

Note: specifications refer to L30.271

JOHANNA MOLINEUS ARCHITECTS

22 GREAT CHAPEL STREET
LONDON W1F 8FR
0207 734 8320
info@johannamolineus.com

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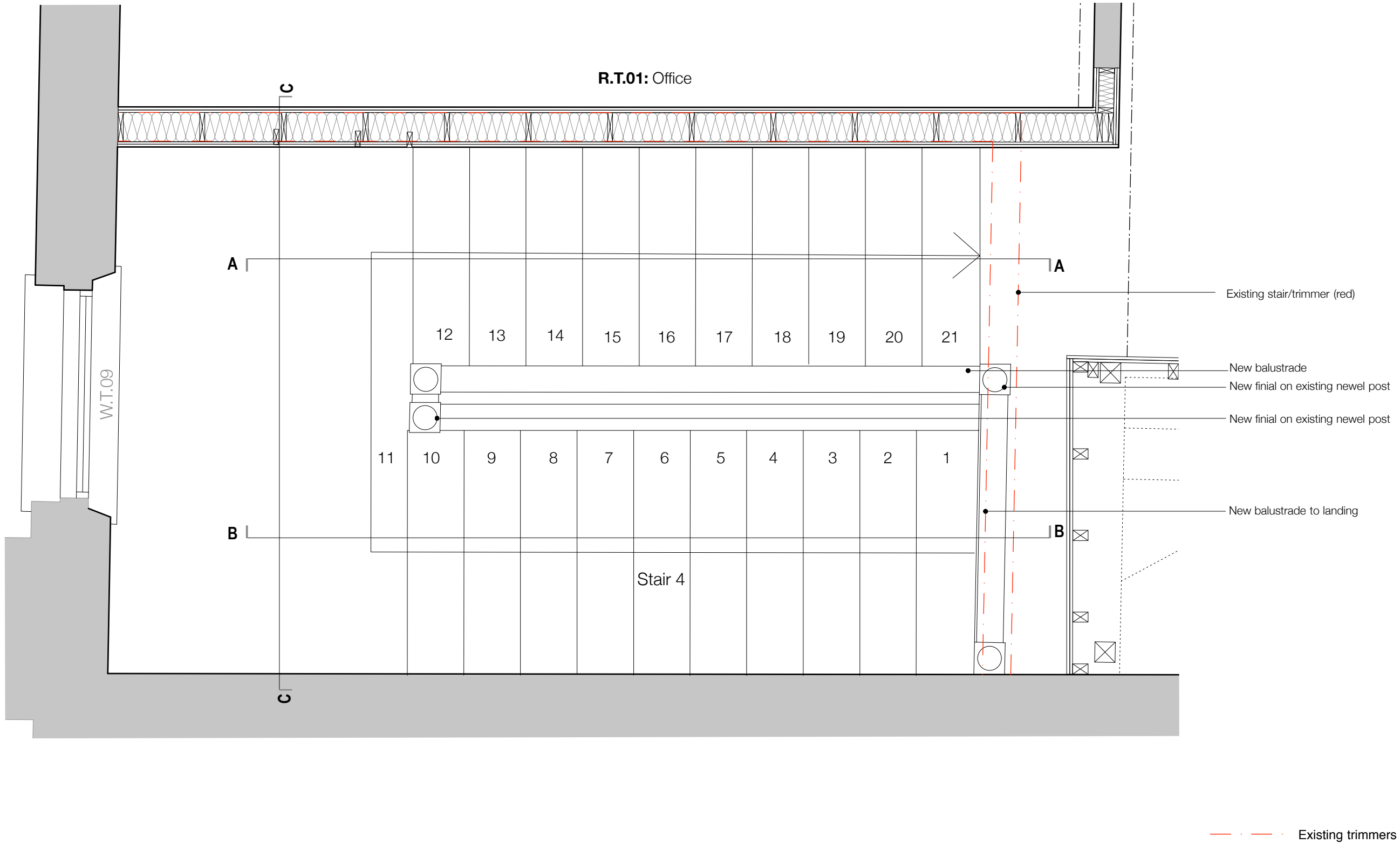
Millimeters (mm)

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WS / PB
issue
Planning

date
Jan 2019
revision
P1

project
4 Bloomsbury Place
London, WC1A 2QA
client
The Bedford Estates

drawing title
Existing Stair 4 - 2F to 3F
drawing no.
257.04-530



Note: specifications refer to L30.271

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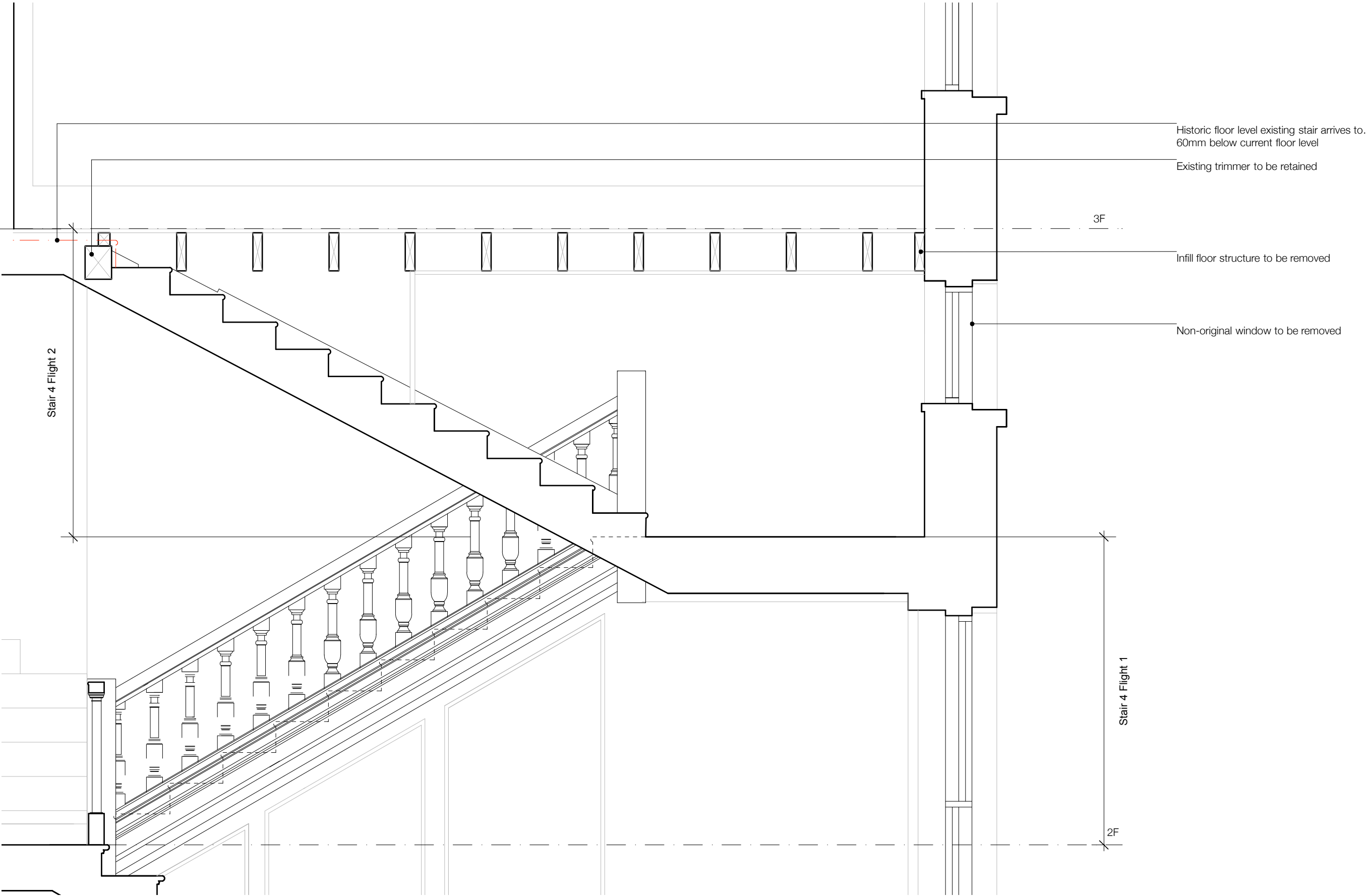
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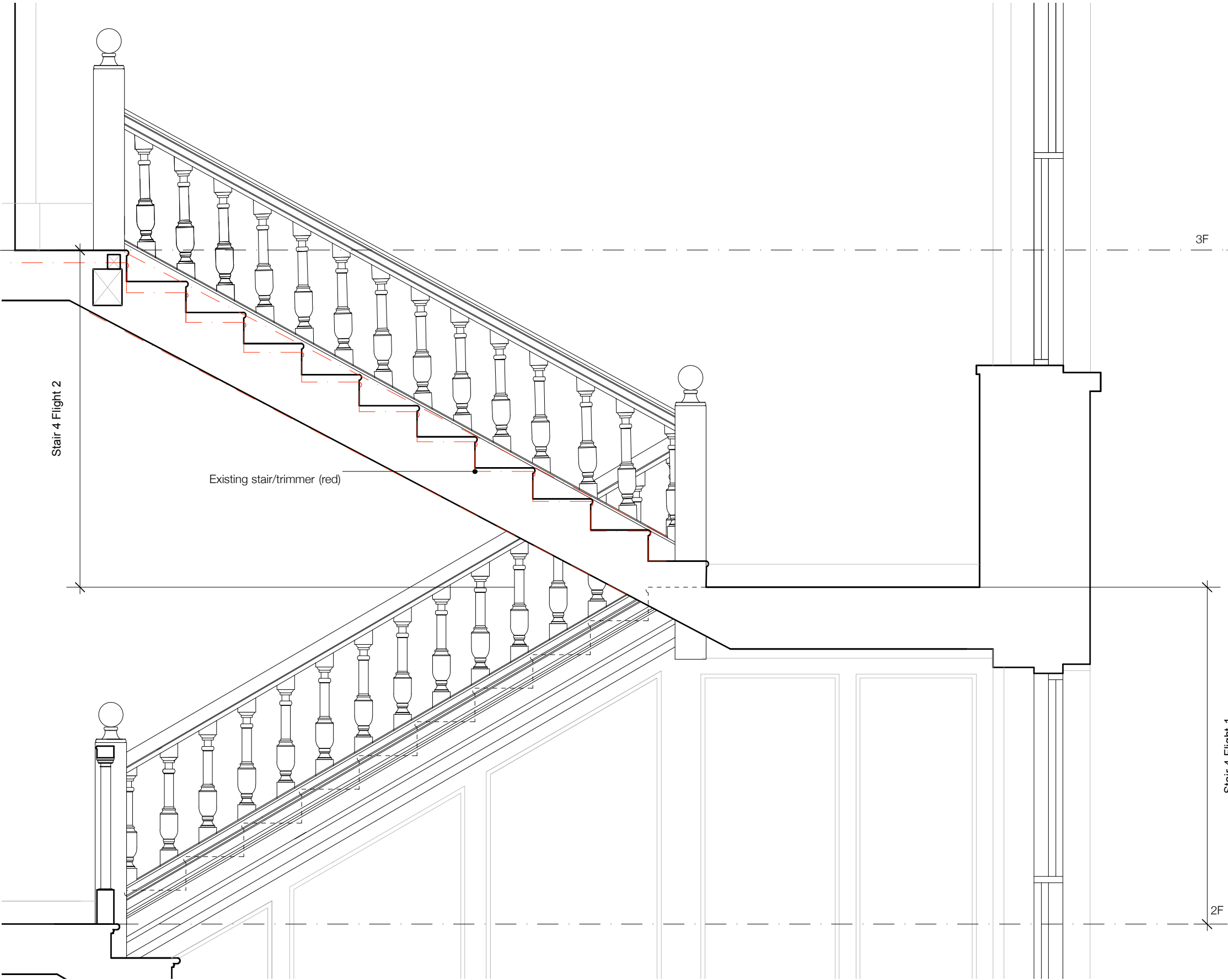
drawing title

Proposed Stair 4 - 2F to 3F

drawing no.

257.04-531





Stair 4

Preparation

- Carefully remove all non-original enclosure and floor plate above
- Thoroughly clean entirety of staircase

Flight 1

Treads/risers

- sand back to remove painted finish
- replace any significantly decaying/damaged/missing timber
- fill any minor surface damage
- prime any bare wood as required to receive
- black painted satin finish (Class 0)
- sisal stair runner
- allow for refurbishing, spraying black and reusing existing stair rods

Baluster/posts/stringer

- sand back to remove painted finish
- replace any significantly decaying/damaged timber
- Allow for new timber baluster/post return to 3rd floor landing
- fill any minor surface damage to existing
- prime any bare wood as required to receive
- white painted satin finish (Class 0).

Handrail

- sand back to remove painted/varnished finish
- replace any significantly decaying/damaged timber
- fill any minor surface damage
- prime any bare wood as required to receive
- black painted gloss finish (Class 0).

Flight 2

Due to the 3rd floor having been raised 60mm since this stair was in use, the stair does not arrive to the landing and will need adapting. Existing stringers/treads shown in red). Currently there are no newel posts, balusters or handrail to flight 2

Treads/risers

- install new stringers/risers to match those to flight 1
- reinstall original treads allowing for replacing any significantly decaying/damaged/missing timber
- fill any minor surface damage
- prime any bare wood as required to receive
- black painted satin finish (Class 0)
- sisal stair runner

Baluster/posts/stringer

- Allow for replacing missing/redundant timber posts, balusters and stringers to flight 2 with those matching materia, profile and finish of flight 1
- Allow for new timber baluster/post return to 3rd floor landing
- fill any minor surface damage to existing
- prime any bare wood as required to receive
- white painted satin finish (Class 0).

Handrail

- Allow for new handrail to match handrail of flight 1
- black painted gloss finish (Class 0).

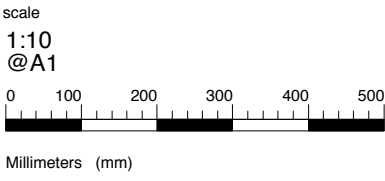
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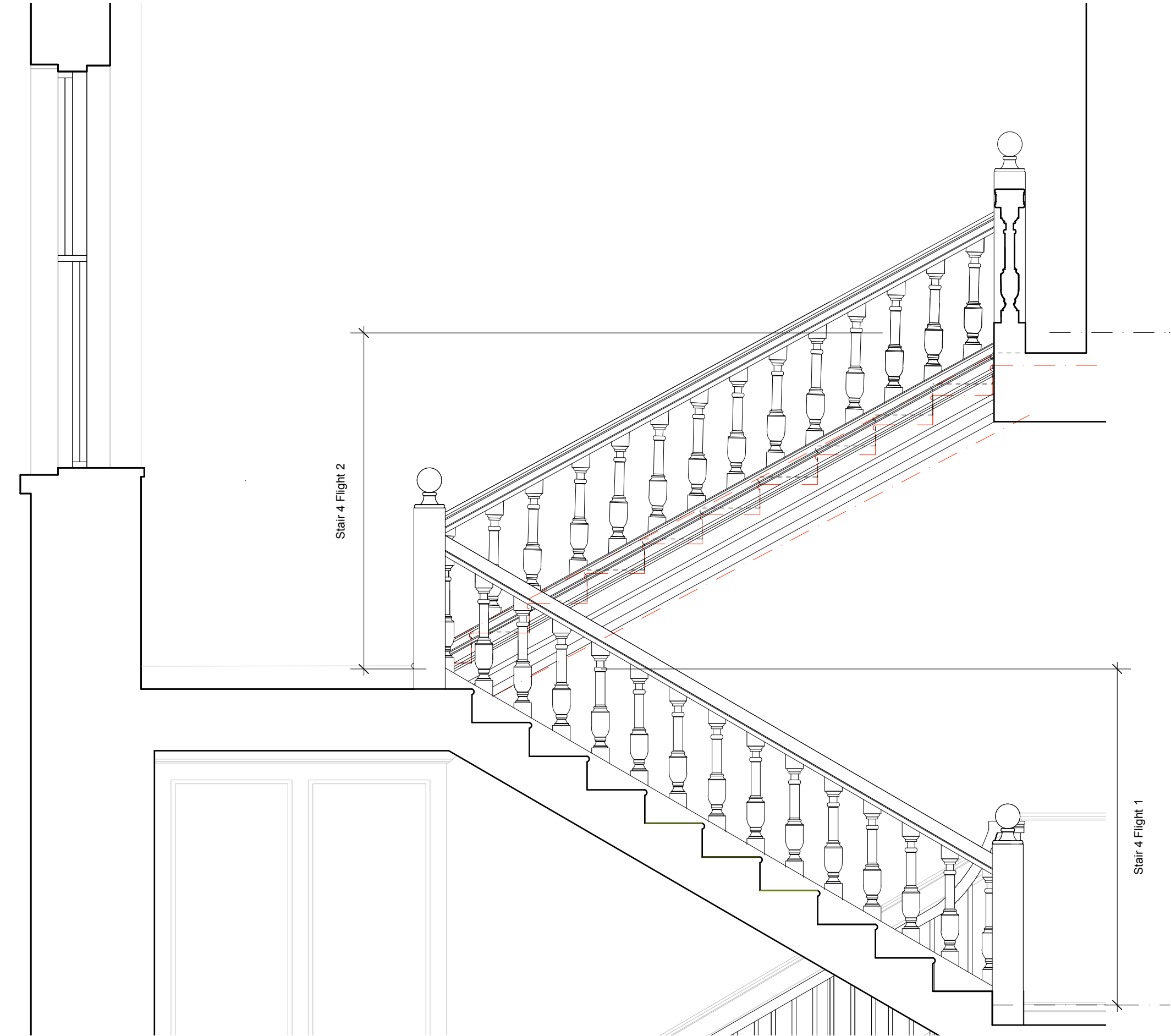
The Bedford Estates

drawing title

Proposed Stair 4 - Section
A

drawing no.

257.04-533



Stair 4

Preparation

- Carefully remove all non-original enclosure and floor plate above
- Thoroughly clean entirety of staircase

Flight 1

Treads/risers

- sand back to remove painted finish
- replace any significantly decaying/damaged/missing timber
- fill any minor surface damage
- prime any bare wood as required to receive
- black painted satin finish (Class 0)
- sisal stair runner
- allow for refurbishing, spraying black and reusing existing stair rods

Baluster/posts/stringer

- sand back to remove painted finish
- replace any significantly decaying/damaged timber
- Allow for new timber baluster/post return to 3rd floor landing
- fill any minor surface damage to existing
- prime any bare wood as required to receive
- white painted satin finish (Class 0).

Handrail

- sand back to remove painted/varnished finish
- replace any significantly decaying/damaged timber
- fill any minor surface damage
- prime any bare wood as required to receive
- black painted gloss finish (Class 0).

Flight 2

Due to the 3rd floor having been raised 60mm since this stair was in use, the stair does not arrive to the landing and will need adapting. Existing stringers/treads shown in red). Currently there are no newel posts, balusters or handrail to flight 2

Treads/risers

- install new stringers/risers to match those to flight 1
- reinstall original treads allowing for replacing any significantly decaying/damaged/missing timber
- fill any minor surface damage
- prime any bare wood as required to receive
- black painted satin finish (Class 0)
- sisal stair runner

Baluster/posts/stringer

- Allow for replacing missing/redundant timber posts, balusters and stringers to flight 2 with those matching materia, profile and finish of flight 1
- Allow for new timber baluster/post return to 3rd floor landing
- fill any minor surface damage to existing
- prime any bare wood as required to receive
- white painted satin finish (Class 0).

Handrail

- Allow for new handrail to match handrail of flight 1
- black painted gloss finish (Class 0).

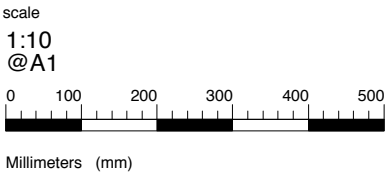
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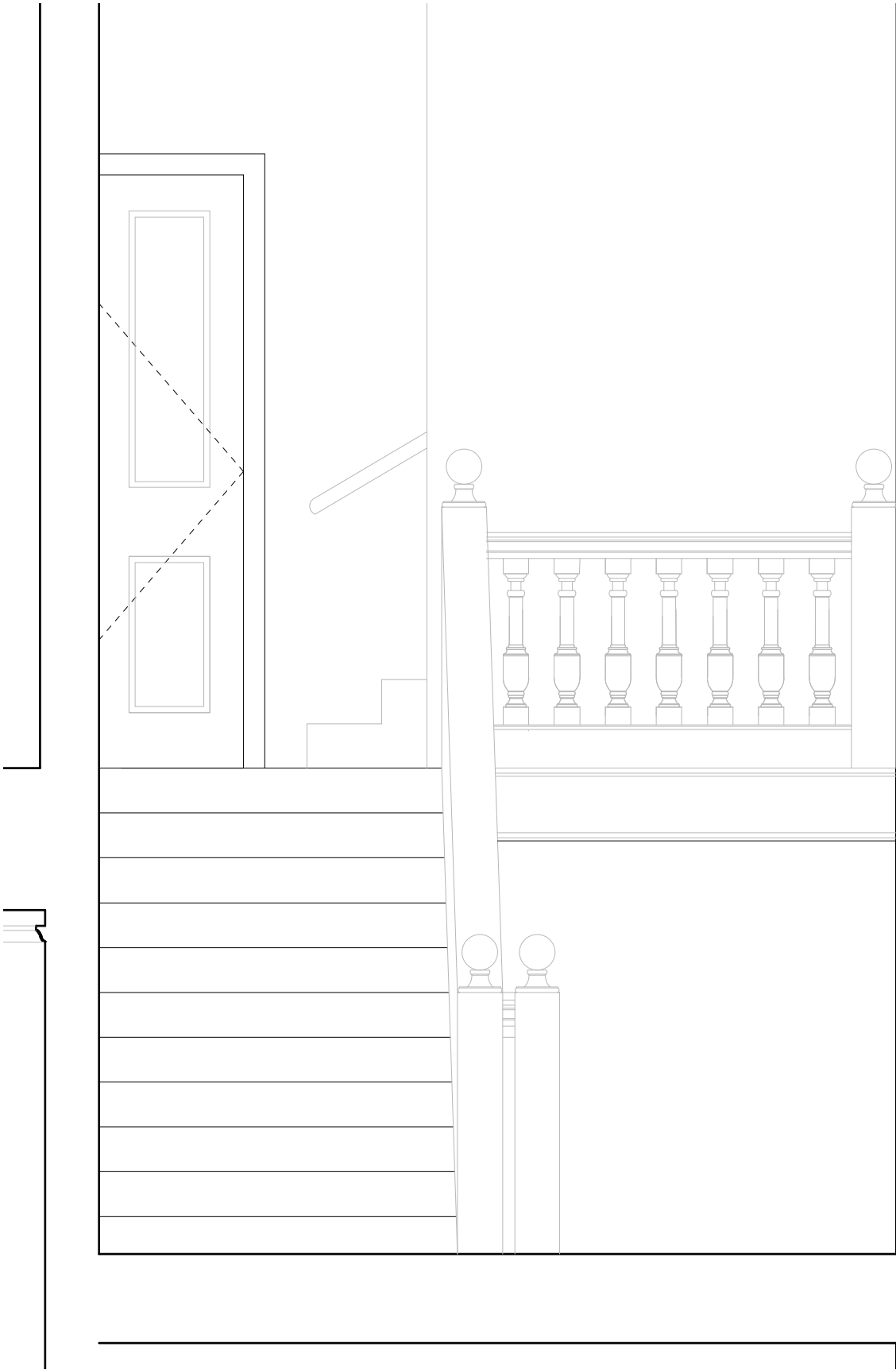
The Bedford Estates

drawing title

Proposed Stair 4 - Section
B

drawing no.

257.04-534



Stair 4

Preparation

- Carefully remove all non-original enclosure and floor plate above
- Thoroughly clean entirety of staircase

Flight 1

Treads/risers

- sand back to remove painted finish
- replace any significantly decaying/damaged/missing timber
- fill any minor surface damage
- prime any bare wood as required to receive
- black painted satin finish (Class 0)
- sisal stair runner
- allow for refurbishing, spraying black and reusing existing stair rods

Baluster/posts/stringer

- sand back to remove painted finish
- replace any significantly decaying/damaged timber
- Allow for new timber baluster/post return to 3rd floor landing
- fill any minor surface damage to existing
- prime any bare wood as required to receive
- white painted satin finish (Class 0).

Handrail

- sand back to remove painted/varnished finish
- replace any significantly decaying/damaged timber
- fill any minor surface damage
- prime any bare wood as required to receive
- black painted gloss finish (Class 0).

Flight 2

Due to the 3rd floor having been raised 60mm since this stair was in use, the stair does not arrive to the landing and will need adapting. Existing stringers/treads shown in red). Currently there are no newel posts, balusters or handrail to flight 2

Treads/risers

- install new stringers/risers to match those to flight 1
- reinstall original treads allowing for replacing any significantly decaying/damaged/missing timber
- fill any minor surface damage
- prime any bare wood as required to receive
- black painted satin finish (Class 0)
- sisal stair runner

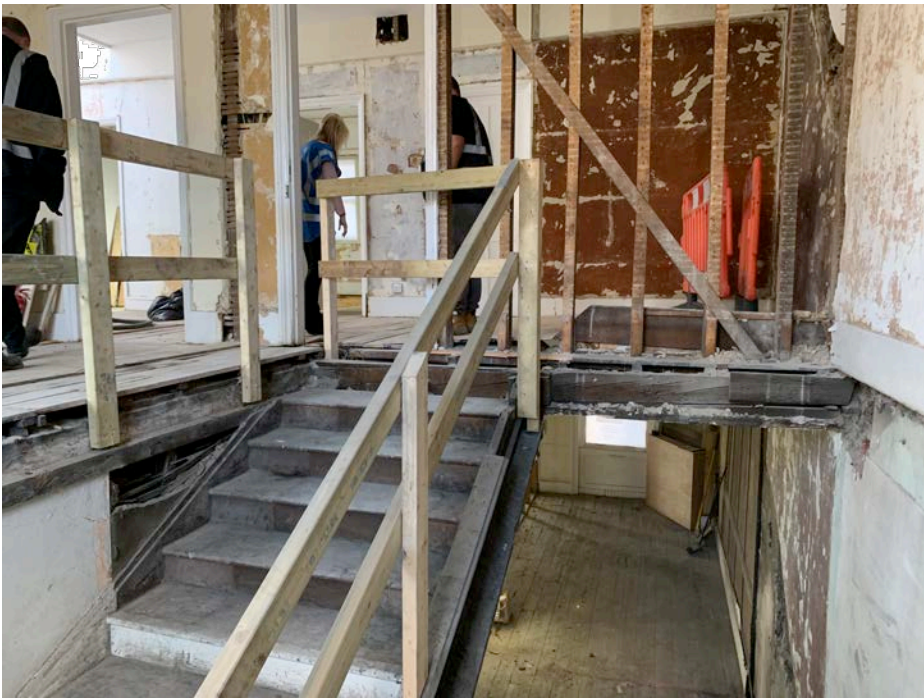
Baluster/posts/stringer

- Allow for replacing missing/redundant timber posts, balusters and stringers to flight 2 with those matching materia, profile and finish of flight 1
- Allow for new timber baluster/post return to 3rd floor landing
- fill any minor surface damage to existing
- prime any bare wood as required to receive
- white painted satin finish (Class 0).

Handrail

- Allow for new handrail to match handrail of flight 1
- black painted gloss finish (Class 0).





Arrival point of flight 2 to third floor landing showing original trimming beams at head of stair



Detail showing raised landing floor is higher than arrival point of flight 2



Original lateral floorplate trimmer to be retained. Wall to be repaired

STATEMENT FROM STRUCTURAL ENGINEER

We have inspected the timber trimming as shown in the below photos to the third floor stair case. This has been exposed following the removal of the more recent timber joist infill panel. The timber trimmers appear to be the original trimmers for the original stair case which has now been revealed. They appear to be sound and are not damaged. We are not increasing the loading to the floor or stair case. These are therefore suitable to leave in place to trim the stair void.



Note: 3 Bloomsbury Place original staircase. Reinstating balustrate at 4 Bloomsbury Place to match photos above.