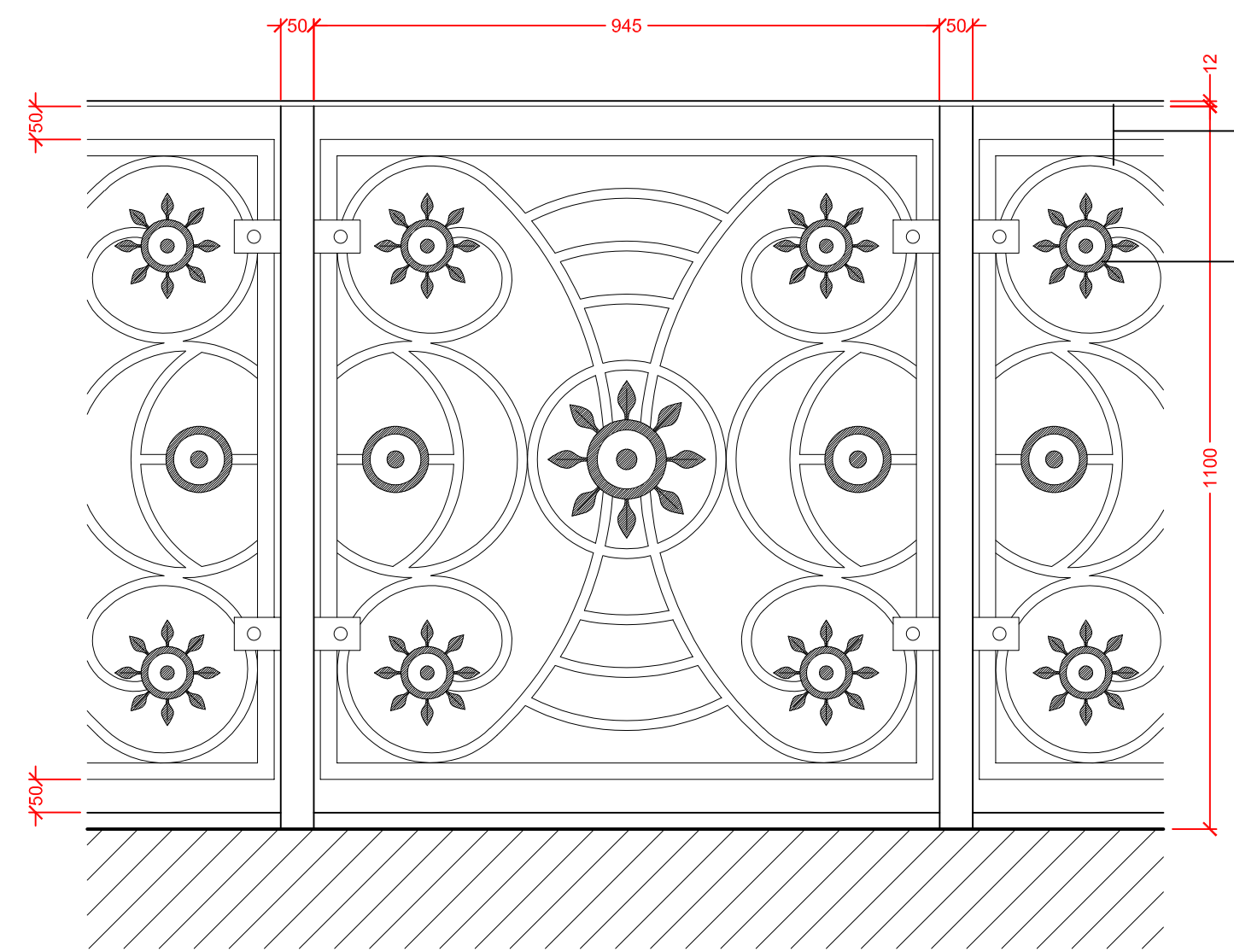
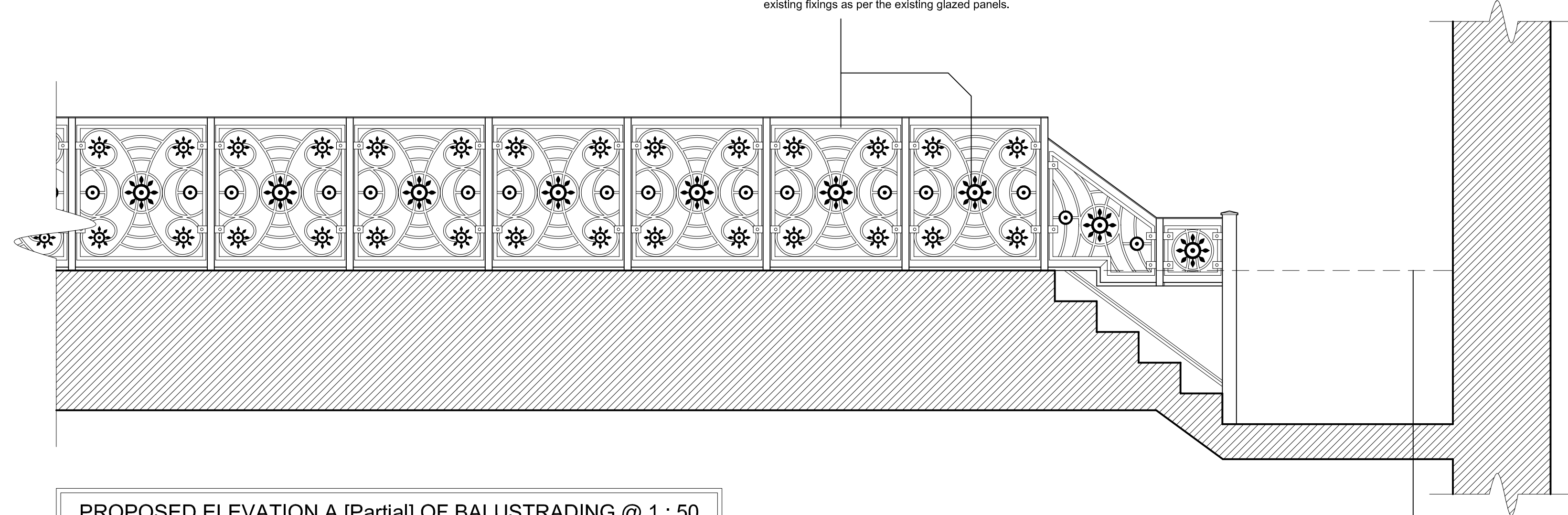




PROPOSED ENLARGED DETAIL OF BALUSTRADING @ 1 : 10

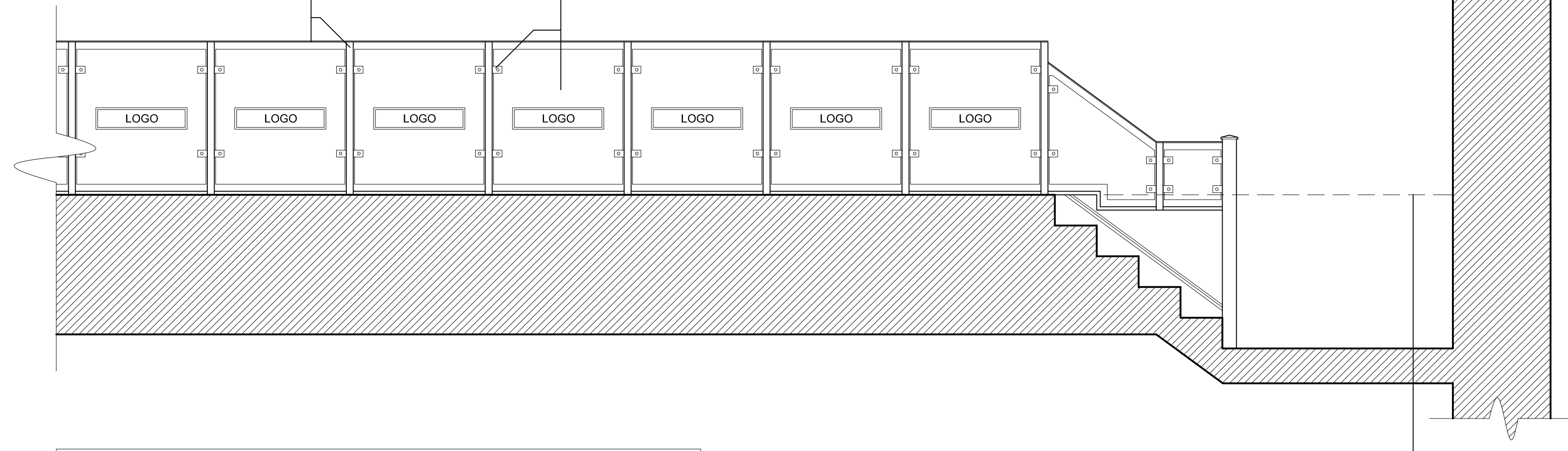
Existing flat metal handrail approx., 60mm wide x 10mm thick fixed off the top edge of the main metal balusters, these are securely fixed/bolted thru into the Mezzanine floor level.
Internally, we are proposing to install / incorporate far more decorative steel balustrade panels as indicated. These would be finished in a black gloss paint finish c/w gold highlights which are indicated as hatched for positional purposes. Additionally, these are to be held in place with the same / existing fixings as per the existing glazed panels.

Existing flat metal handrail approx., 60mm wide x 10mm thick fixed off the top edge of the main metal balusters, these are securely fixed/bolted thru into the Mezzanine floor level.
Internally, we are proposing to install / incorporate new decorative steel panels as indicated. These would be finished in a black gloss paint finish c/w gold highlights which are indicated as hatched for positional purposes. These would be held in place with the same / existing fixings as per the existing glazed panels.



PROPOSED ELEVATION A [Partial] OF BALUSTRADING @ 1 : 50

Existing flat metal handrail approx., 60mm wide x 10mm thick fixed off the top edge of the main metal balusters, these are securely fixed/bolted thru into the Mezzanine floor level.
Internally the panels are clear safety glazed panes which are retained in place with flat metal wing fixings as indicated c/w the vinyl applied "logo" - [Colour:- Black lettering].

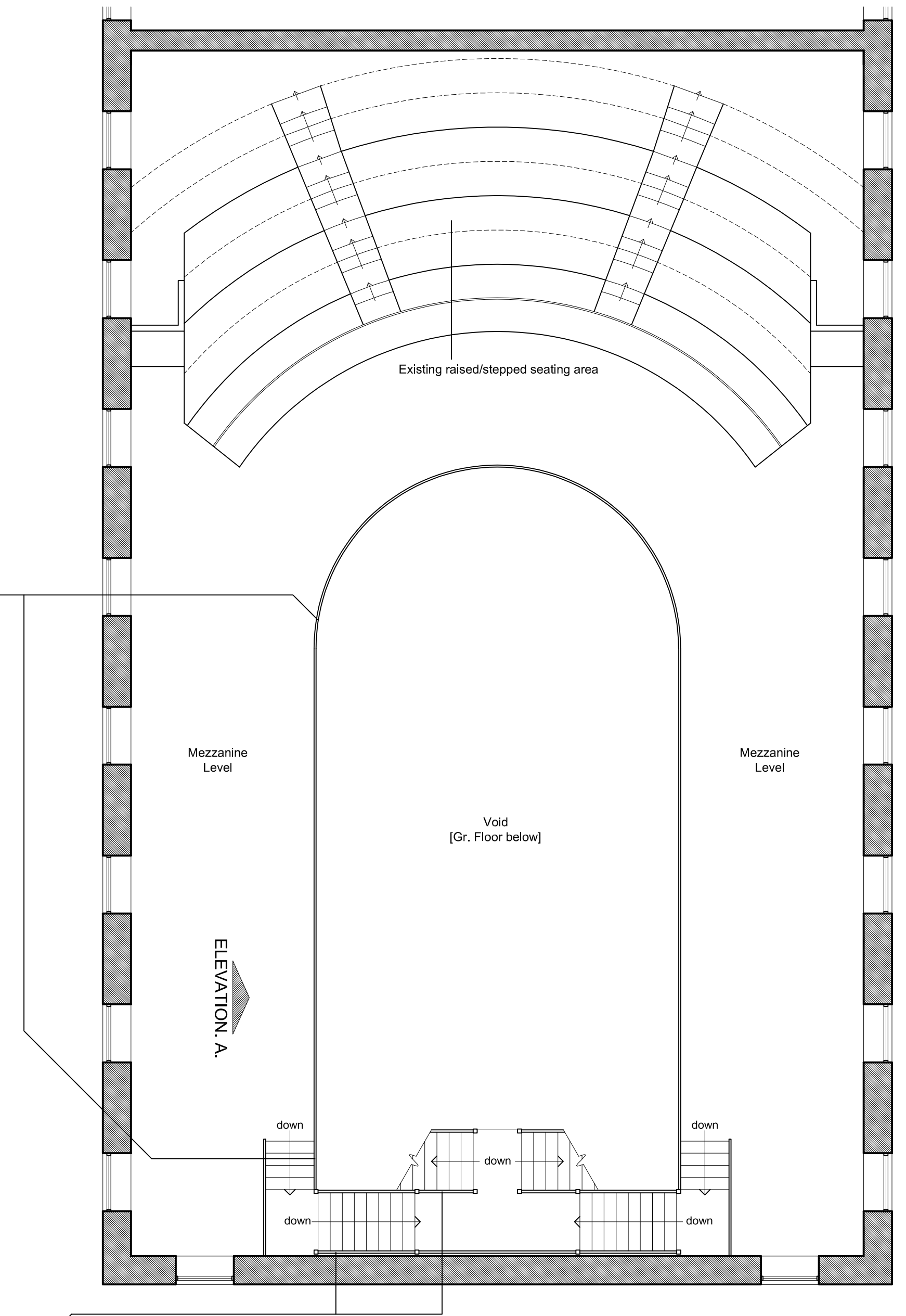


EXISTING ELEVATION A [Partial] OF BALUSTRADING @ 1 : 50

Dashed line of existing floor level running thru'

Dashed line of existing floor level running thru'

We are proposing to install the new decorative balustrade panels within / between the existing uprights which are equally spaced out all the way around the mezzanine opening, with the exception of the 2No. flights of stairs at the far end where the proposed panels will differ slightly in their overall design [as per Proposed Elevation, A.]



EXISTING / PROPOSED MEZZANINE FLOOR PLAN @ 1 : 100

The existing timber balustrading, spindrels & handrails etc...will be retained throughout the flight of both staircases and are to receive a new painted finish [Colour T.B.C.]

ALL / ANY WORKS PROPOSED ARE TO BE APPROVED
BY PLANNING AND THE LISTED BUILDING OFFICER
PRIOR TO COMMENCEMENT OF ANY WORKS ON-SITE

REVISIONS

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DO NOT SCALE FROM THIS DRAWING. INDEPENDENT CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE ANY WORKS ARE TO COMMENCE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER. IF IN DOUBT ASK! ALL WORK TO COMPLY TO CURRENT BUILDING REGULATIONS, AND TO BE IN ACCORDANCE WITH BRITISH STANDARDS AND CODES OF PRACTICE.

identity interior design
partnership

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PROJECT. Proposed Works @ Listed Building - [Internal & External] 40 Bradford Road, Cleckheaton, BD19 3PN		
CLIENT. Mr. Imran Ali		SIGNED.
DRAWING TITLE. Existing & Proposed Balustrade Details (Mezzanine), incl. Floor Plan & Enlarged Panel Detail		
DRAWING NO. CJ / 24 / 003	SCALE. As Shown @ A1	DATE. 11 / 9 / 24
DRAWN BY. Russ Connolly		