:1



Stone Sill

External decorative
rendered Framing

Rendered Facade

Outer Lining

Top Sash

4mm glazing

Parting Bead

Sash Stile

Inner lining

Sash Weights

Line of internal sill

328 Brick

Lining

Framing

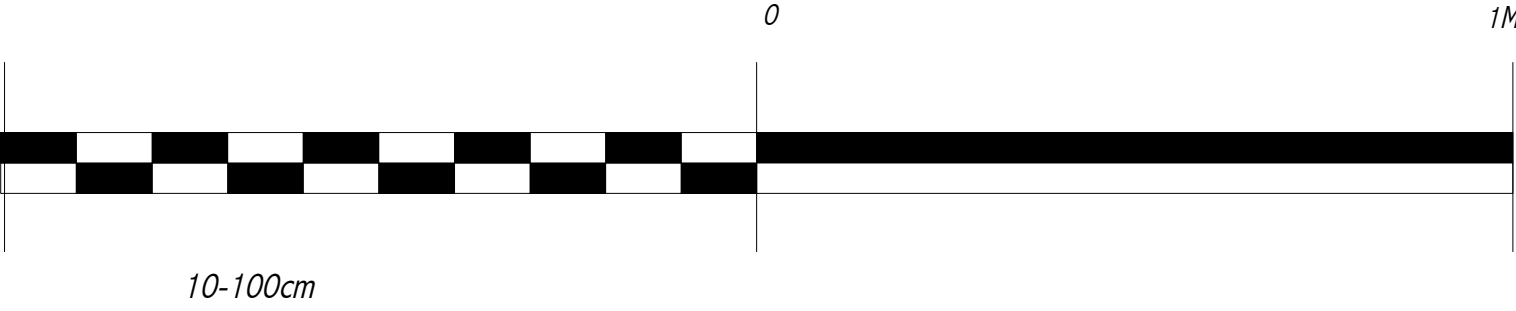
Infil

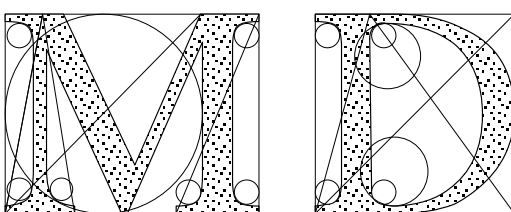
Painted Panels

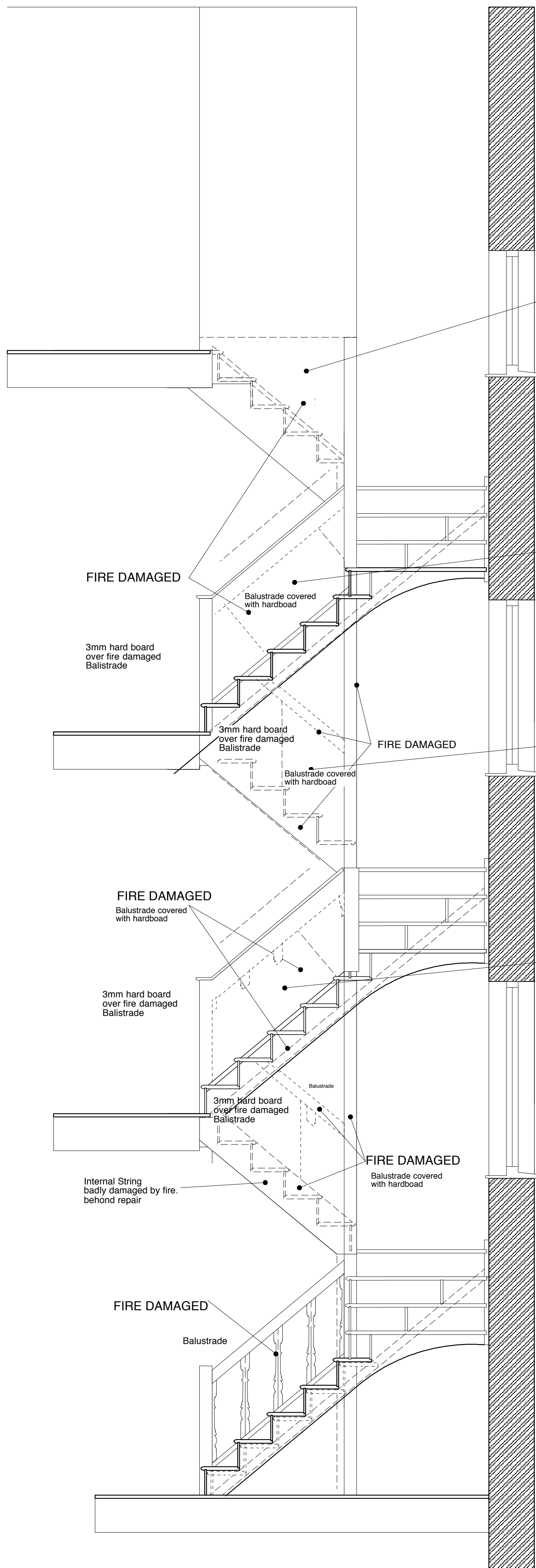
INTERNAL

Section Through Vertical Sliding Sash windows
Windows fully refurbished to include replacement sashes
SCALE 1:2

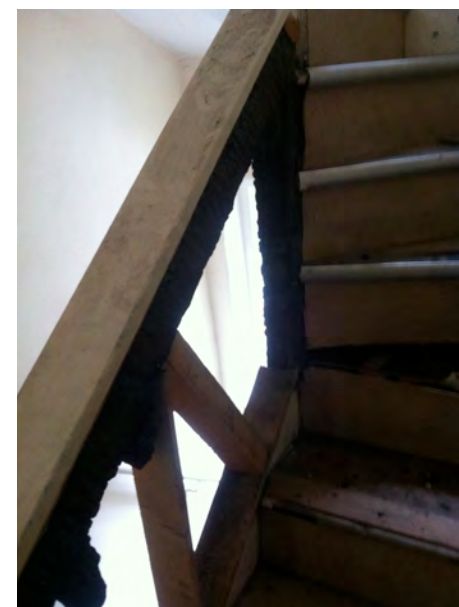
1:20 scale @ A1 size
1:40 scale @ A3 size



Drawn By	MBD	Client	Ashley Associates	
Date	April 2016	Job Title	61 Neal St PROPOSED GENERAL REFURBISHMENT	
Scale	1:20, 1:2 & 1:1	Drawing Title	EXISTING & PROPOSED 1st & 2nd Flr Window details	
Plot Date	April 2016	Dwg. No.	20014/201295/14	Issue
File Name		 DESIGN ASSOCIATES Architects & Designers 15 Swains Close Tadley, Hants RG 26 4NF 01189819631		
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Looking up String of Final Flight



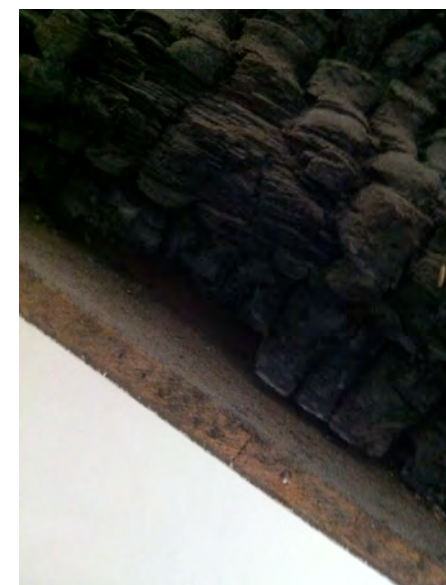
Looking up from 2nd to 3rd



Looking down from 2nd to 1st



Looking down from 1st to Grd



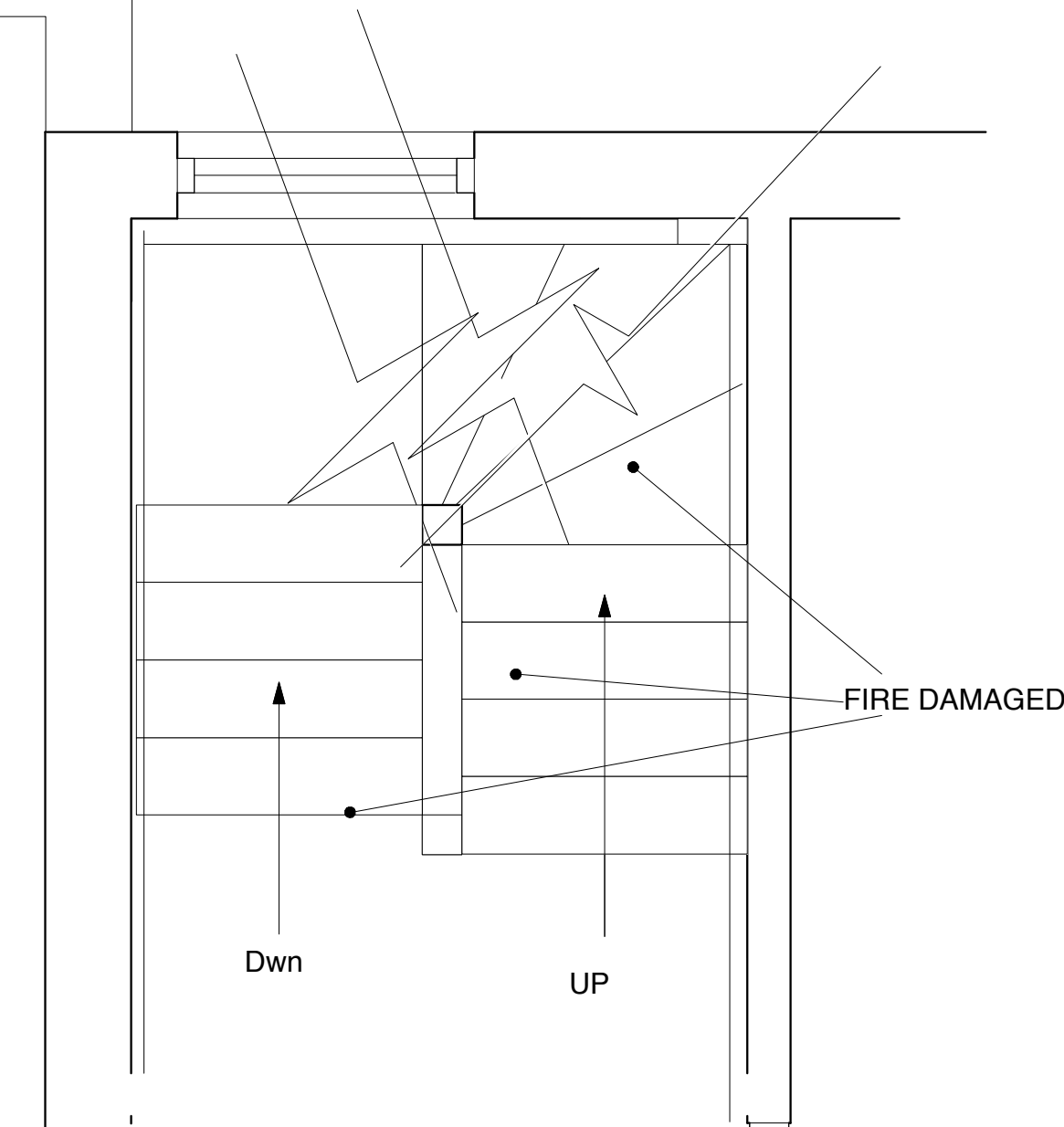
Extent of chard string



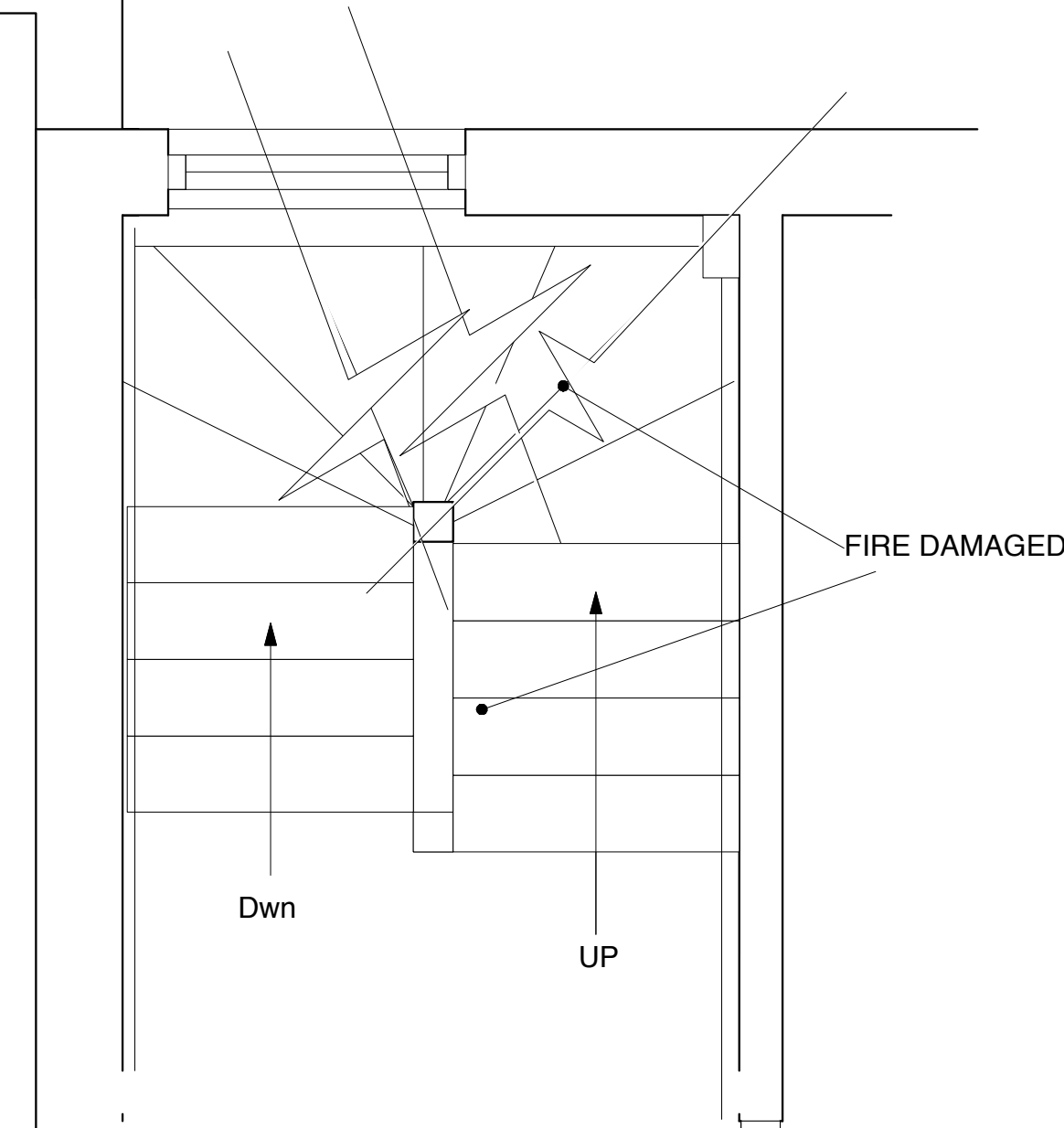
Worst of chard string into main newel



First to Second Floor



Second to Third Floor



The original staircase was severely damaged by fire during the 60's. The staircase had been covered with hardboard, with props and infill timber added to maintain some integrity to the original staircase, 90% of the balusters/spindles have been burnt through and destroyed. The treads have been over clad. The staircase is tipping and collapsing in some areas. The staircase has an anti clockwise plan to allow access to the rear yard all with double kite turns

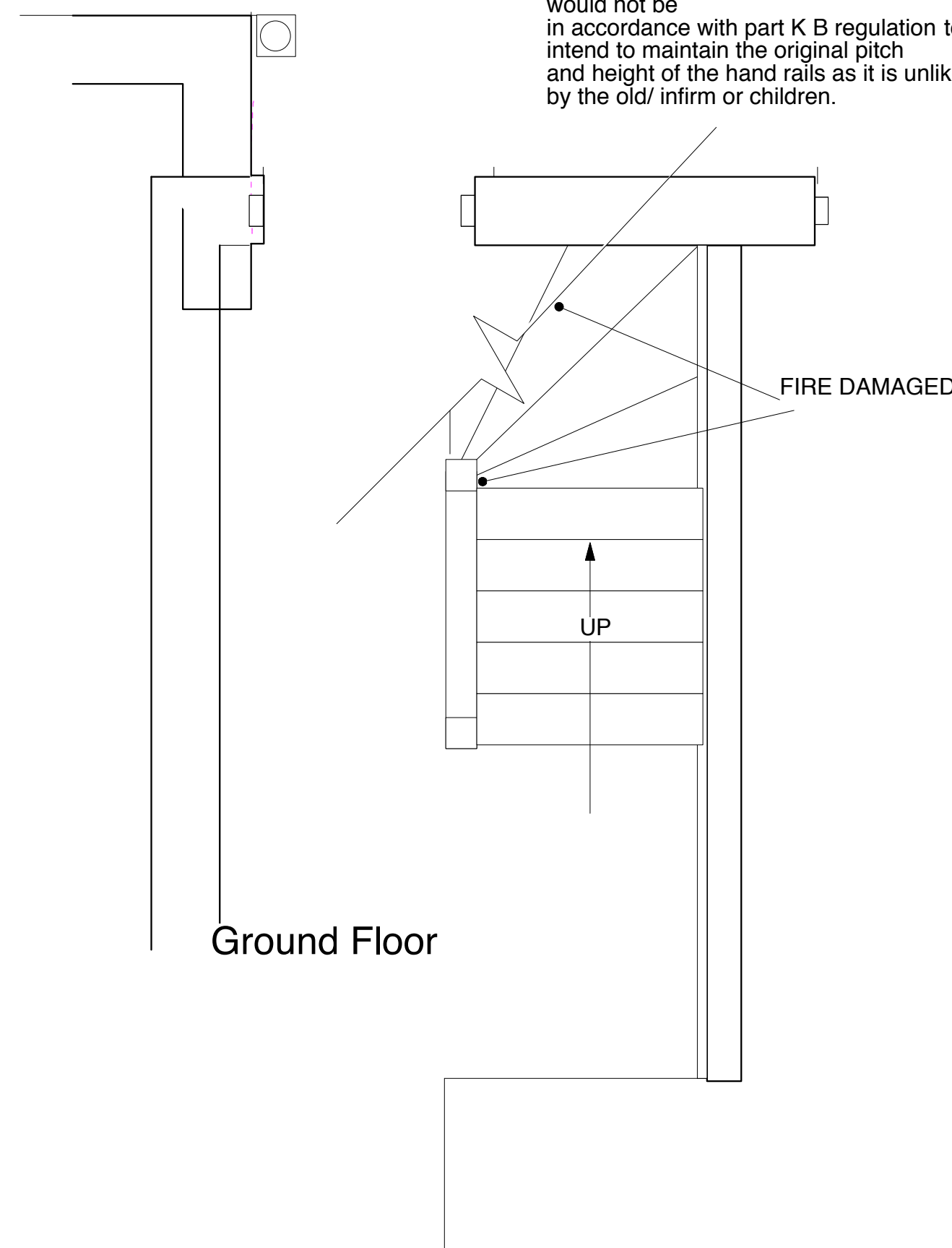
The proposal is to reinstate the full Georgian staircase with matching balusters (taken from the remaining ground floor banisters). Matching hand rails and timber sections in pine.

The string sections will be replicated as the original Georgian 'town house' staircase with external strings and plastered curved soffits.

However it is intended to reconstruct the stairs with a clockwise plan including similar kites and landings.

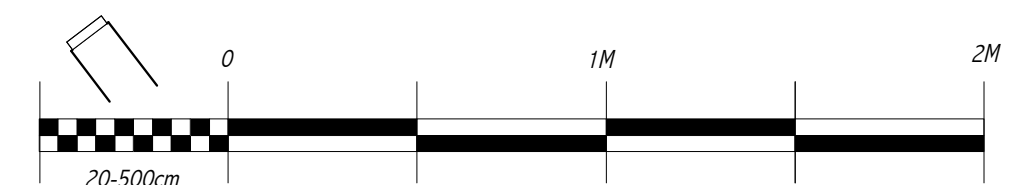
The original staircase had a low hand rail position and would not be in accordance with part K B regulation today. We intend to maintain the original pitch and height of the hand rails as it is unlikely to be used by the old/ infirm or children.

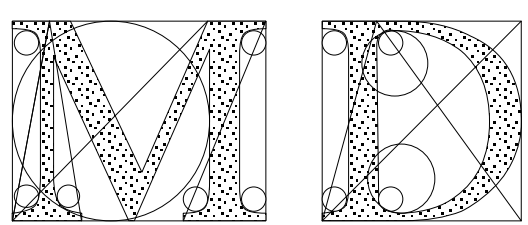
Ground Floor



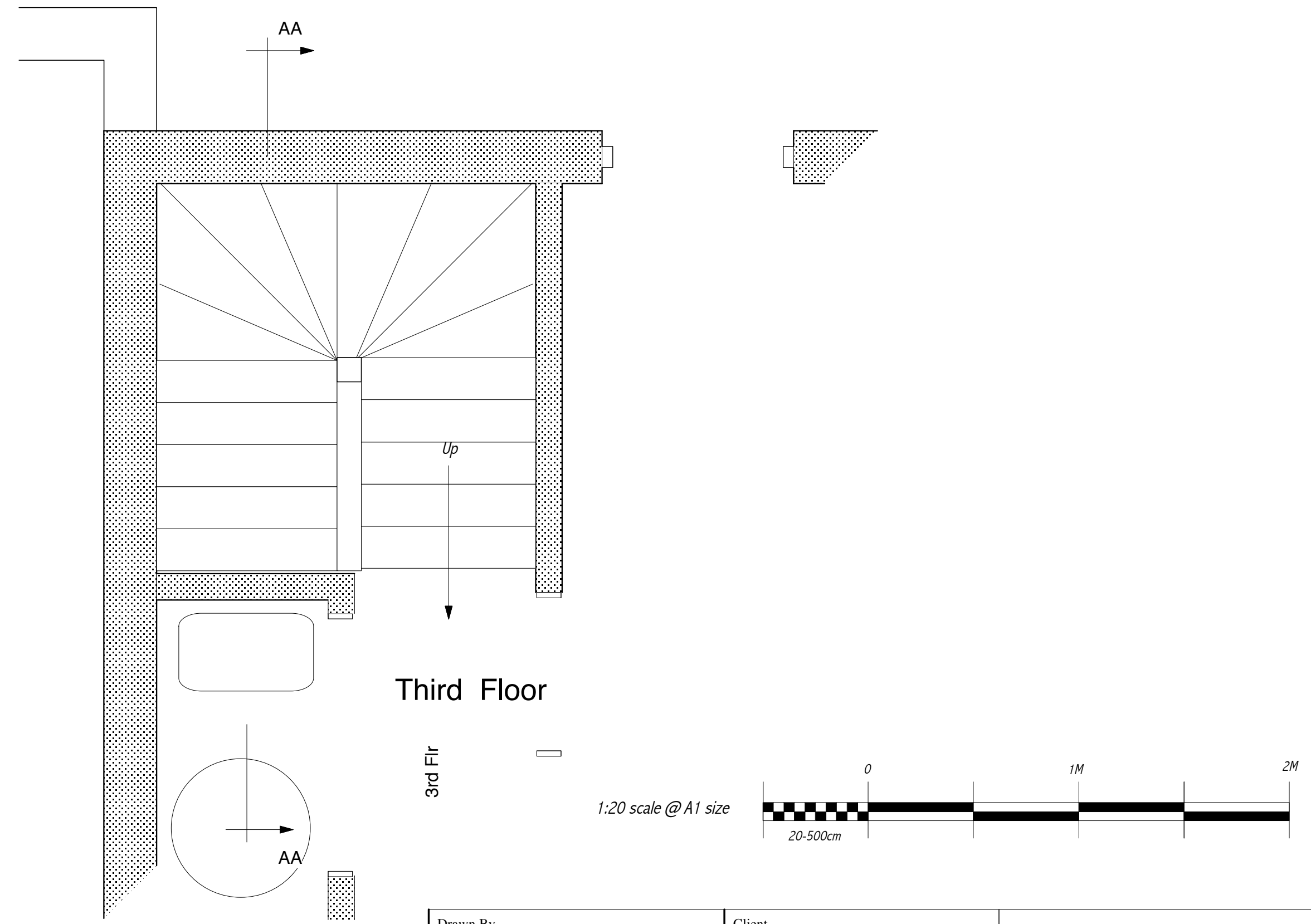
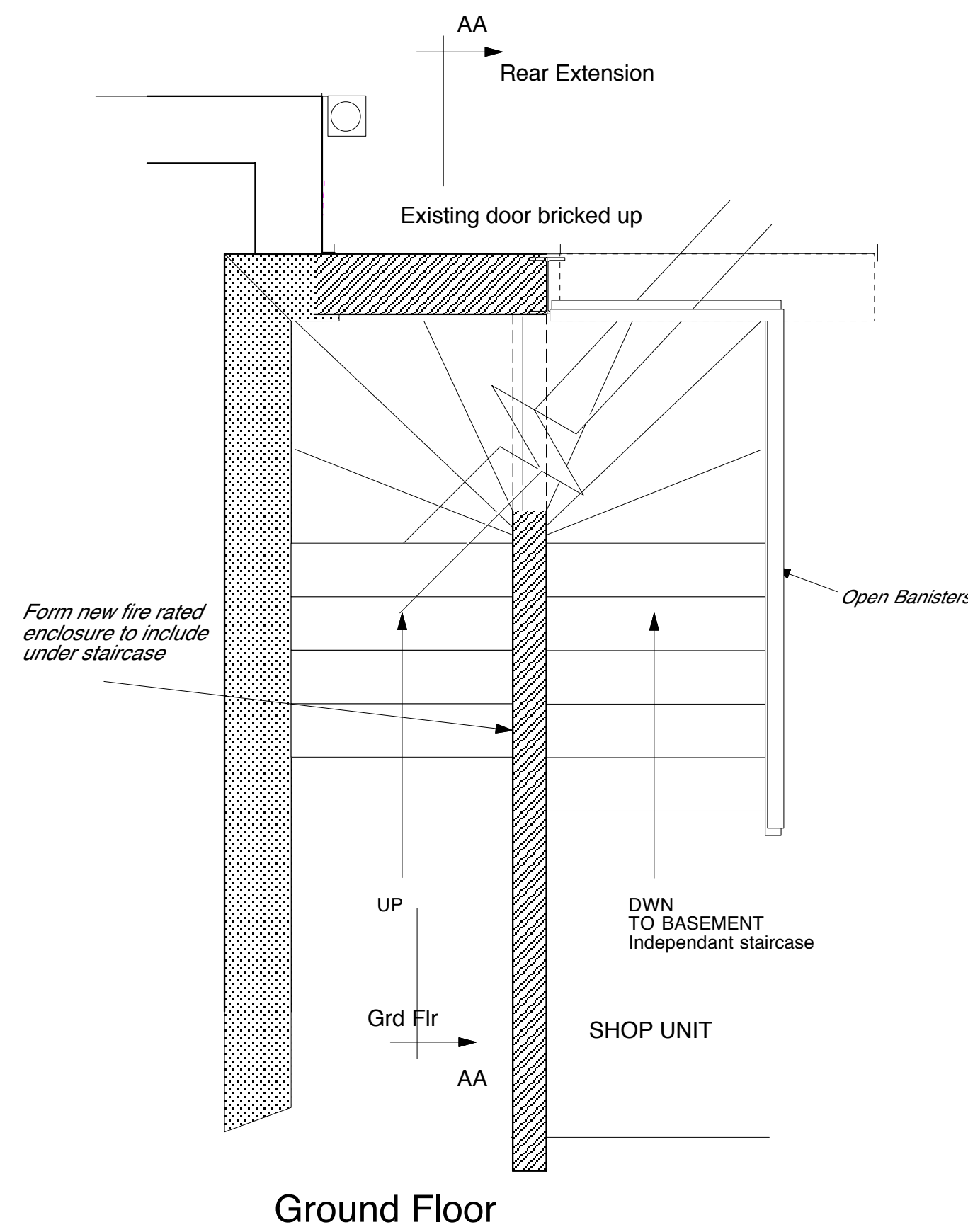
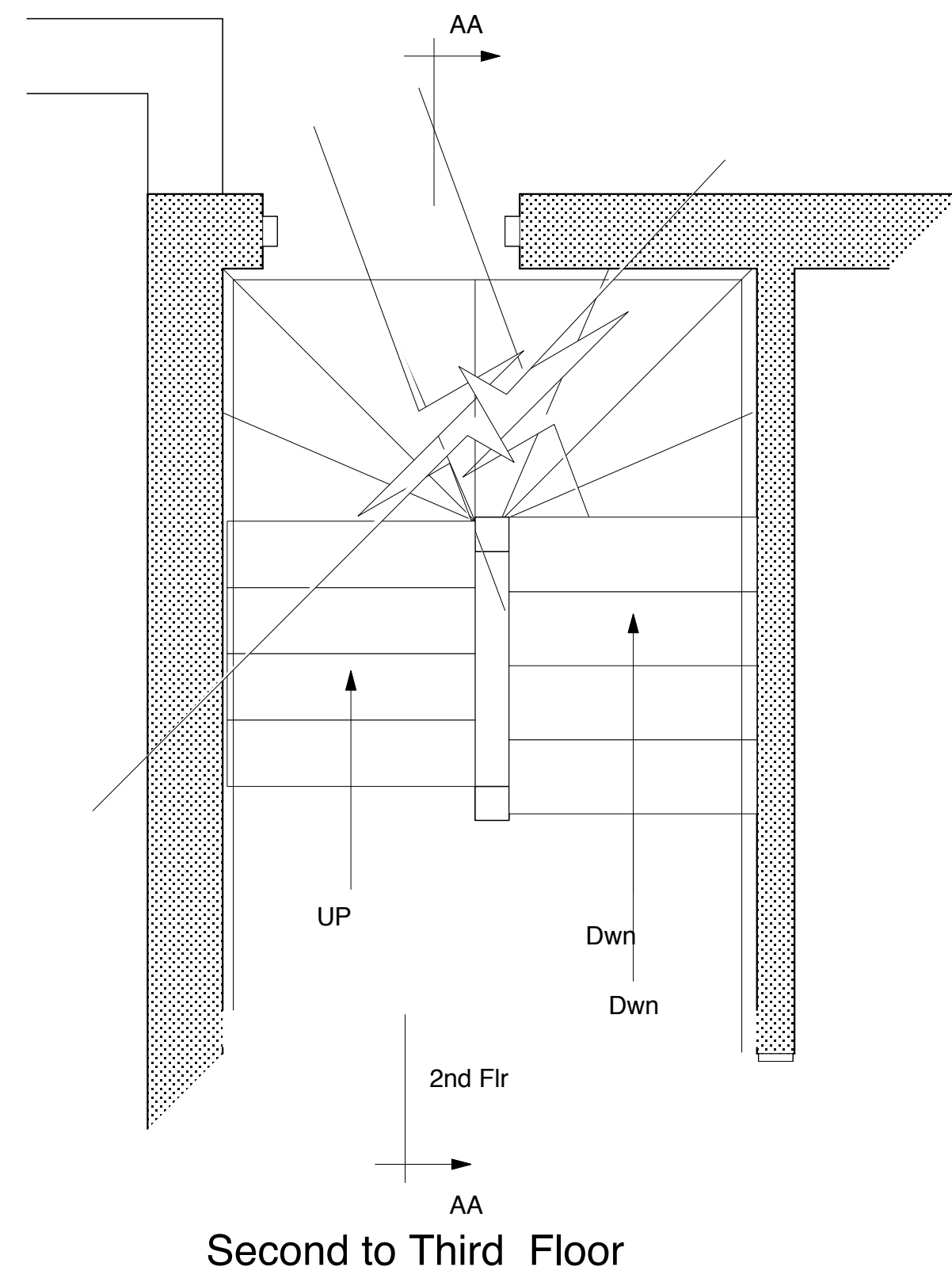
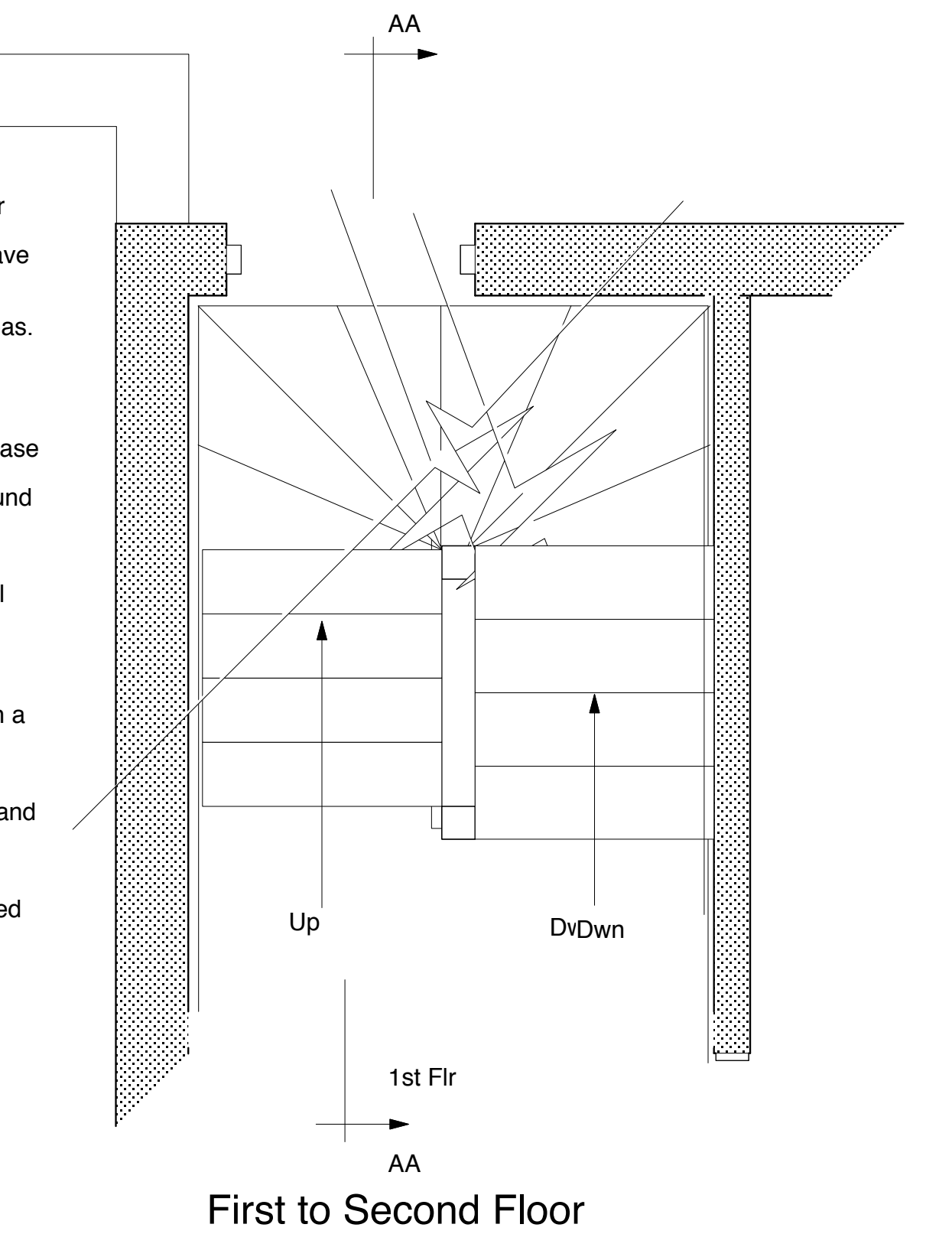
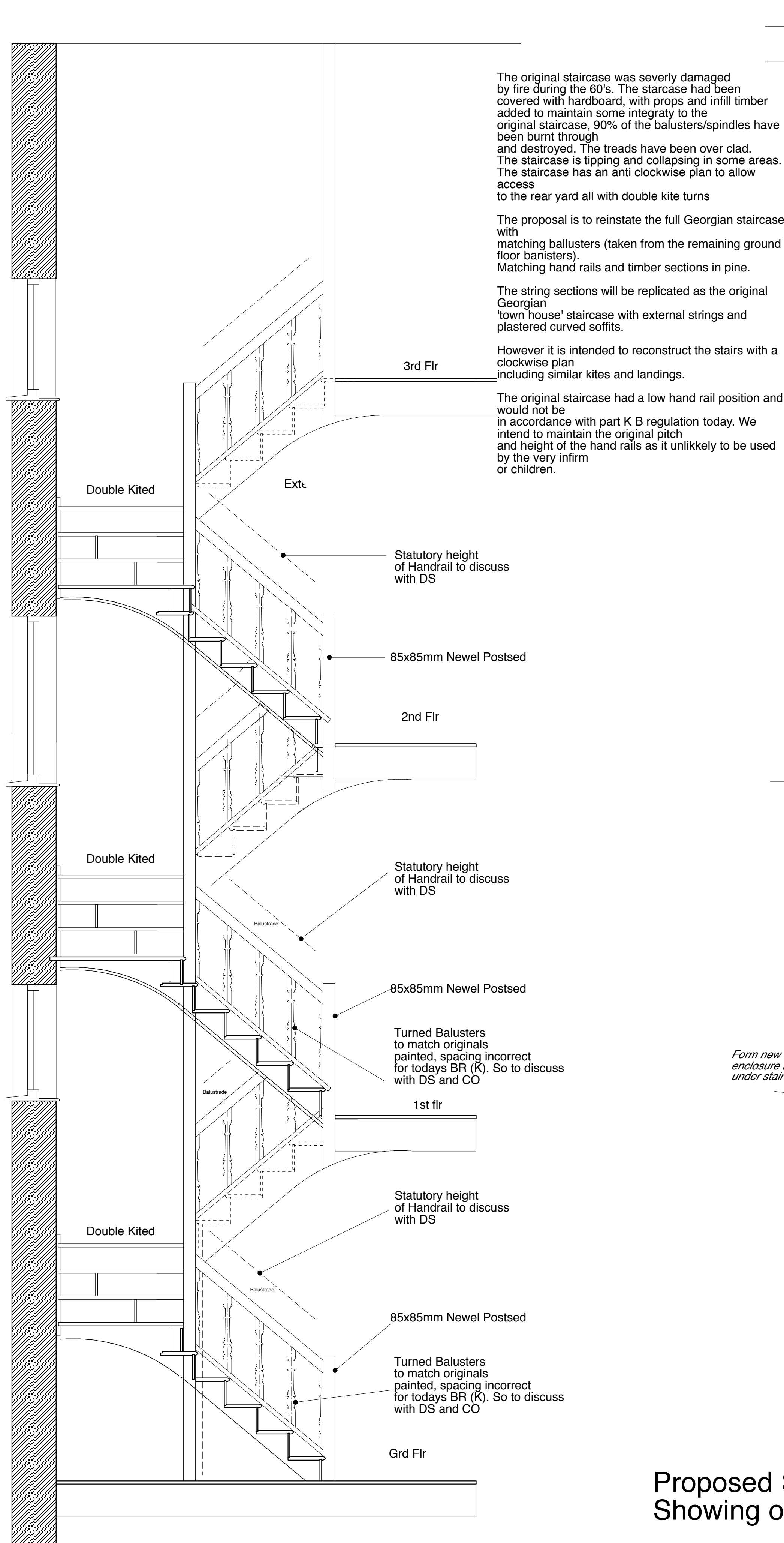
Third Floor

1:20 scale @ A1 size



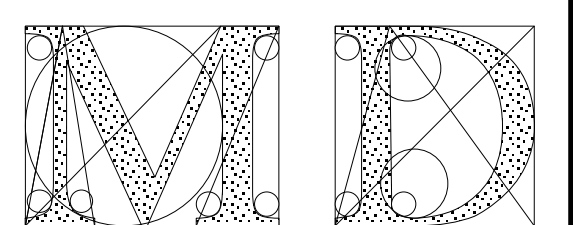
Drawn By	MBD	Client	Ashley Associates	 DESIGN ASSOCIATES Architects & Designers
Date	FEB 2016	Job Ti	61 Neal St PROPOSED GENERAL REFURBISHMENT	
Scale	1:20	Drawing Title	EXISTING STAIRCASE & PLANS & SECTION	
Plot Date	FEB 2016	Dwg. No.	20014/201295/15	
File Name		Issue		
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Existing Staircase Plans & Sections



Proposed Staircase Plans & Sections Showing original Georgian style Banistures

Drawn By	MBD	Client	Ashley Associates	
Date	FEB 2016	Job Title	61 Neal St PROPOSED GENERAL REFURBISHMENT	
Scale	1:20	Drawing Title	PROPOSED STAIRCASE & PLANS & SECTION	
Plot Date	FEB 2016	Dwg. No.	20014/201295/16	Issue
File Name				
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Note: All dimensions must be checked on site and not scaled from this drawing.				



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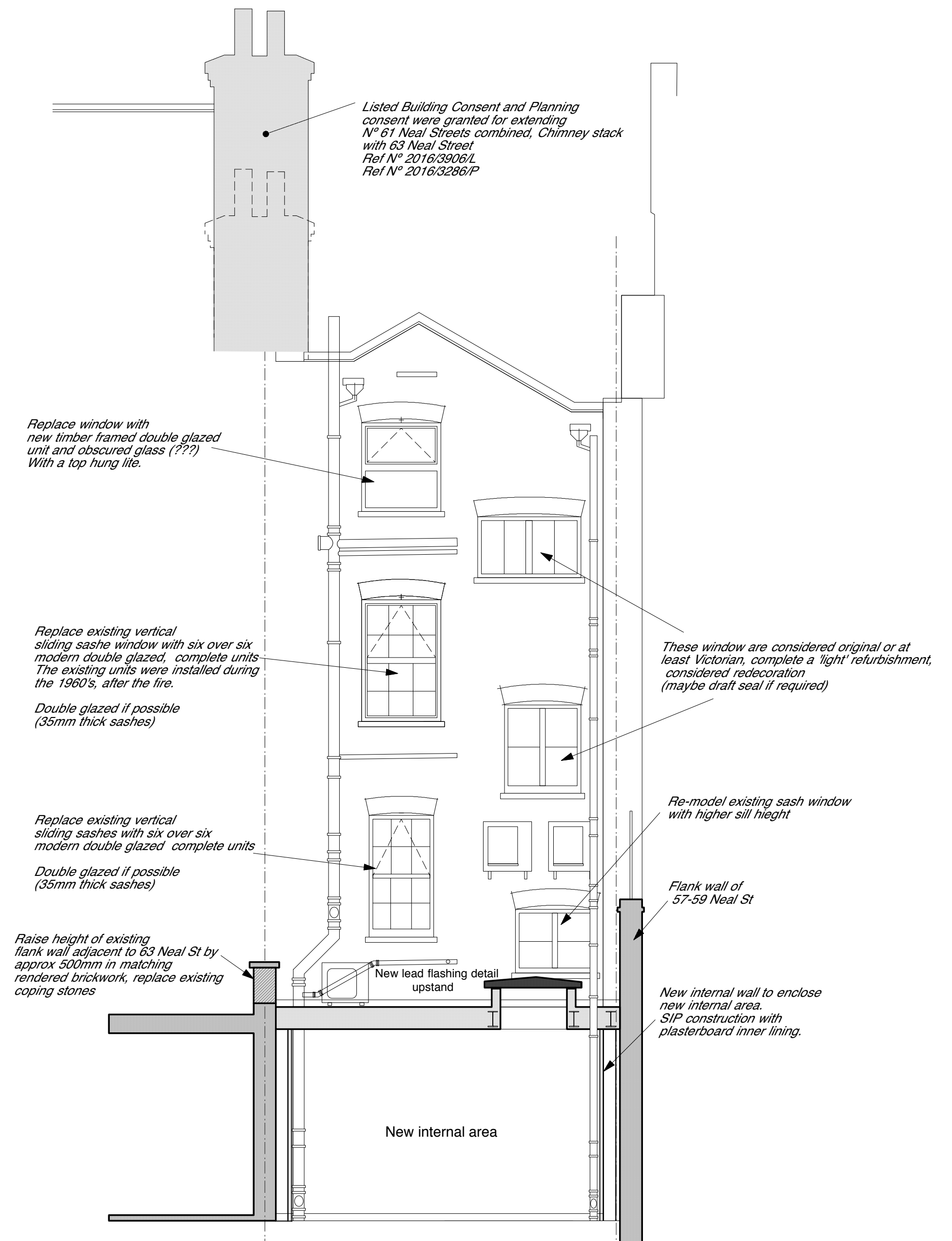


EXISTING
FRONT ELEVATION

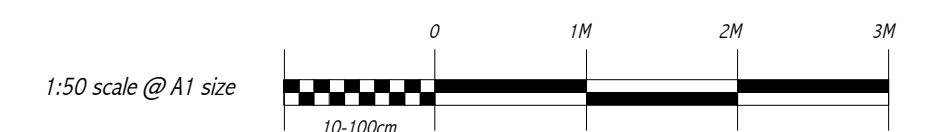
PROPOSED
FRONT ELEVATION

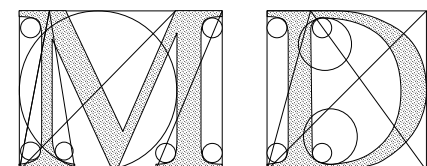


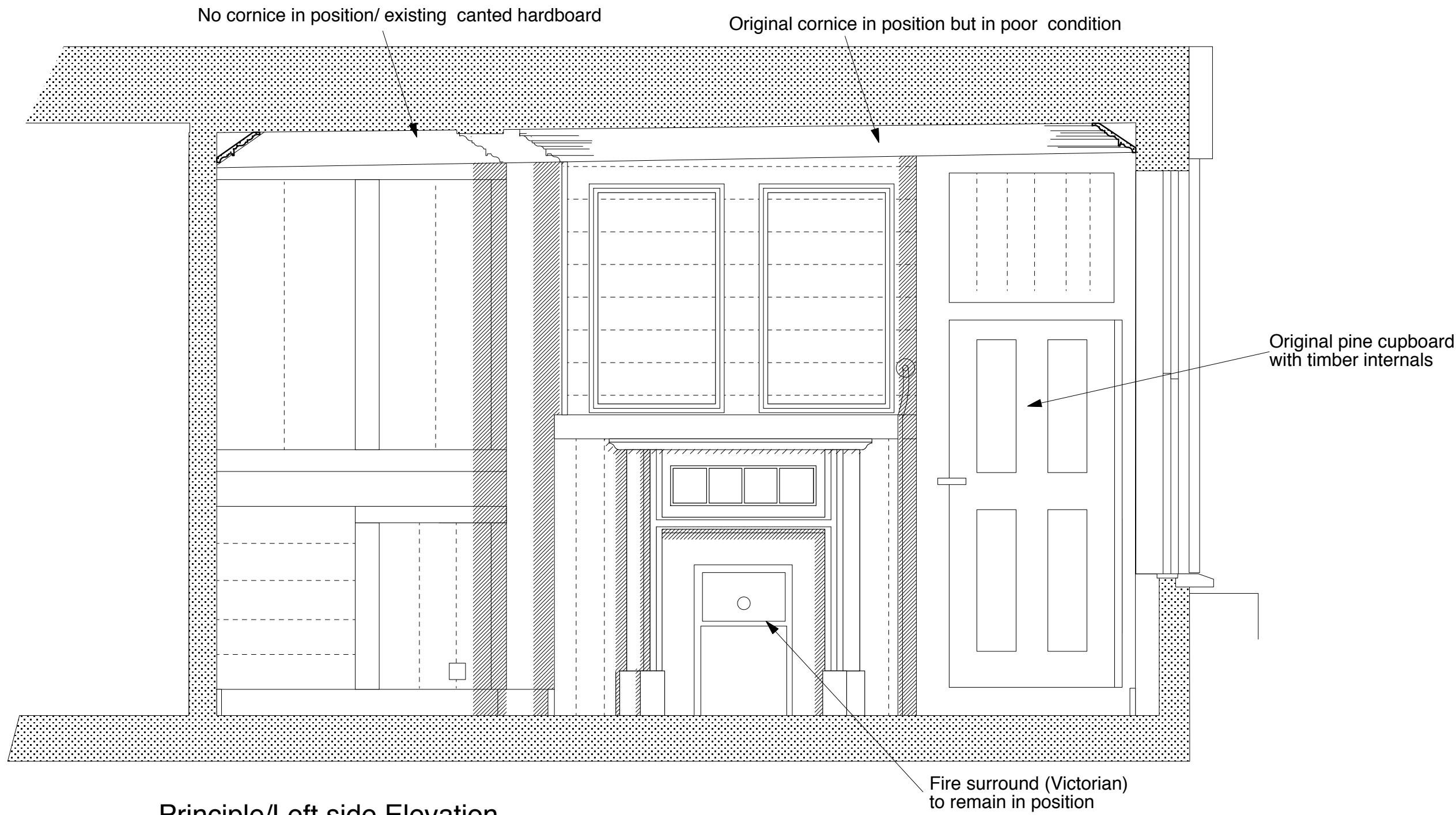
BASEMENT
EXISTING
REAR ELEVATION



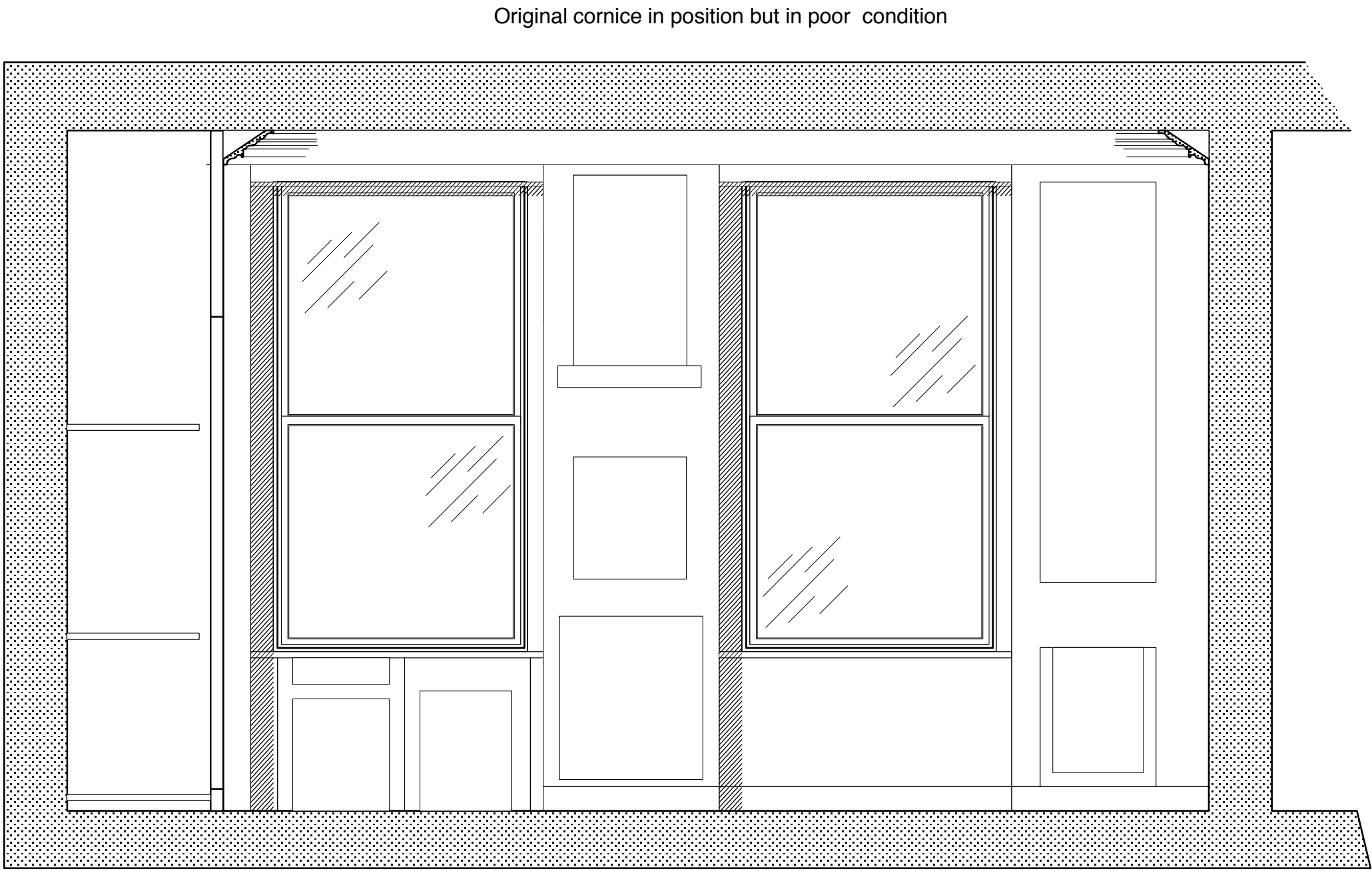
PROPOSED
REAR ELEVATION



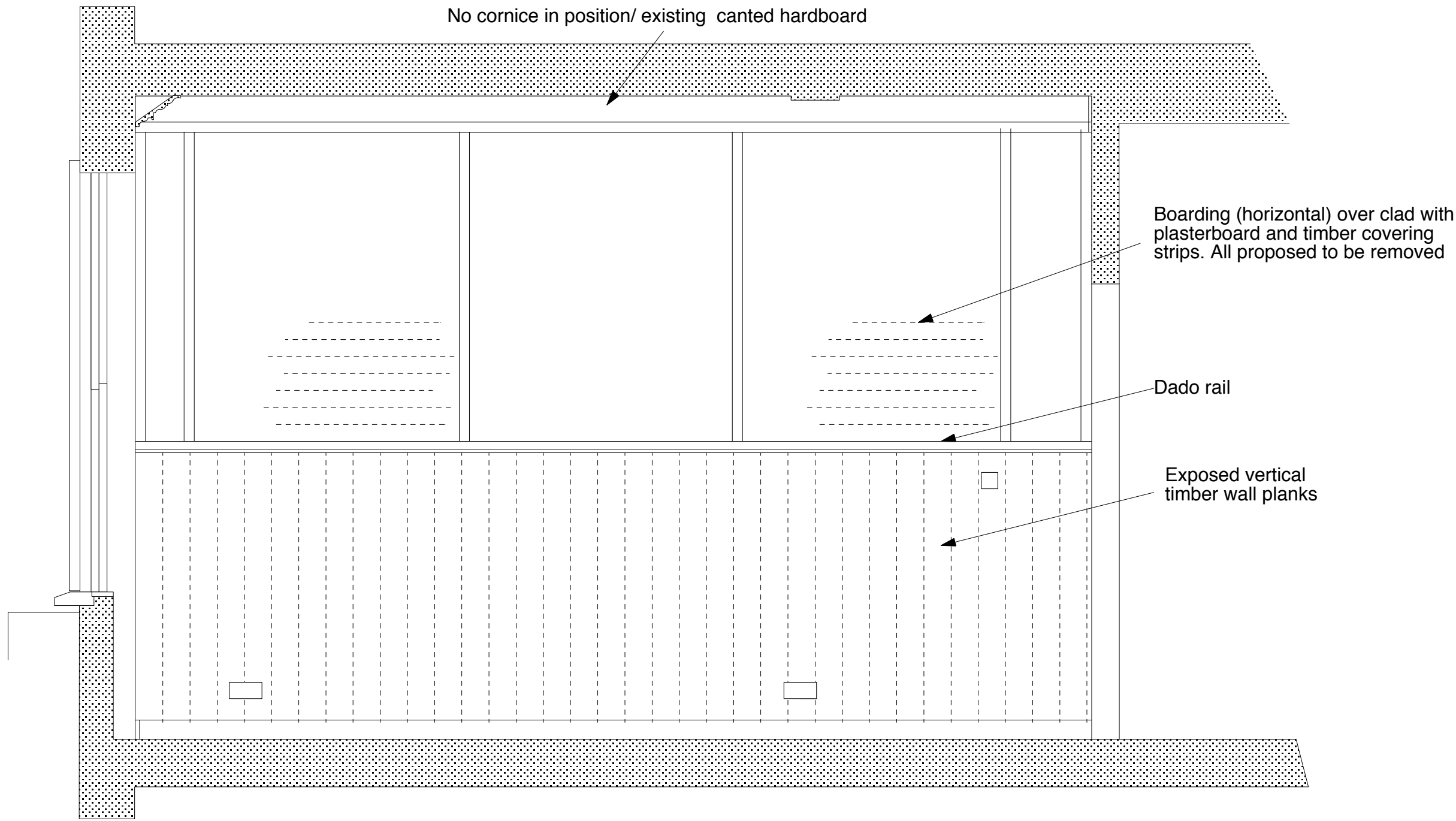
Drawn By	MBD	Client	Ashley Associates
Date	Nov 2014	Job Title	61 Neal St PROPOSED REFURBISHMENT @ REAR EXTENSION
Scale	1:50	Drawing Title	REVISED ELEVATIONS SHOWING OUTLINE OF CONSENTED RAISED STACKS TO 63 NEAL STREET
Plot Date	Nov 2014	Dwg. No.	20014/201295/17
File Name		Issue	
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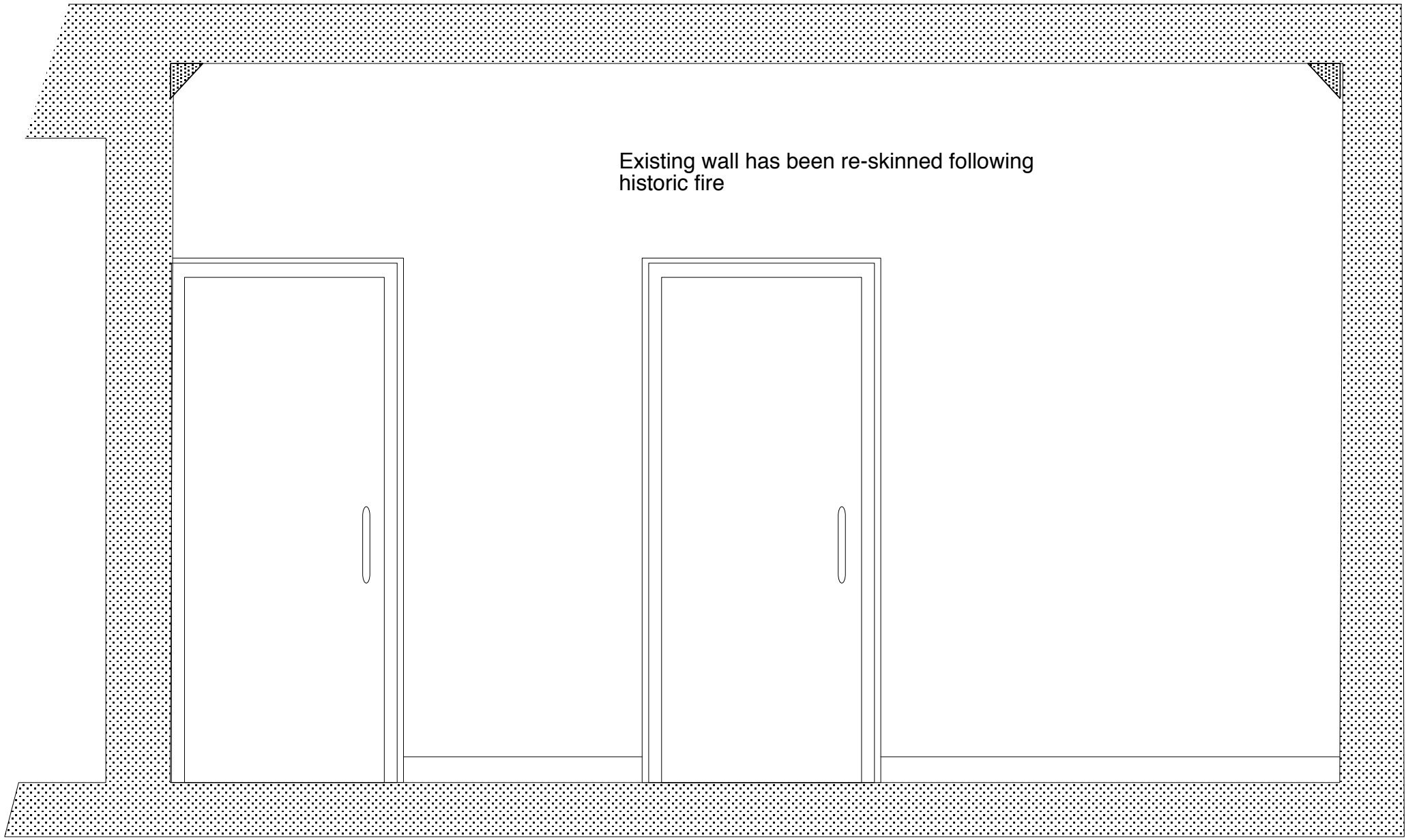
Principle/Left side Elevation



Window/Front Elevation

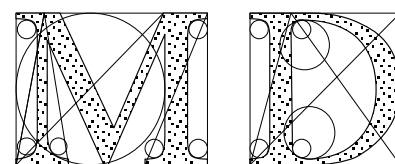


Right/side Elevation



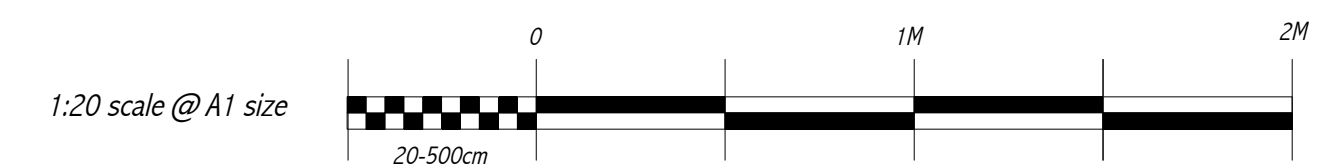
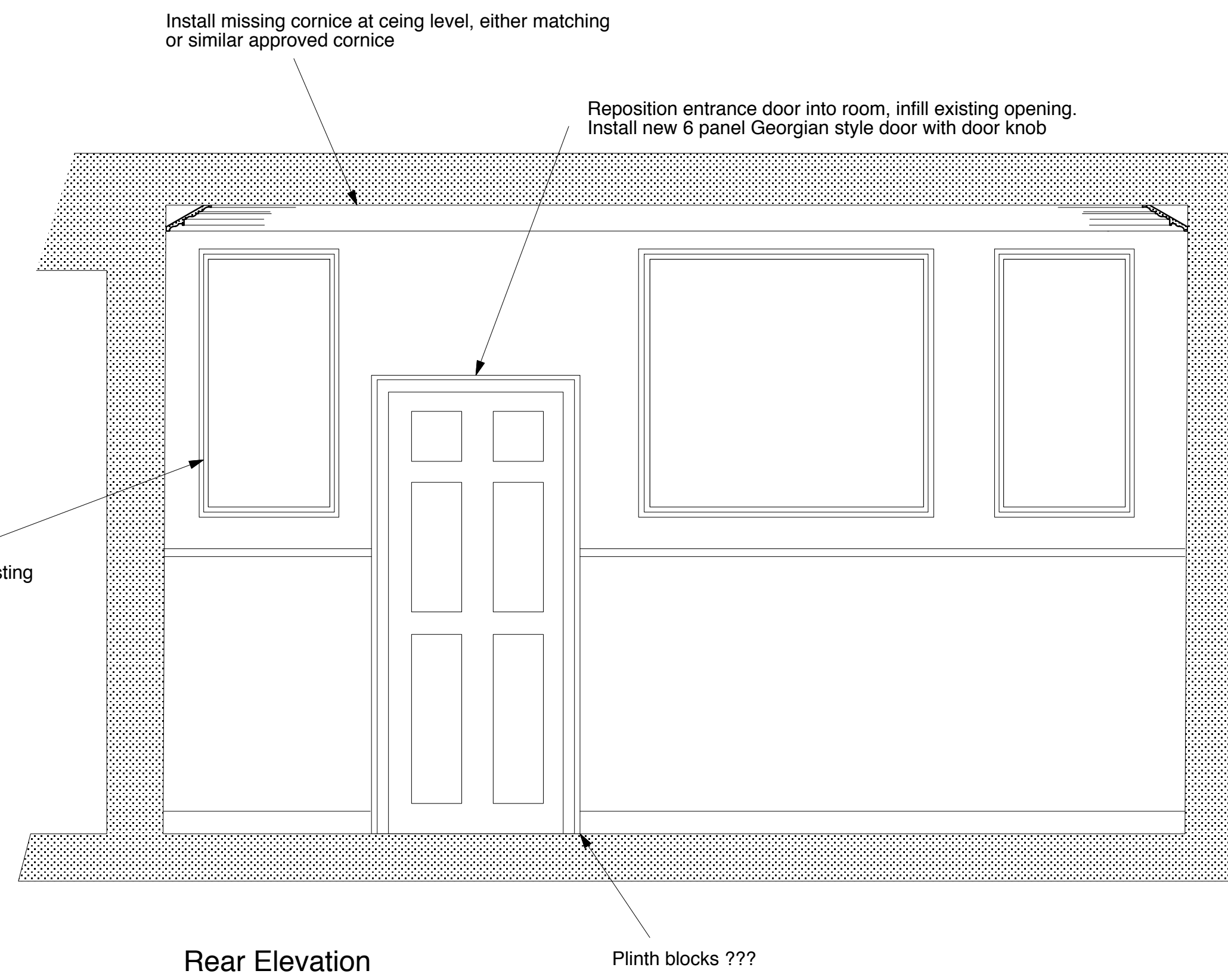
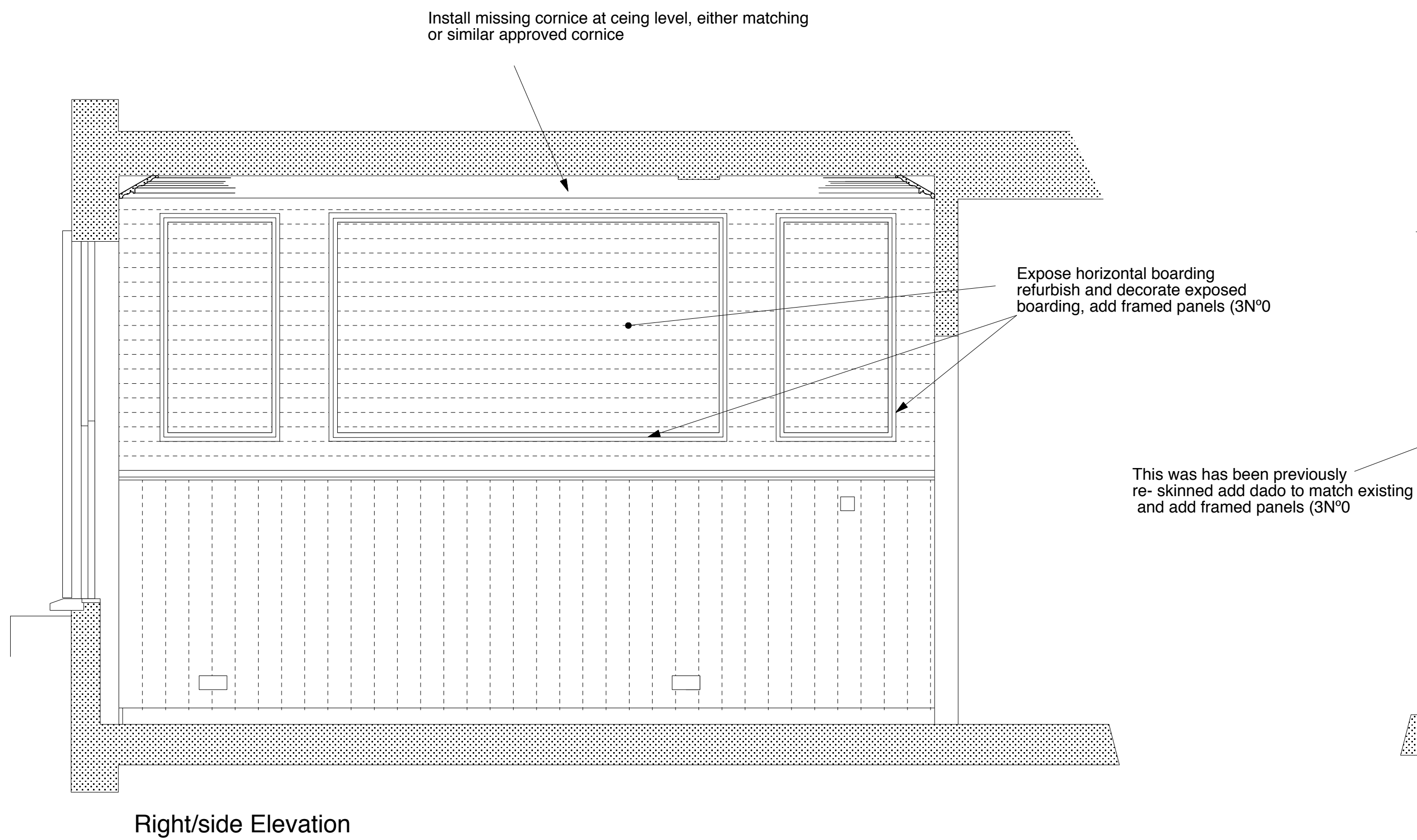
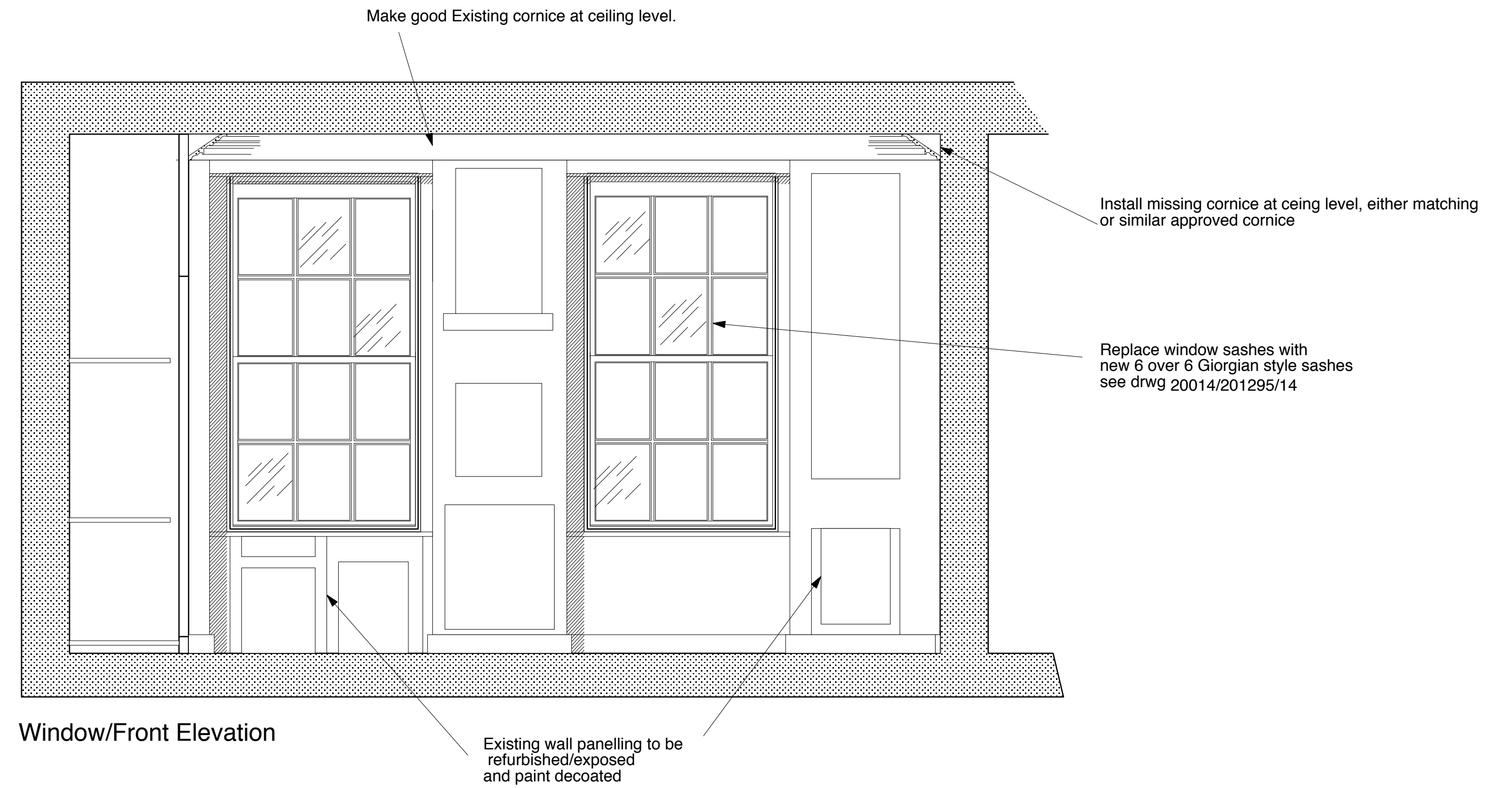
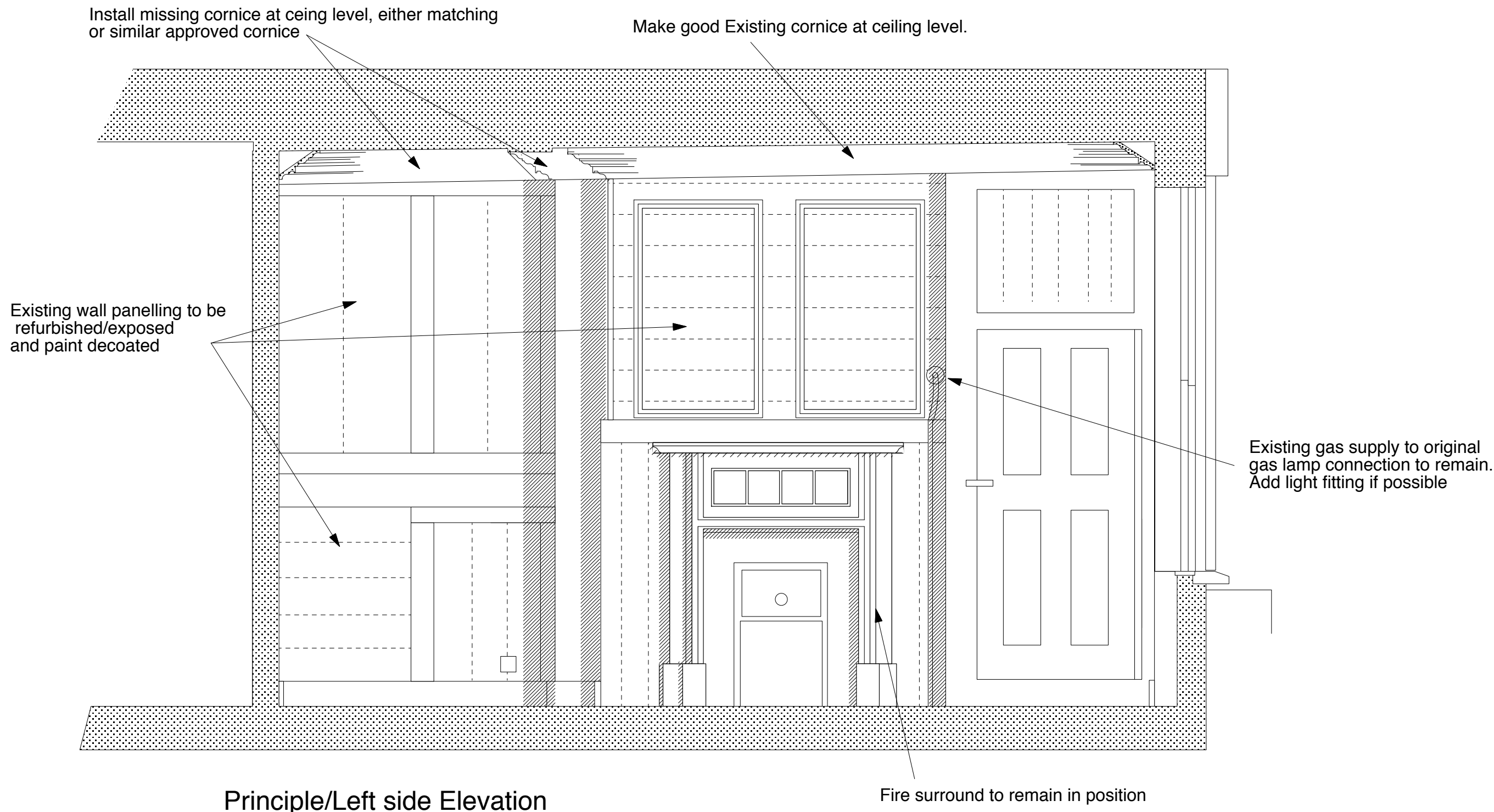
Rear Elevation

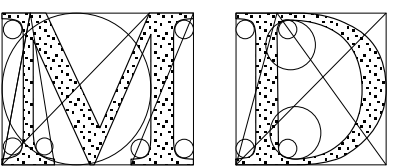
Drawn By	MBD	Client	Mr R Harding	
Date	June 2016	Job Title	61 Neal Street, Grd Flr Extension London	
Scale	1:20	Drawing Title	First Floor Principle Front Room Existing Wall Elevations	
Plot Date	July 2016	Dwg. No.	2014211403/20	Issue
File Name				
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Note: All dimensions must be checked on site and not scaled from this drawing.				

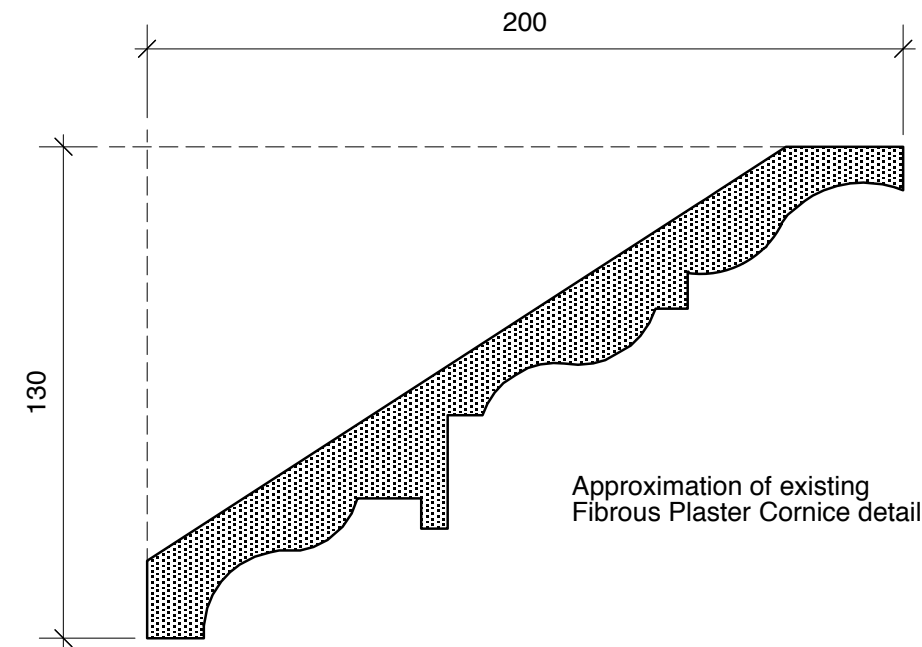


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Tadley, Hampshire RG26 4NF
Tel N° 0118 9819631

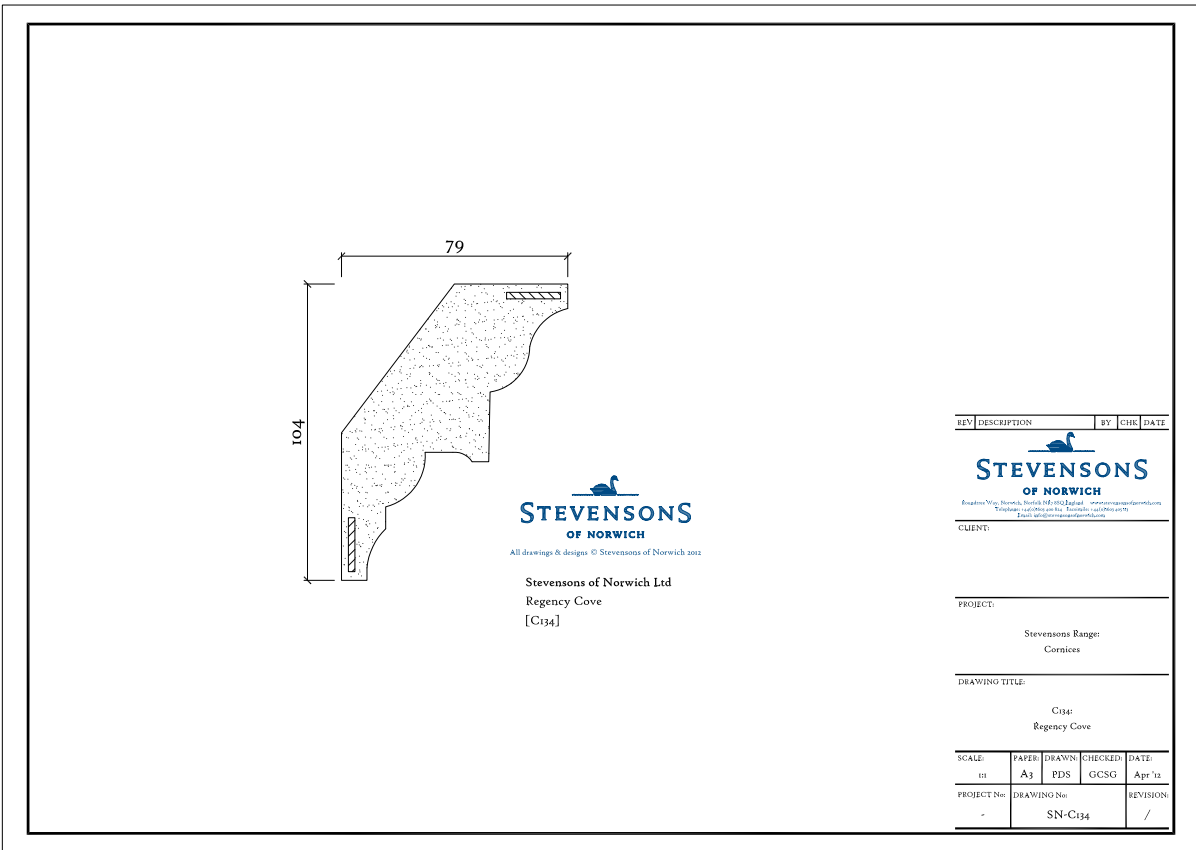


Drawn By	MBD	Client	Mr R Harding	 DESIGN ASSOCIATES Architects & Designers 15 Seavine Close Tadley, Hampshire RG26 4NF Tel N° 0118 9819631
Date	June 2016	Job Title	61 Neal Street, Grd Flr Extension London	
Scale	1:20	Drawing Title	First Floor Principle Front Room Proposed Wall Elevations	
Plot Date	July 2016	Dwg. No.	2014211403/21	
File Name		Issue		
Note: © copyright : MD DESIGN ASSOCIATES 1998 All dimensions must be checked on site and not scaled from this drawing.				

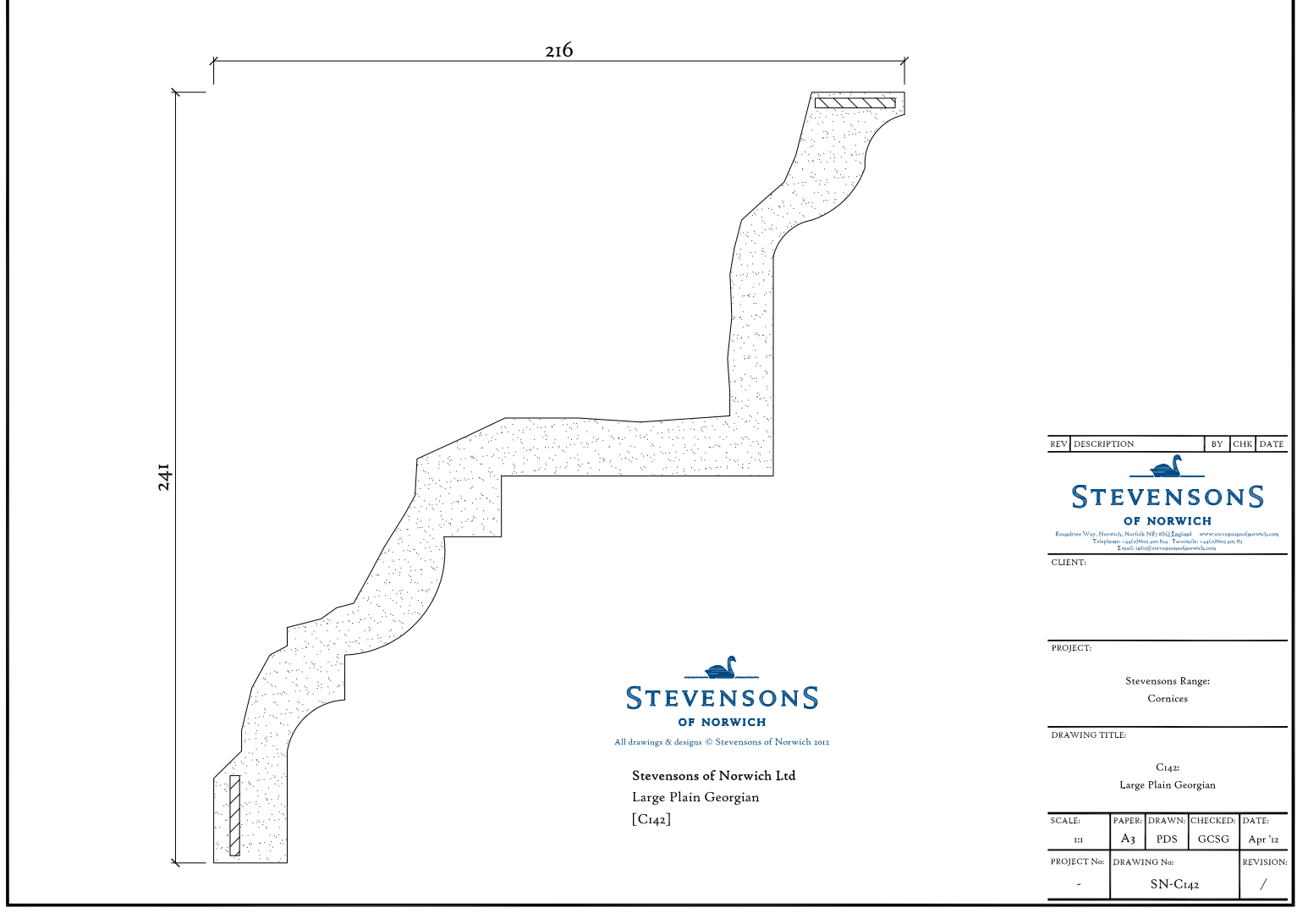


Approximation of existing
Fibrous Plaster Cornice detail


Nearest matching coving
AM81
Cornice Mouldings
A.R.M Fibrous plaster moulding Ltd
St Johns Wood
Station Road
Alton Hampshire, GU34 2PZ



Consider for 2nd Floor Bedroom




Nearest Existing 'Off the shelf" Cornice from Stevensons



DM1281 Kensington Coving Georgian plaster corning 170mm


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[GEORGIAN](#) / [\(cornices-georgian.html\)](#) / DM1281 Kensington Coving Georgian

Moulding: Georgian plaster coving - 115mm x 115mm x L2500mm - £9.30
per meter +VAT



Product description
DM1281 Kensington Coving
Georgian Plaster Coving Premium
Suggested for 8 to 12 feet ceilings.
Handcrafted premium plaster coving
easy fit, light can be install by one
person. Fine quality buy now at cheap
coving prices. Benefits are: fine
crafted, water/fire resistance, allows
flexibility to uneven ceiling and wall,
will never crack or shrink, invisible
joints, easy cut mitres, and will
finish/fit nicely to any uneven ceiling.

Alternative supplier
Coving Shop.com
dm1280 at £8.25 a m run

Drawn By	MBD	Client	Ashley Associates	 DESIGN ASSOCIATES Architects & Designers
Date	Nov 2014	Site No	ST Niall St	
Scale	1:50	Project	PROPOSED GRD FLR REAR EXTENSION	
Project No	Nov 2014	Drawing No	Existing & Proposed Cornice details	
File Name		Drawn By	MBD	

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Drawn By: MBD
Date: 2014/11/26/2015/01