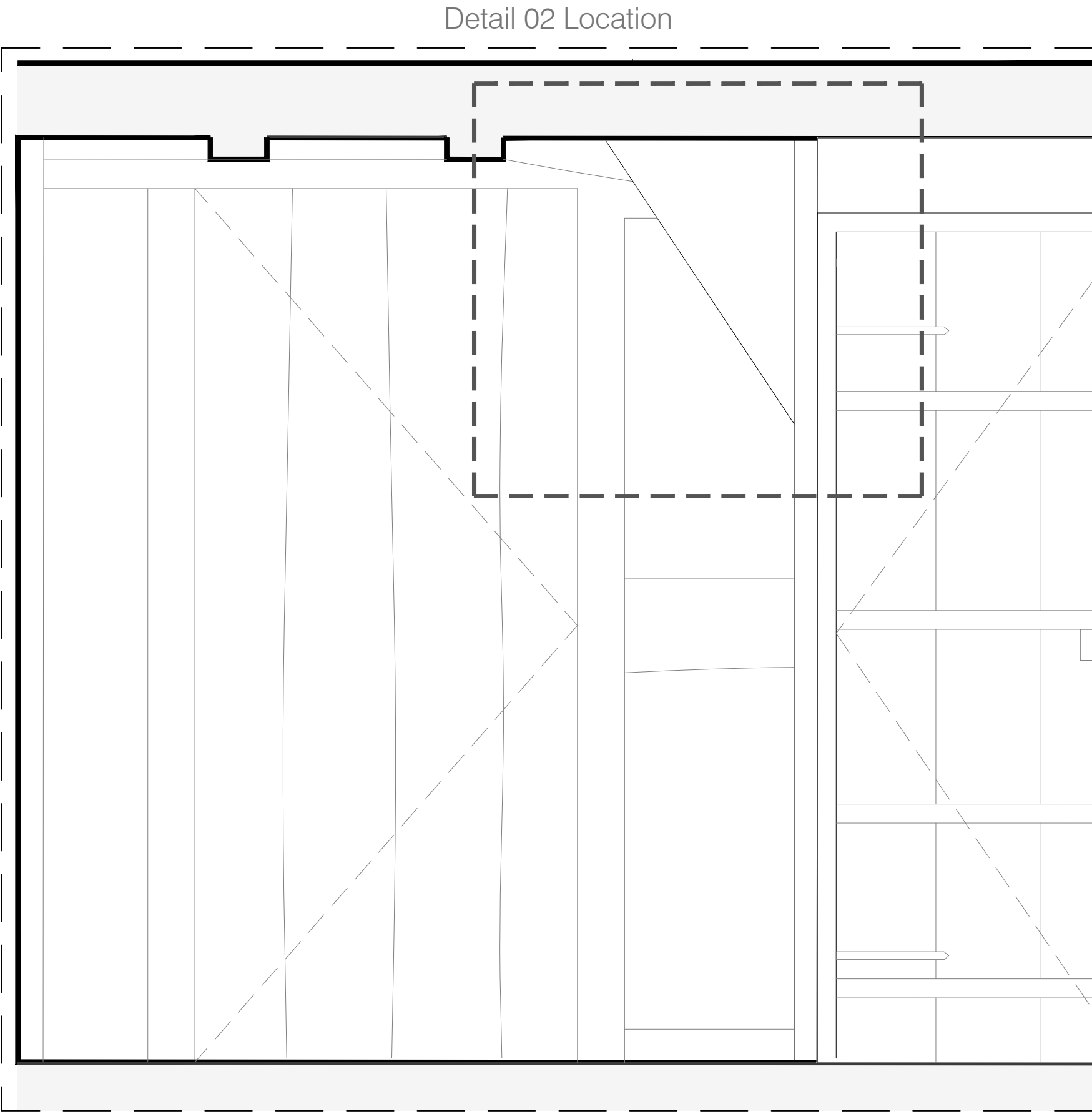
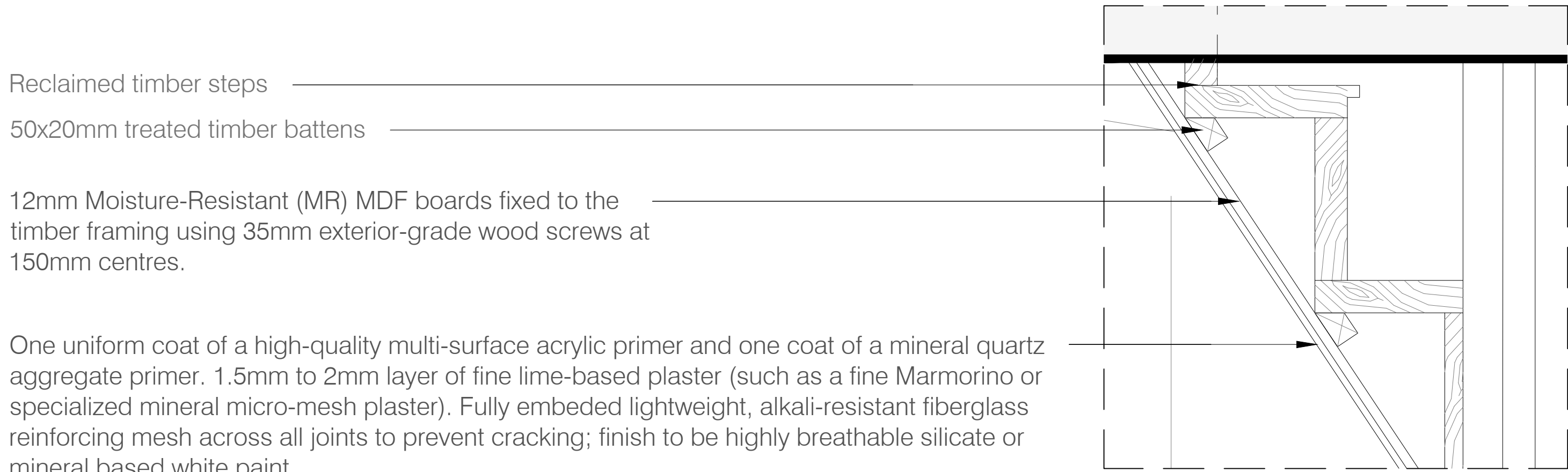




KEY ELEVATION
First Floor Staircase Enclosure, Elevation, Scale 1:5@A1, 1:10@A3



KEY PLAN
First Floor Staircase Plan, Scale 1:10@A1, 1:20@A3



One uniform coat of a high-quality multi-surface acrylic primer and one coat of a mineral quartz aggregate primer. 1.5mm to 2mm layer of fine lime-based plaster (such as a fine Marmorino or specialized mineral micro-mesh plaster). Fully embeded lightweight, alkali-resistant fiberglass reinforcing mesh across all joints to prevent cracking; finish to be highly breathable silicate or mineral based white paint.

First Floor Staircase Enclosure Detail, Section,
Scale 1:5@A1, 1:10@A3

BUILDING REGULATIONS AND HEALTH & SAFETY NOTICE

The design, geometry and appearance of the staircase have been developed in accordance with approved planning drawings 5007 Rev C and 5008 Rev C, approved under Planning Permission DM/25/3132, in order to reinstate the historic staircase as required by the Local Planning Authority.

The approved staircase geometry replicates the historic arrangement and has been retained solely to satisfy the requirements of the planning permission. Owing to the constraints associated with reproducing the historic design, the staircase does not achieve the dimensional guidance set out in Approved Document K – Protection from Falling, Collision and Impact and may therefore present an increased risk to users when compared with a staircase designed to current Building Regulations standards.

The staircase geometry should not be interpreted as demonstrating compliance with the Building Regulations or as representing the Architect's recommended solution. The departure from the dimensional guidance of Approved Document K arises solely from the planning requirement to reinstate the historic staircase.

The Client acknowledges that the staircase has been developed in response to the requirements of the Local Planning Authority.

NOTE
DRAWINGS TO BE READ IN CONJUNCTION WITH SUBMITTED DESIGN&ACCESS STATEMENT AND HERITAGE STATEMENT MATERIALS INSTALLED IN ACCORDANCE WITH THOSE OUTLINED IN CONDITION #9 OF APPROVAL DM/23/1605

Staircase Reinstatement:
The staircase will be reinstated using high-quality aged oak to match the existing boards in species, character, appearance and finish. Timber selection, preparation and installation will be undertaken by the specialist heritage contractor, The West Sussex Antique Timber Company.

Staircase Enclosure

1. Framing & Isolation

Framing: Construct the structural framework using 50x30mm treated timber battens, installed with the 30mm face against the substrate to maintain the slim depth profile. Securely fix the framing to wall studs, joists, and stair stringers.
Isolation: Ensure the timber framing does not directly contact moving stair treads or risers to prevent friction and structural squeaking.

2. Substrate Installation

Boarding: Fix 12mm Moisture-Resistant (MR) MDF boards to the flat timber framing using 35mm exterior-grade wood screws at 150mm centres. Countersink all screw heads slightly below the board surface.

Joints & Curves: Leave a 2mm expansion gap between MDF panel joints. Fill these gaps with a flexible, non-shrinking polyurethane joint filler. For tight curved sections, use flexible, thin MDF or formable building boards securely stapled to the frame. Do not apply primers or plasters directly to bare timber framing.

3. Edge Reinforcement

Beading: Reinforce all exposed external edges and corners with rigid PVC or stainless steel thin-coat angle beads to prevent edge damage.

4. Primer System

Tannin Blocker: Apply one uniform coat of a high-quality multi-surface acrylic primer or polyurethane sealer to the entire MDF surface to seal the wood fibers and block tannin bleed-through.

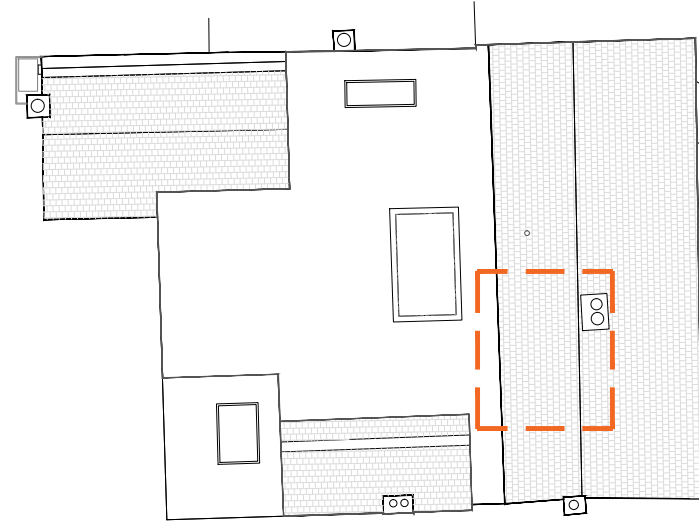
Grip/Quartz Primer: Once dry, apply one coat of a mineral quartz aggregate primer. This provides a rough, physical key necessary for the lime plaster to mechanically bond to the smooth MDF substrate.

5. Lime Plaster Finish

Base Coat & Reinforcement: Trowel a 1.5mm to 2mm layer of fine lime-based plaster (such as a fine Marmorino or specialized mineral micro-mesh plaster). Fully embed a lightweight, alkali-resistant fiberglass reinforcing mesh across all joints to prevent cracking.

Finish Coat: Apply a final micro-thin (0.5mm to 1mm) decorative lime plaster coat. Smooth or burnish the surface as it pulls in to achieve a flat, durable, and uniform finish.

Painted Finish: Allow the lime plaster to fully cure and carbonated. Apply a highly breathable silicate or mineral-based white paint to finish the surface. Avoid standard vinyl or acrylic paints, as they trap moisture and can cause the lime plaster to delaminate.



Key Plan 1:200@A1, 1:400@A3

Rev.	Comments.	By:	Date:

Do not scale this drawing All dimensions must be checked on site.
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PLANNING CONDITION DISCHARGE

Client:
Mr. Simon Dougall

Project Title:
107 High St, Lindfield, Haywards Heath, West Sussex, RH16 2HR

Drawing Title:
Detail Drawings:
Corkscrew Winder Staircase - Details

Scale: 1:10@A1 1:5@A1 1:20@A3
Date: Aug 26
Drawn: KN
Checked: KW

Project No.:	Drawing No.:	Revision:
900-25	5008.3	-

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