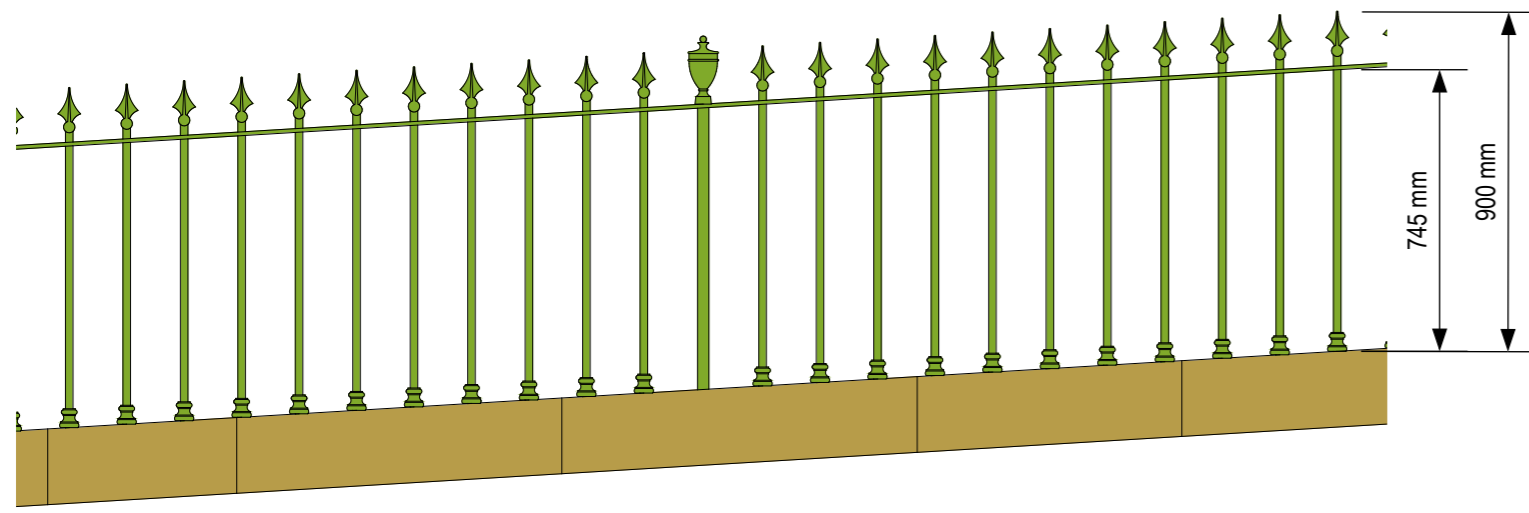
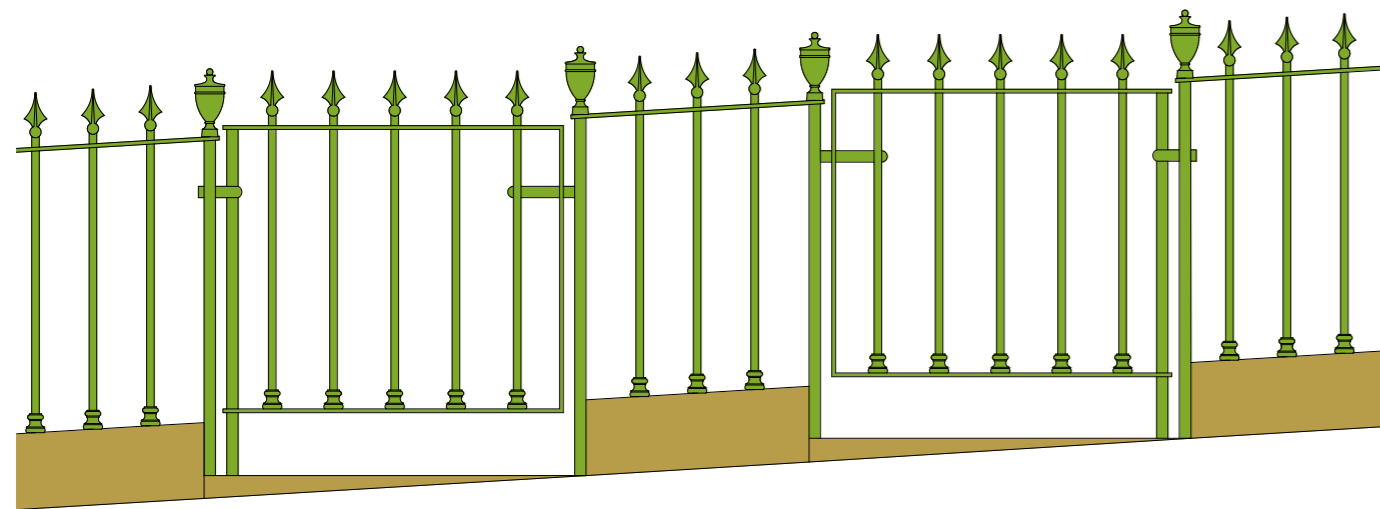


Typical Railing Detail @ 1:20



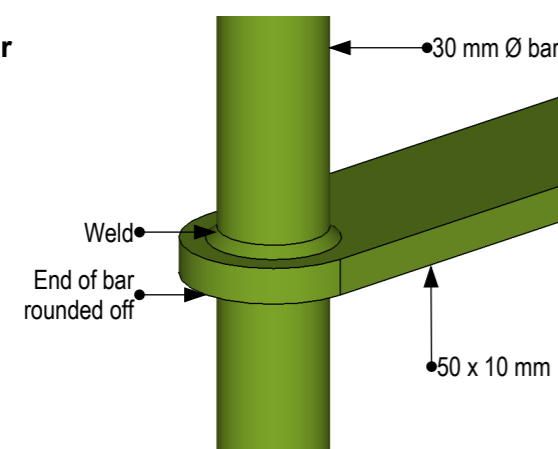
Gate Detail @ 1:20



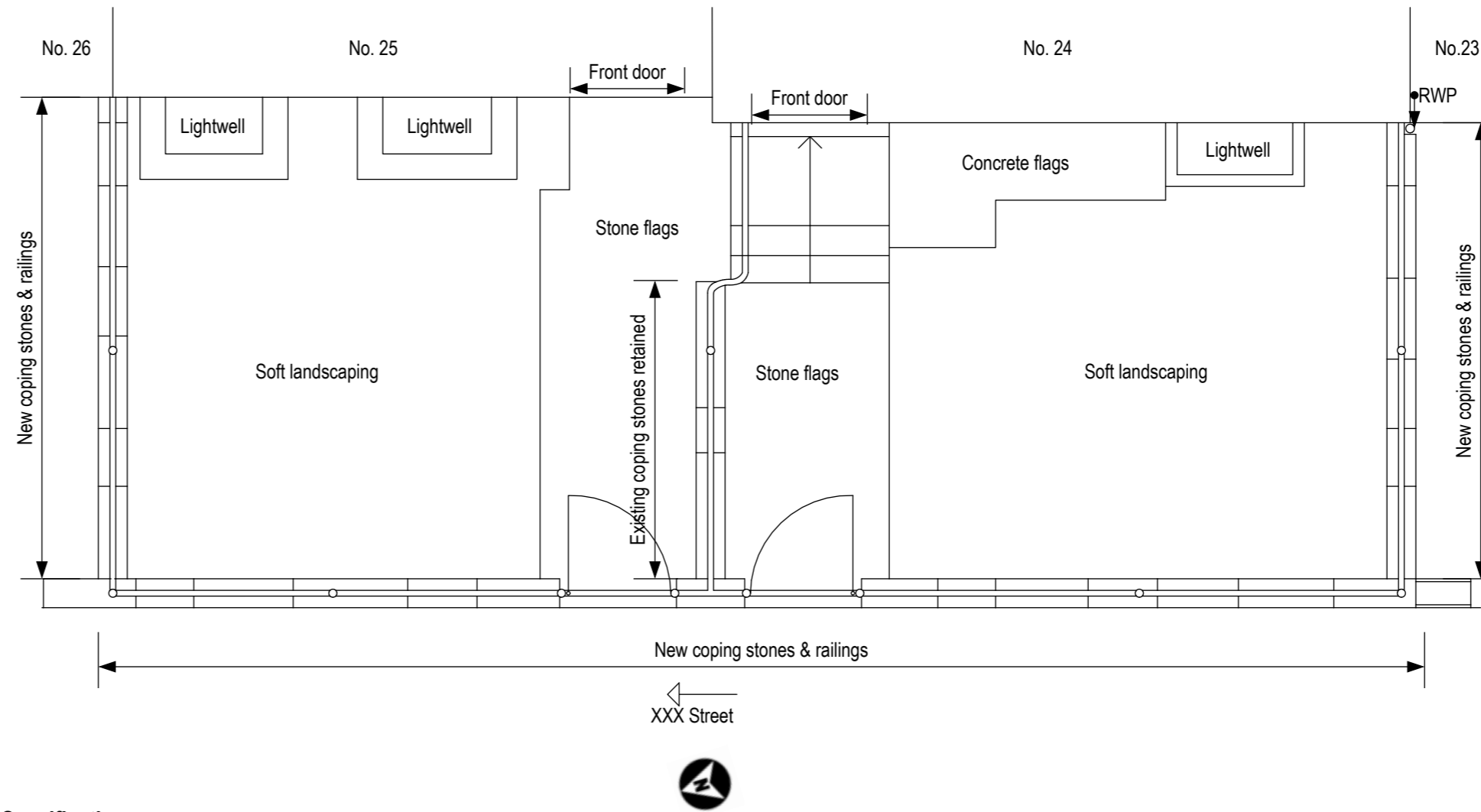
Handrail Detail @ 1:20



Junction Between Round Bar & Flat Bar



Proposed Site Plan @ 1:50



**Specification**

Railings

- 30 mm Ø mild steel posts @ locations shown on proposed site plan topped with James Hoyal & Son urn post tops (product ref. 1/4/339)
- 20 mm Ø mild steel spindles @ approx. 152mm centres (132 mm clear gap) topped with DC Iron spear head finial (product ref. RH56)
- 50 x 10mm mild steel top rail
- DC Iron collars (product ref. CL33) to base of spindles
- Spindles & posts doweled & fixed into coping stones with epoxy resin or lead
- At junctions with dwelling walls top rail to be bent over & fix with stainless steel coach screws
- Spacing of spindles to be varied marginally to achieve uniform gaps over length of run
- Top rail to run parallel with coping stones
- Height of railings to be 900 mm (as measured from coping stones to finials)
- For dimensions & details of finials, post tops & collars refer to DWG 04

Gates

- 30 mm Ø mild steel gateposts topped with James Hoyal & Son Urn post top (product ref. 1/4/339)
- 20 mm Ø mild steel spindles @ approx. 162mm centres (142 mm clear gap)\* topped with DC Iron spear head finial (product ref. RH56)
- 50 x 10 mm mild steel top rail, bottom rail & side rail (opening side only)
- 30 mm Ø mild steel bar to hinge side, fixed into ground pivot
- DC Iron collars (product ref. CL33) to base of spindles
- Gateposts to be securely fixed into ground
- Gate fixed back to gate post with traditional wrap around hinge
- Latch fitted to opening side of gate
- Height of finials & top rail to equal mid-point between heights of adjacent finials & top rails
- Height of bottom rail to equal mid-point between the heights of adjacent coping stones
- \* Spacing of spindles increased to achieve uniform gaps between gate posts
- For dimensions & details of finials, post tops & collars refer to DWG 04

Hand Rail

- 50 x 10mm mild steel handrail
- 20 mm Ø mild steel spindles @ approx. 152mm centres (132mm clear gap)
- DC Iron collars (product ref. CL33) to base of spindles
- Spindles doweled & fixed into stone steps with epoxy resin or lead
- At junction with dwelling wall hand rail to be bent over & fixed with stainless steel coach screws
- Handrail to sweep round & join with top rail of railings
- Height of hand rail to be 1000 mm

Coping Stones

- Replacement coping stones of section to match existing
- Length of coping stones typically between 500 mm & 800 mm
- Coping stones laid parallel to gradient of ground
- Height of coping stones typically approx. 250 mm measured from pavement/pathways
- Height of coping stones as measured from pathway of 26 George Street is likely to be higher than 250mm due to change in levels. Exact height & detail to be determined by contractor, client & LPA on-site
- Sample of stone to be approved by LPA prior to the commencement of works
- If deemed practicable, some existing coping stones can be reused to party boundaries (initial assessment indicates few are likely to be in a reusable condition)

Finish

- All new metal work to have a painted finish
- Green colour shown is indicative
- It is recommended that metalwork be hot dip galvanised prior to installation

**NOTES**

This drawing is for the following purposes only:

- A - Listed building consent
- B - Planning permission

Do not scale. This is not a working drawing. Contractors must check all measurements on-site prior to preparing quotations, starting work and ordering materials or components. Any significant errors or discrepancies must be reported to HPD immediately in writing.

All dimensions in millimetres unless otherwise stated.

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Health & Safety

The lifting of coping stones has been identified by the designer as a significant health & safety concern due to their mass & the proximity of work to the public highway. Prior to the movement of any coping stones the contractor must undertake a risk assessment & ensure all necessary human & mechanical resources are provided.

**HPD**

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Title: Site plan & details as proposed

No: DWG 03 Rev: 1

Scale: 1:50 & 1:20 @ A2 Date: 12/11/2012

Client: XXX

Site address: XXX

**Scale bars**

