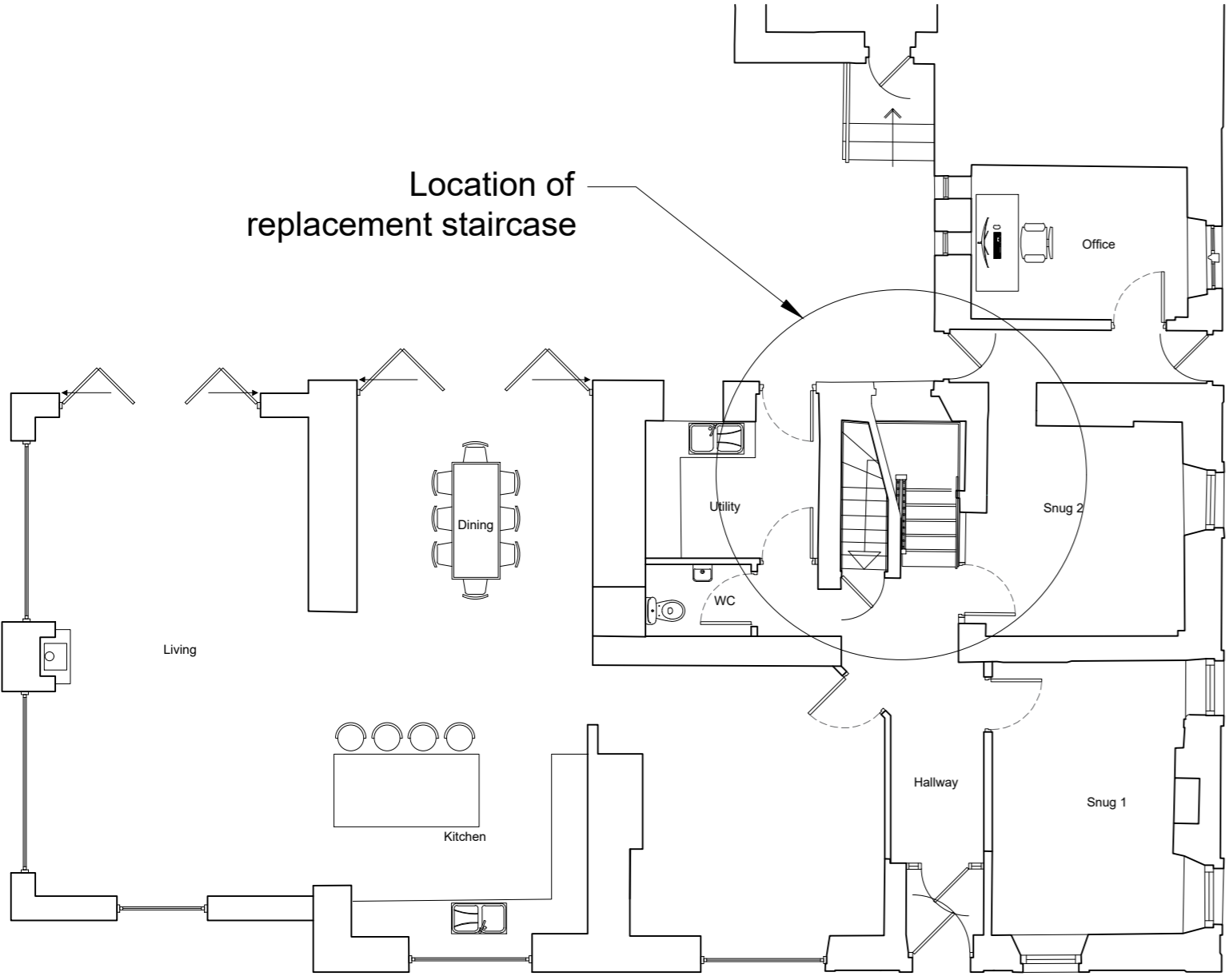


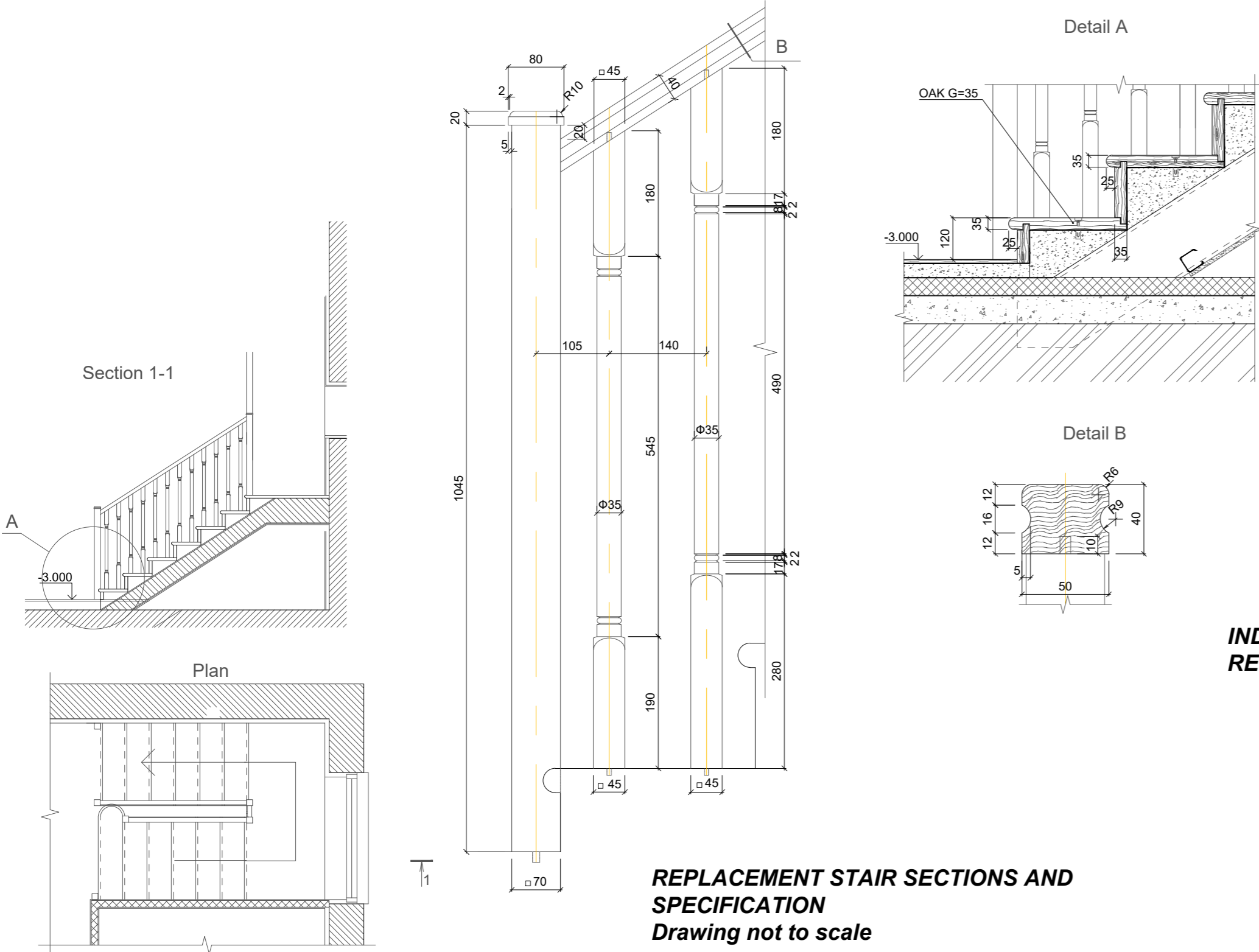
Specification for Timber Staircase Installation at The Duke of York, Grindleton

Project: Installation of New Timber Staircase
Location: The Duke of York, Grindleton
Application Reference: 3/2024/0440

- 1. General Requirements**
 - All works shall be carried out in accordance with Listed Building Consent and relevant Building Regulations.
 - Materials and workmanship shall comply with BS 585: Part 1 (Wood Stairs), BS 6180 (Barriers in Buildings), and BS 8213-1 (Timber Components).
 - Work shall be carried out in a manner that minimises disruption to the historic fabric of the building.
- 2. Materials**
 - **Treads:** Hardwood (e.g., oak or ash), minimum thickness 32mm, finished with a durable protective coating.
 - **Risers:** Timber, painted to match existing joinery.
 - **Stringers:** Hardwood, appropriately sized to ensure structural stability.
 - **Balustrade:** Hardwood handrail, finished to match treads.
 - **Spindles:** Timber, painted in a colour to be agreed with the conservation officer.
 - **Panelled Walls:** Raised timber panelling to match existing historic detailing, painted to match surrounding walls.
 - **Fixings:** All Fixings should be hidden.
 - **Adhesives and Finishes:** Low-VOC products to maintain indoor air quality.
- 3. Methodology for Installation**
 - 3.1 Site Preparation**
 - Conduct a survey of the existing staircase area to document original fabric and features.
 - Protect surrounding surfaces, floors, and heritage elements from damage during installation.
 - Establish a secure working area with appropriate health and safety measures.
 - 3.2 Installation of New Staircase**
 - Ensure structural supports and fixings comply with Building Regulations.
 - Position and secure stringers ensuring level and plumb alignment.
 - Fit treads and risers, securing with concealed fixings where possible.
 - Install balustrade, ensuring spindles are evenly spaced and securely fixed.
 - Apply final finishes to staircase and surrounding panelled walls.
 - Ensure all new elements integrate sympathetically with the historic interior.
 - 3.3 Final Inspection and Handover**
 - Inspect all fixings and finishes for compliance with specification.
 - Clean all surfaces and remove protective coverings.
 - Provide maintenance and care instructions for the staircase.
 - Obtain sign-off from the conservation officer and building inspector.
- 4. Compliance and Quality Control**
 - Work to be supervised by a competent contractor experienced in heritage buildings.
 - All materials to be sourced sustainably and in keeping with the historic character.
 - Any unforeseen issues to be reported to the conservation officer immediately.



Proposed Ground Floor Plan Scale 1:100



INDICATIVE IMAGE OF PROPOSED REPLACEMENT STAIRCASE



Notes:
 All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
 All work and materials should comply with Health and Safety legislation.
 All work and materials to be approved by the District Authority Planning & Building Control Officer.
 All dimensions are in millimetres unless where explicitly shown otherwise.
 The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.
 Do not scale off the drawings, if in doubt ask.
 The designer is in no way liable for work undertaken prior to full Planning Consent and/or Building Regulations Approval

Title: The Duke of York, Brow Top, Grindleton, BB7 4QR

Replacement Staircase details to discharge condition 8 on Listed Building Consent 3/2024/0440

BUILDING ELEMENTS LTD
 Town Planning and Architecture
 Duckpond Farm Cottage, Moorgate Rd, Barnoldswick, Lancs, BB18 5SQ
 M: 0797 658 7694

Project No: Stans/01- Dwg 08 **Drawn:** DP
Date: 20/01/25 **Scale:** 1:200@A2 unless otherwise stated