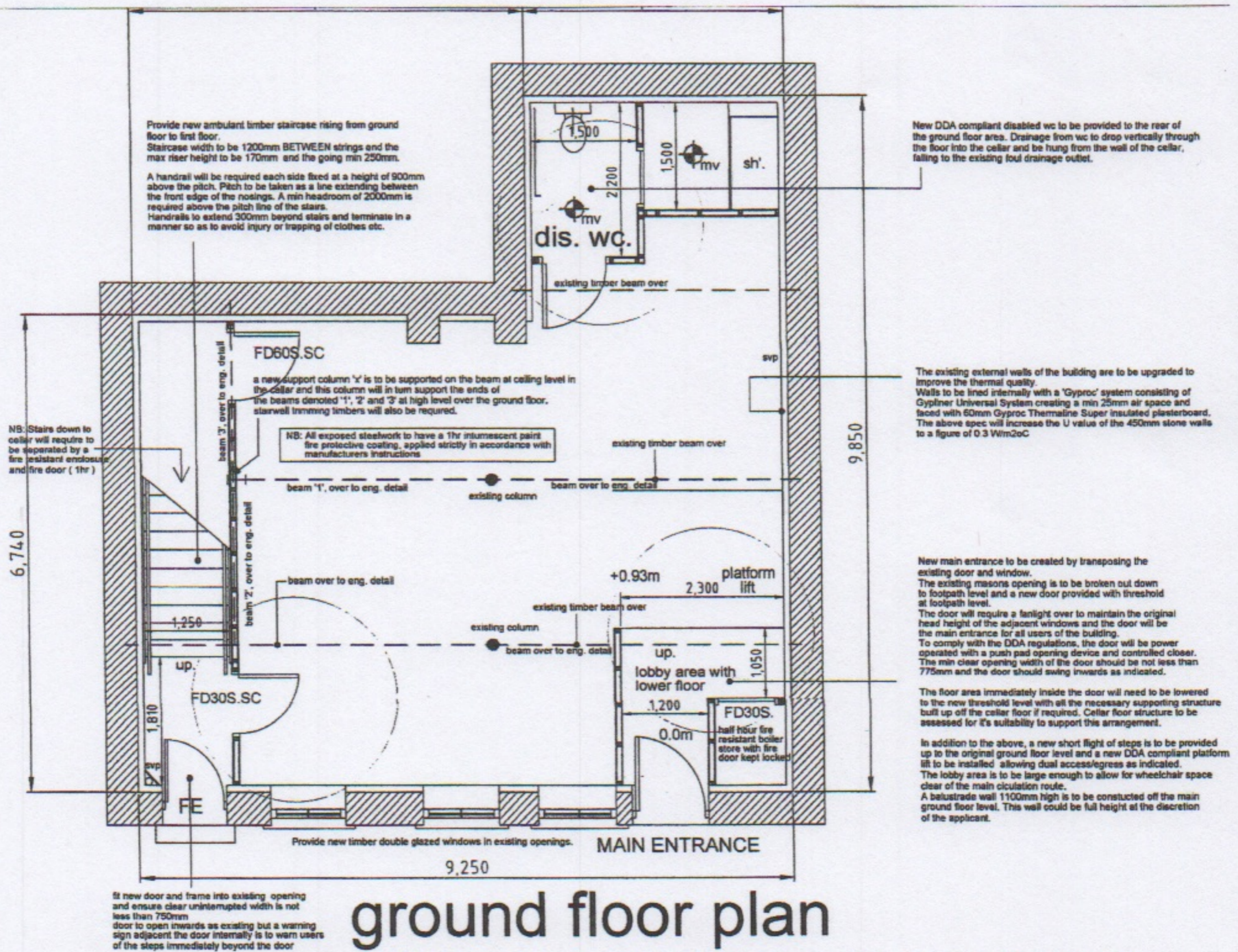


NO ALTERATION BETWEEN EXISTING AND PROPOSED



Provide new ambulant timber staircase rising from ground floor to first floor. Staircase width to be 1200mm BETWEEN strings and the max riser height to be 170mm and the going min 250mm. A handrail will be required each side fixed at a height of 900mm above the pitch. Pitch to be taken as a line extending between the front edge of the nosings. A min headroom of 2000mm is required above the pitch line of the stairs. Handrails to extend 300mm beyond stairs and terminate in a manner so as to avoid injury or trapping of clothes etc.

New DDA compliant disabled wc to be provided to the rear of the ground floor area. Drainage from wc to drop vertically through the floor into the cellar and be hung from the wall of the cellar, falling to the existing foul drainage outlet.

NB: Stairs down to cellar will require to be separated by a fire resistant enclosure and fire door (1hr)

NB: All exposed steelwork to have a 1hr intumescent paint fire protective coating, applied strictly in accordance with manufacturers instructions

The existing external walls of the building are to be upgraded to improve the thermal quality. Walls to be lined internally with a 'Gyproc' system consisting of Gypliner Universal System creating a min 25mm air space and faced with 60mm Gyproc ThermoLine Super insulated plasterboard. The above spec will increase the U value of the 450mm stone walls to a figure of 0.3 W/m2K

New main entrance to be created by transposing the existing door and window. The existing masonry opening is to be broken out down to footpath level and a new door provided with threshold at footpath level. The door will require a fanlight over to maintain the original head height of the adjacent windows and the door will be the main entrance for all users of the building. To comply with the DDA regulations, the door will be power operated with a push pad opening device and controlled closer. The min clear opening width of the door should be not less than 775mm and the door should swing inwards as indicated.

The floor area immediately inside the door will need to be lowered to the new threshold level with all the necessary supporting structure built up off the cellar floor if required. Cellar floor structure to be assessed for its suitability to support this arrangement.

In addition to the above, a new short flight of steps is to be provided up to the original ground floor level and a new DDA compliant platform lift to be installed allowing dual access/egress as indicated. The lobby area is to be large enough to allow for wheelchair space clear of the main occlusion route. A balustrade wall 1100mm high is to be constructed off the main ground floor level. This wall could be full height at the discretion of the applicant.

fit new door and frame into existing opening and ensure clear uninterrupted width is not less than 750mm door to open inwards as existing but a warning sign adjacent the door internally is to warn users of the steps immediately beyond the door

ground floor plan

(other than columns, all steelwork / beams denoted are at ceiling level)