

1 First and Second Floor Corner Terrace Plan  
1 : 50

Balustrade Compliance

Balustrade height 1100mm above FFL in accordance with Approved Document K.

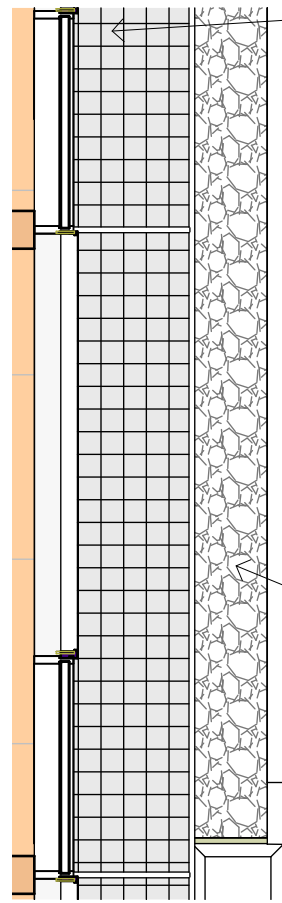
Mesh panel: stainless steel grade 316, aperture < 35mm to prevent climbing.

All fixing details concealed where possible to respect the listed façade.

All balustrade fixings designed to be reversible with no harm to existing listed structure.

Balustrade designed to resist 0.74 kN/m horizontal line load in accordance with BS 6180:2011

Terrace build-up includes continuous waterproofing membrane with min. 1:80 falls to drainage in accordance with manufacturer recommendations.



2 First and Second Floor Typical Terrace Plan  
1 : 50

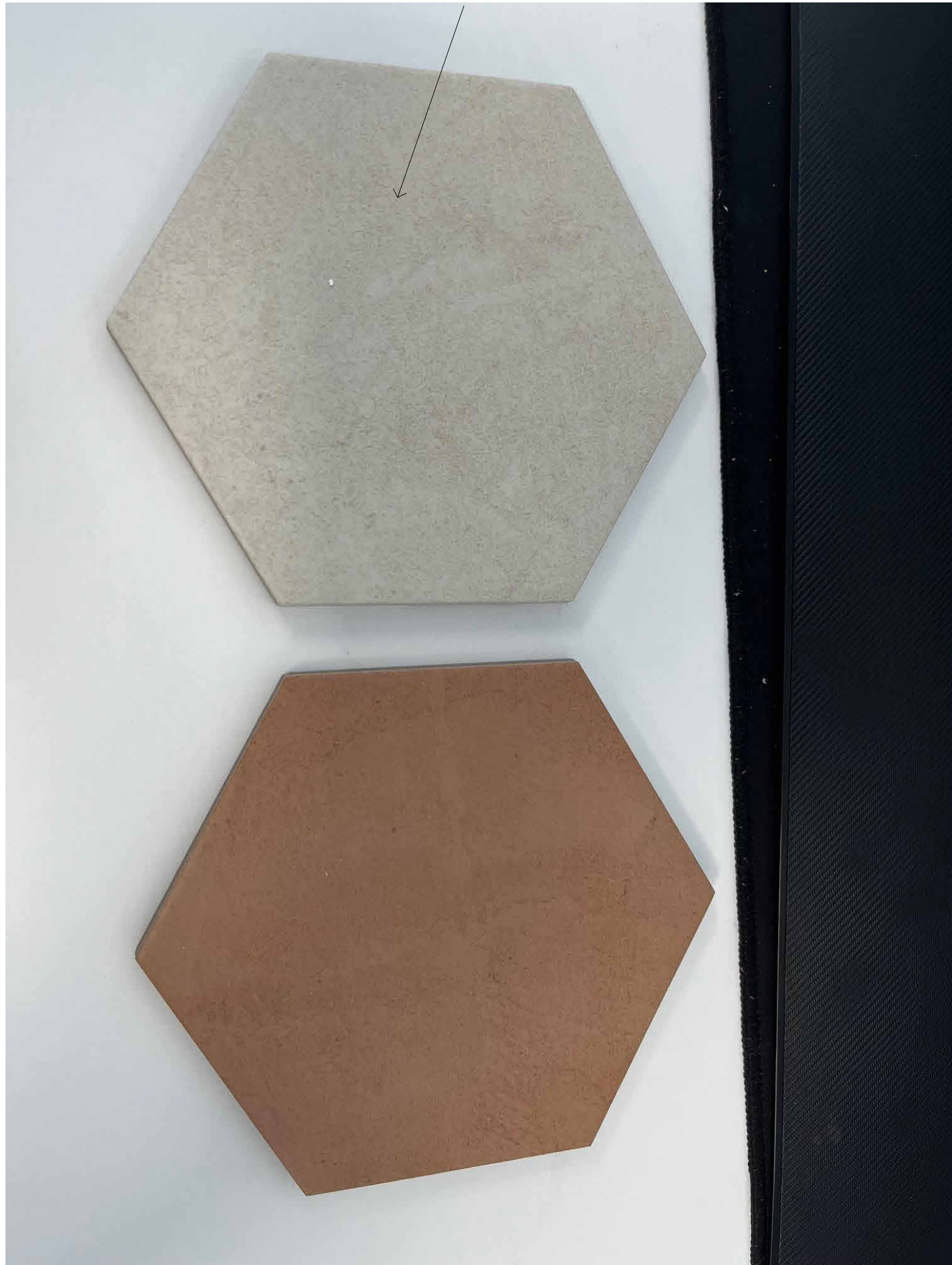


Existing pebbles on the terraces to be removed and cleaned and reinstated on the terraces after new covering and decking installed.

Ground Floor Tiles to be hexagon tiles, red for communal areas and white for the residential areas.  
First and Second Floor Tiles to be 600x600 external grade tiles on pedestals, red for communal areas and white for residential terraces

Tiles approved on site

Tiles from Bert and May FICHA TECNICA SUNSET  
Slip resistance  $\geq$  R11 / PTV 36+ wet. Frost-resistant porcelain suitable for external use



Notes:

do not scale:  
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:  
All buildings and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the architect immediately for verification.

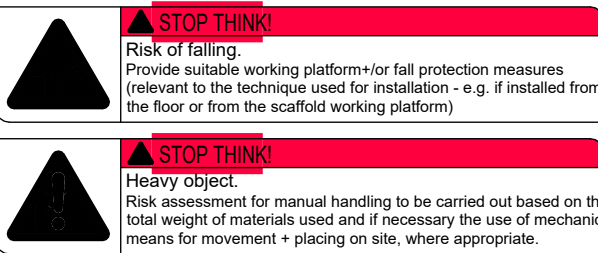
specification:  
The contractor is to comply with current building legislation, British standard specifications, building regulations etc. whether or not specifically stated on this drawing. This drawing is to be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

NOTE:

All drawings are subject to local authority approval, structural engineers details, energy specialist's criteria, framing manufacturer's, fenestration, cladding and other key specialists' details. Any tolerances and differential movement between elements is to be accommodated within the design

NOTE:

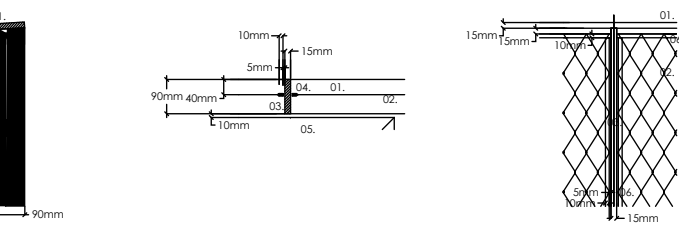
Final materials are to be fully in accordance with local authority approved materials schedule & colours.



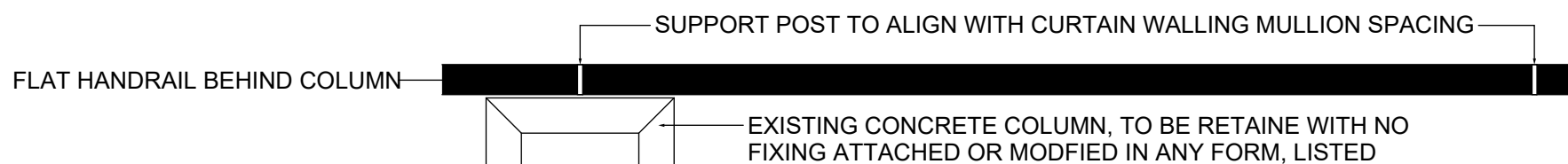
PRELIMINARY

STAINLESS STEEL BALCONALY/HANDRAIL DETAILS WITH MESH INCORPORATED

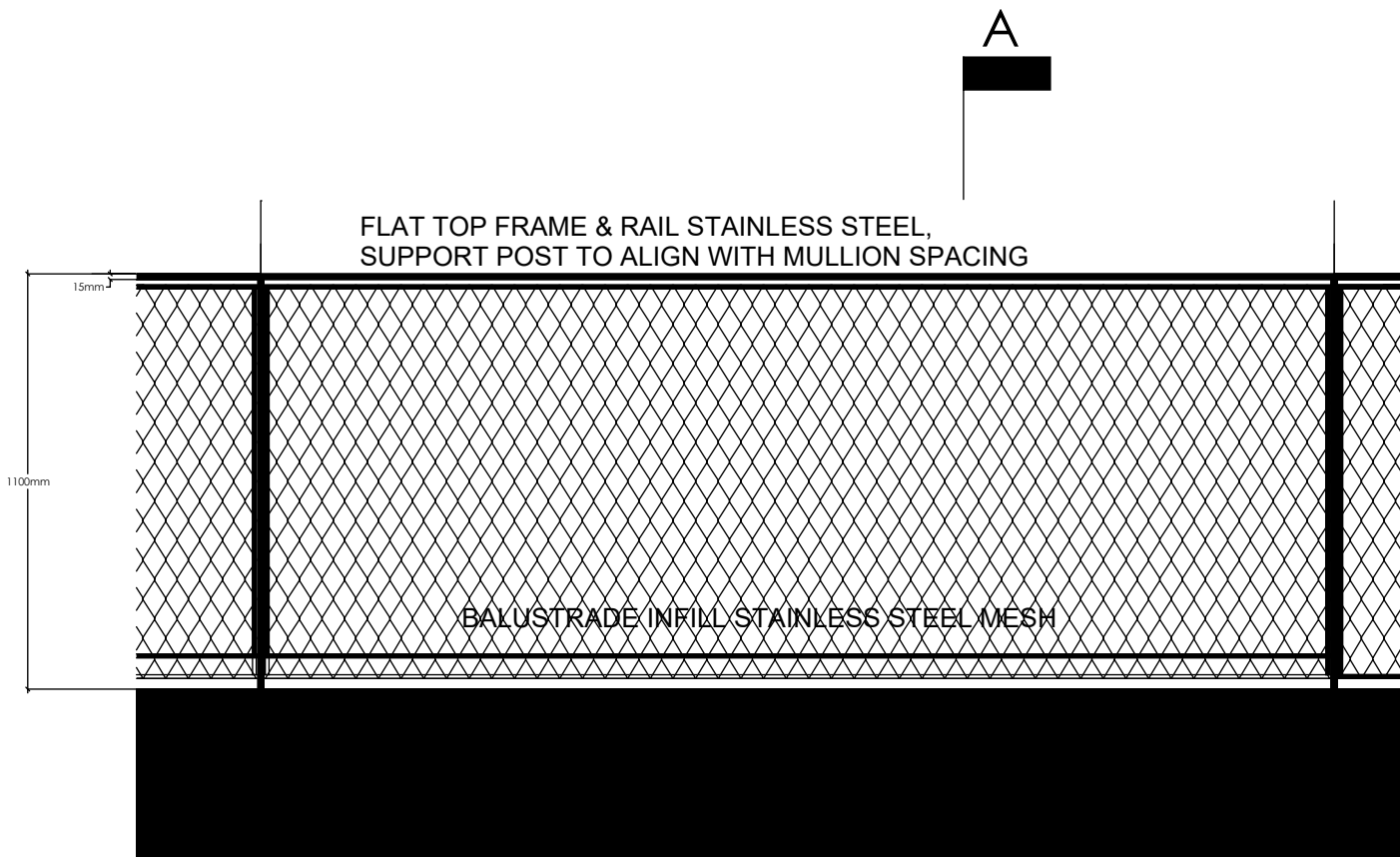
01. FLAT HANDRAIL ON SLIGHT SLOPE
02. BALUSTRADE INFILL STAINLESS STEEL MESH
03. SUPPORT POST TO ALIGN WITH CURTAIN WALLING MULLION SPACING
04. FLAT EDGE RAIL TO MAINTAIN INFILL STIFFNESS
05. EXISTING CONCRETE COLUMN, TO BE RETAINED WITH NO FIXING ATTACHED OR MODIFIED IN ANY FORM, LISTED
06. FLAT EDGE RAIL TO MAINTAIN MESH INFILL STIFFNESS



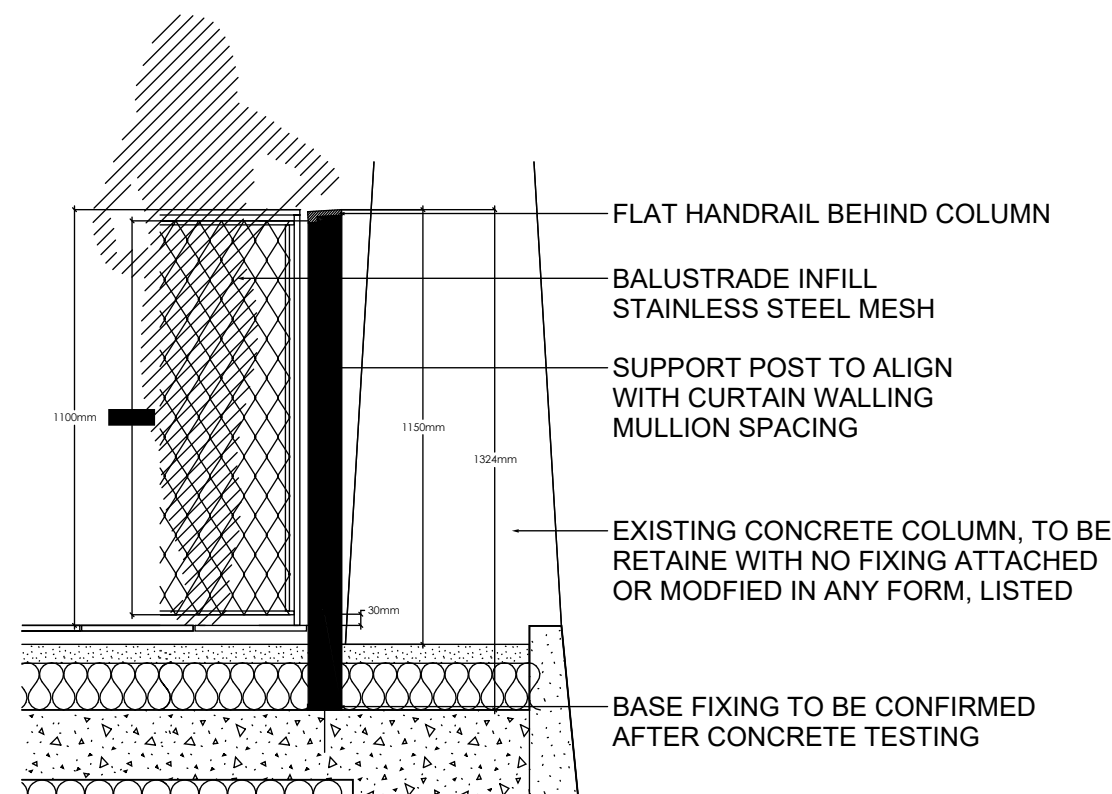
HANDRAIL/POST SECTION/PLAN/ELEVATION



PLAN



ELEVATION



SECTION (A-A)

3 Terrace Railings  
1 : 20

Rev	Description	Date	By
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Client:  
Marson Properties

Project:  
Hayes Park South, Hayes End Road, Hayes

Description:  
Terrace Floor & Railings



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Drawn: AS  
Author: AS  
Date: 10/07/25  
Scale: AS  
indicated

Drawing No  
JW 1200.2 1015  
Rev:

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