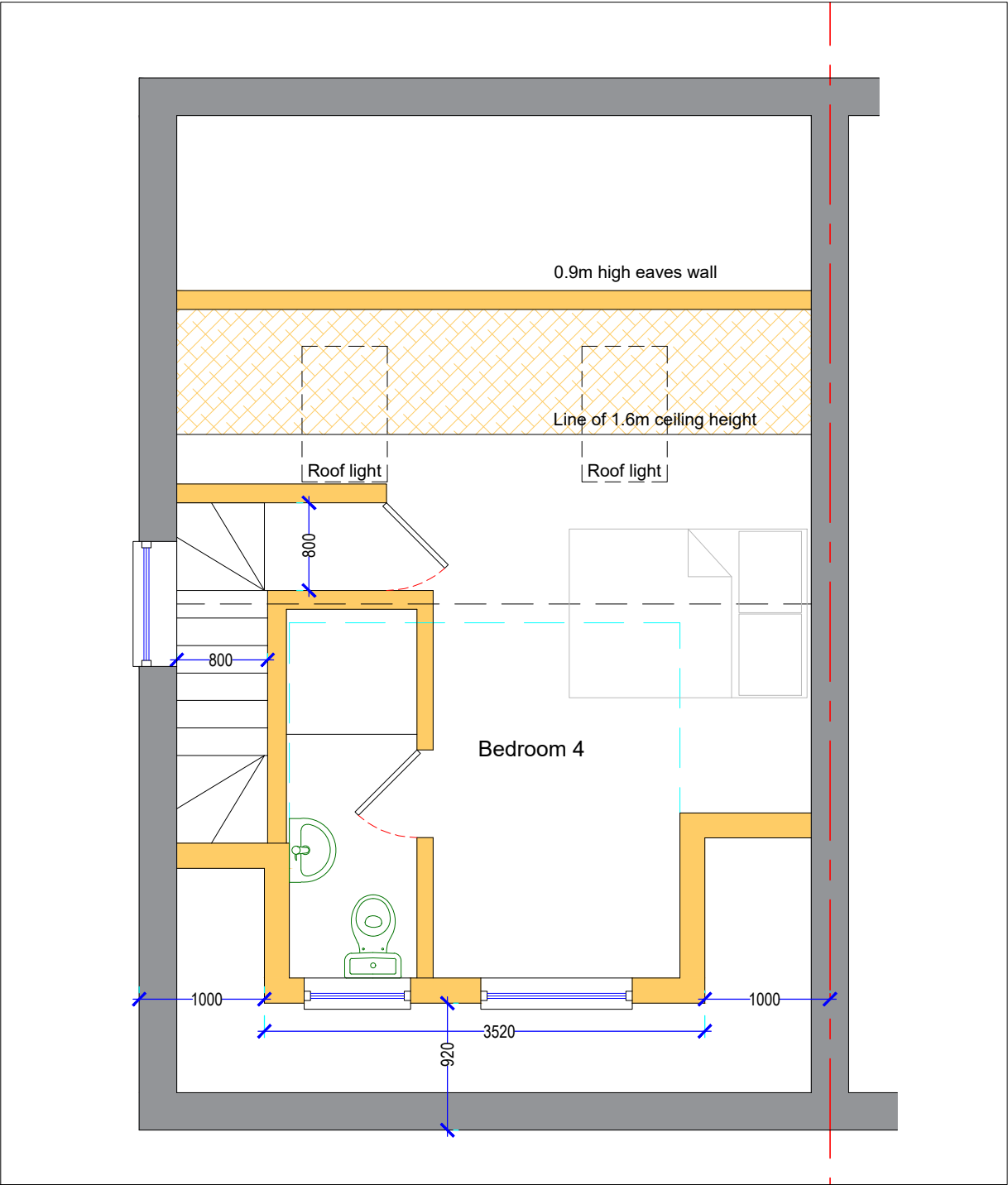


Proposed First Floor Plan

New staircase from ground floor to 1st floor complete with newel posts and balustrading. Staircase to be designed by the manufacturer to fully comply with the Building Regulations. Minimum standard of stair tread to be 22mm. Provisionally, risers to be 211mm and goings to be 240mm.
Actual size of riser and tread for the proposed staircase to be confirmed on site prior to order by manufacturer/contractor to avoid any issues with headroom/pitch.
Handrail to be provided min. 900mm above pitch line of new staircase and to stairwell opening.
Balustrading to have no gaps in excess of 100mm.

New staircase from 1st floor to loft floor complete with newel posts and balustrading. Staircase to be designed by the manufacturer to fully comply with the Building Regulations. Minimum standard of stair tread to be 22mm. Provisionally, risers to be 220mm and goings to be 220mm.
Actual size of riser and tread for the proposed staircase to be confirmed on site prior to order by manufacturer/contractor to avoid any issues with headroom/pitch.
Handrail to be provided min. 900mm above pitch line of new staircase and to stairwell opening.
Balustrading to have no gaps in excess of 100mm.



Proposed Loft Floor Plan

Home owner to ensure their statutory duties under the Party Wall etc. Act 1996 are met before works proceed.
Prior to commencement of work, drawings to be approved and signed off by Planning and Building Control Inspector. All works to meet Local Authority's standards.
The contractor and home owner shall be responsible for notifying the Building Control Surveyor or Approved Inspector at each relevant stage of the works to ensure inspections have been made. All details to comply with current Building Regulations. No works to commence until plans have been approved by Building Control body, any works commenced before hand are the responsibility of the home owner.

All steelwork to be ordered only once the contractor has confirmed dimensions on site and positioning with client and designers. Any discrepancies shall be raised with the designers and Structural Engineer where required and written confirmation to proceed issues before ordering any steel work. No responsibility taken by designers or Structural Engineer for steels ordered with incorrect dimensions.
Any deviation from the approved plans are the responsibility of the client and contractor.
Any discrepancy between plans to be raised with the Designer as soon as identified.

Project:	Dwg No:	100PL-06	Client:	Title:	Rev:	Date:	Amendments to:	Scale:	1:50
3 Lawrence Grove				Proposed Floor Plans	A	21/10/2023	Roof lights	Format:	A3
Uxbridge					Date:	June 2023			
UB10 0FF									

