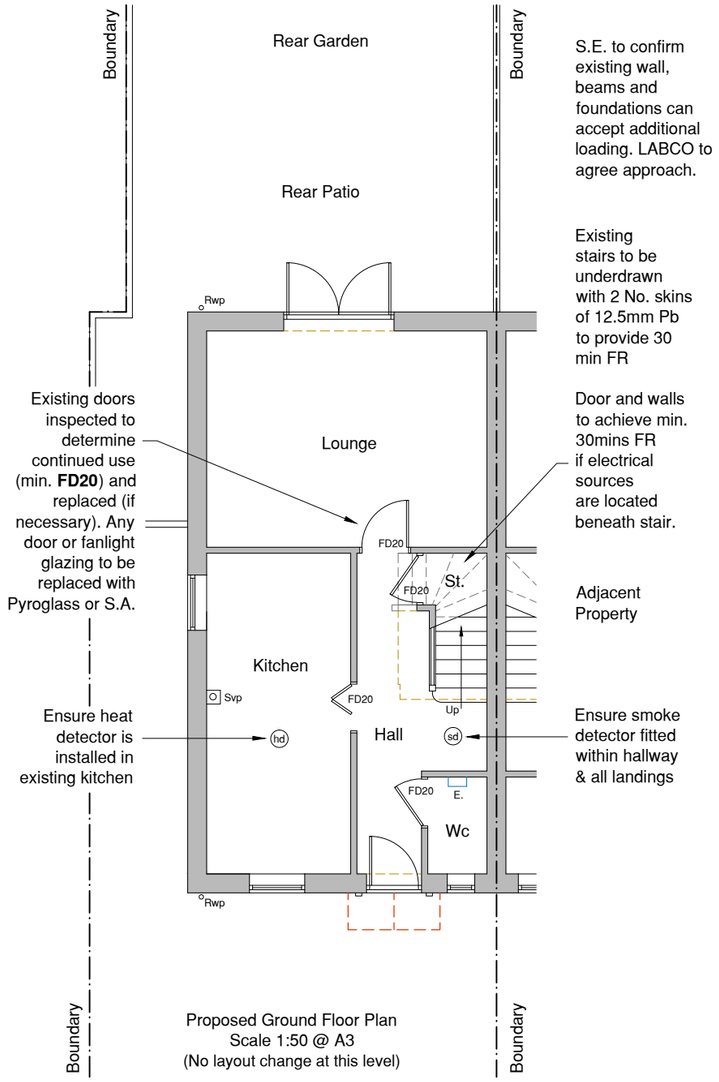
No work is to be commenced until site dimensions have been checked & discrepancies reported



S.E. to confirm existing wall, beams and foundations can accept additional loading. LABCO to agree approach.

Existing stairs to be underdrawn with 2 No. skins of 12.5mm Pb to provide 30 min FR

Door and walls to achieve min. 30mins FR if electrical sources are located beneath stair.

Adjacent Property

Existing doors inspected to determine continued use (min. **FD20**) and replaced (if necessary). Any door or fanlight glazing to be replaced with Pyroglass or S.A.

Ensure heat detector is installed in existing kitchen

Ensure smoke detector fitted within hallway & all landings

Proposed Ground Floor Plan
Scale 1:50 @ A3
(No layout change at this level)

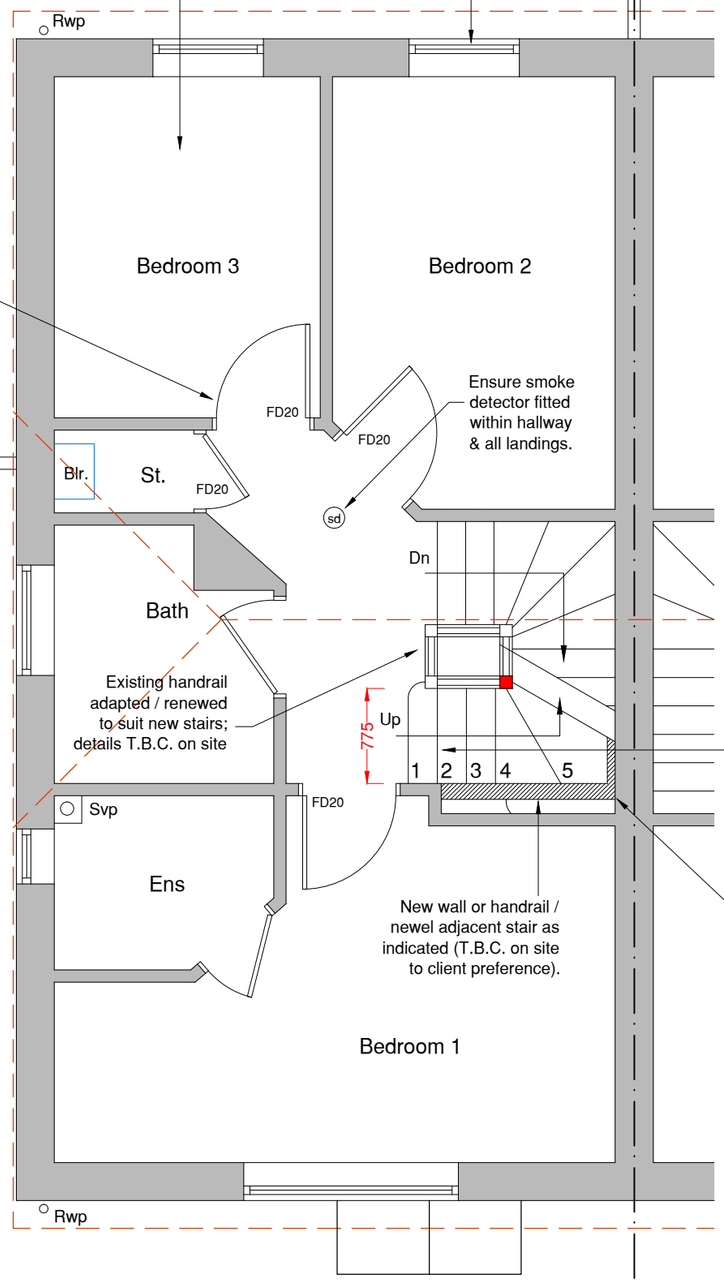
Scale 1:100

1m 2m 3m 4m 5m

Existing ceilings to provide minimum 30 minutes min. Fire resistance. Supplement or renew if necessary.

Existing lintels exposed to determined suitability for increased loading (if required). S.E. to advise. All to the LABCO approval.

Existing doors inspected to determine continued use (min. **FD20**) and replaced (if necessary). Any door or fanlight glazing to be replaced with Pyroglass or S.A.



Ensure smoke detector fitted within hallway & all landings.

Structural newel post(s) required to support new stair. New newels hung from roof support over or onto existing structure below (T.B.C.). S.E. to advise on all supporting elements.

New stairs to be underdrawn with 12.5mm Pb (as req by BCO) & **max. 42°**

Adjacent Property

Contractor to ensure floor trimming is positioned to allow sufficient headroom to new stairs below.

Existing wall to recieve lining to suit party wall requirements. All to the LABCO approval on site.

Proposed First Floor Plan
Scale 1:50 @ A3

Note to Contractor:
Typical new stair configuration; contractor to carry out survey and provide full details prior to construction
Ensure min 2000mm head height over existing stairs below & throughout flight

IMPORTANT NOTE: A Party Wall agreement may be required for these works. See information in the adjacent titleblock for further details

Note
Refer to S.E drawings for confirmation of all structural elements, sizing and positions

The location of the boundary shall be confirmed and agreed with the adjacent owner. No part of the works shall be constructed so that it effects a trespass upon the adjacent property. All work shall be undertaken in accordance with the Party Wall agreement 'The Party Wall Act of 1996'. An agreement should also be obtained from the adjoining owner in respect to access to neighbouring properties for the purpose of construction.

All work shall be carried out in strict accordance with the British Standard Codes of Practice and respective Manufacturers' Instructions.

The contractor is responsible for maintaining the stability of the structure during the course of the works and as such should satisfy himself as to the condition of the structure prior to commencement of works. Should the contractor deem that temporary works are necessary to enable the works to be carried out safely, then he should employ a suitable qualified person to advise accordingly. The contractor will be responsible for the design and installation of all temporary works.

Where existing walls have been assumed to be load bearing, these are to be checked and confirmed by the structural engineer prior to commencement of works and to the entire satisfaction of the building control officer.

No works should commence until these plans have been approved. Should any works commence or materials ordered prior to the approval notice from the building control officer being issued, then this is done so entirely at the client/contractor's own risk and expense.

All dimensions are to be checked and confirmed on site by the contractor, dimensions are not to be used for the ordering of materials or the preparation of cutting lists.

Construction (Design & Management) Regulations 2015:
Essan-K Planning are appointed only as Principal Designer up to the production of planning & building regulations dwgs. The client, for all future works, will need to be made aware of their duties under the CDM Regulations to appoint a Principal Designer and Principal Contractor or, in the case of domestic projects, for the Principal Contractor to undertake these duties on behalf of the client.
See Specification Notes drawing for list of this projects pre-construction CDM requirements. The appointed Principal Contractor (or Client) should agree or supplement this list prior to commencement of any works.

Rev	Date	Description
-	-	-
-	-	-
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-	-	-
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PLANNING

Scale Bar:

1m 2m 3m

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Drawing:
Loft Conversion
Ground & First Floor Plans
Proposed

Date:	12/05/2022	Drawing Number:	
Scale:	1:100 & 1:50@A3		1371 - 04
Drawn:	G.J.O.		
Checked:	S.W.	Revision:	-

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General notes:
This drawing must be read in conjunction with the following:

1371-01 Plans as Existing
1371-02 Elevations as Existing
1371-03 Elevations as Proposed
1371-04 Ground & First Floor Plans as Proposed
1371-05 Loft Plan as Proposed
1371-06 Section as Proposed
1371-07 B.R. Specification

Original Drawing Size A3