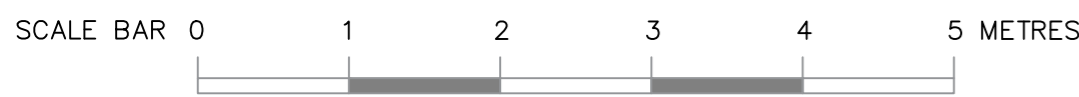
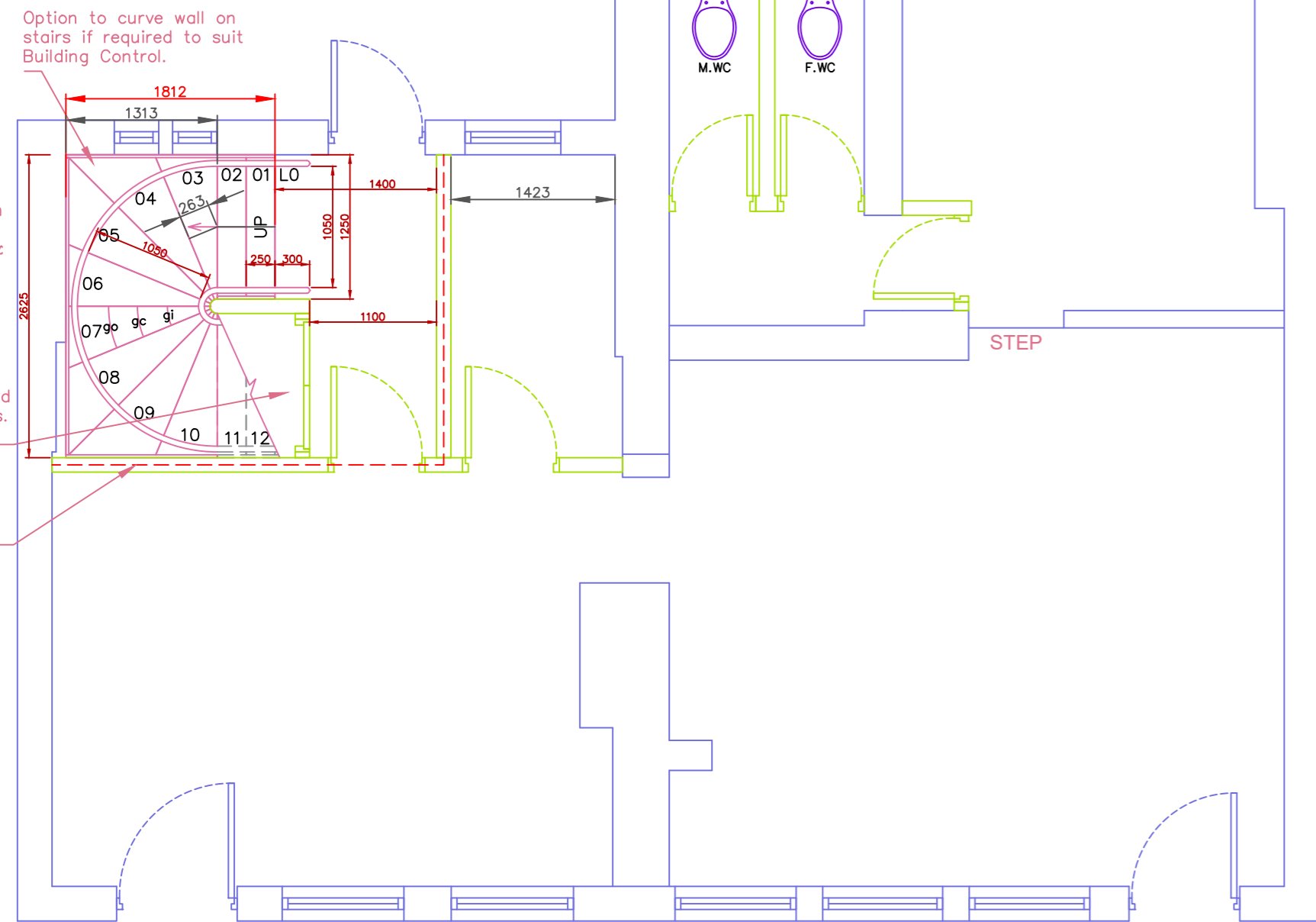
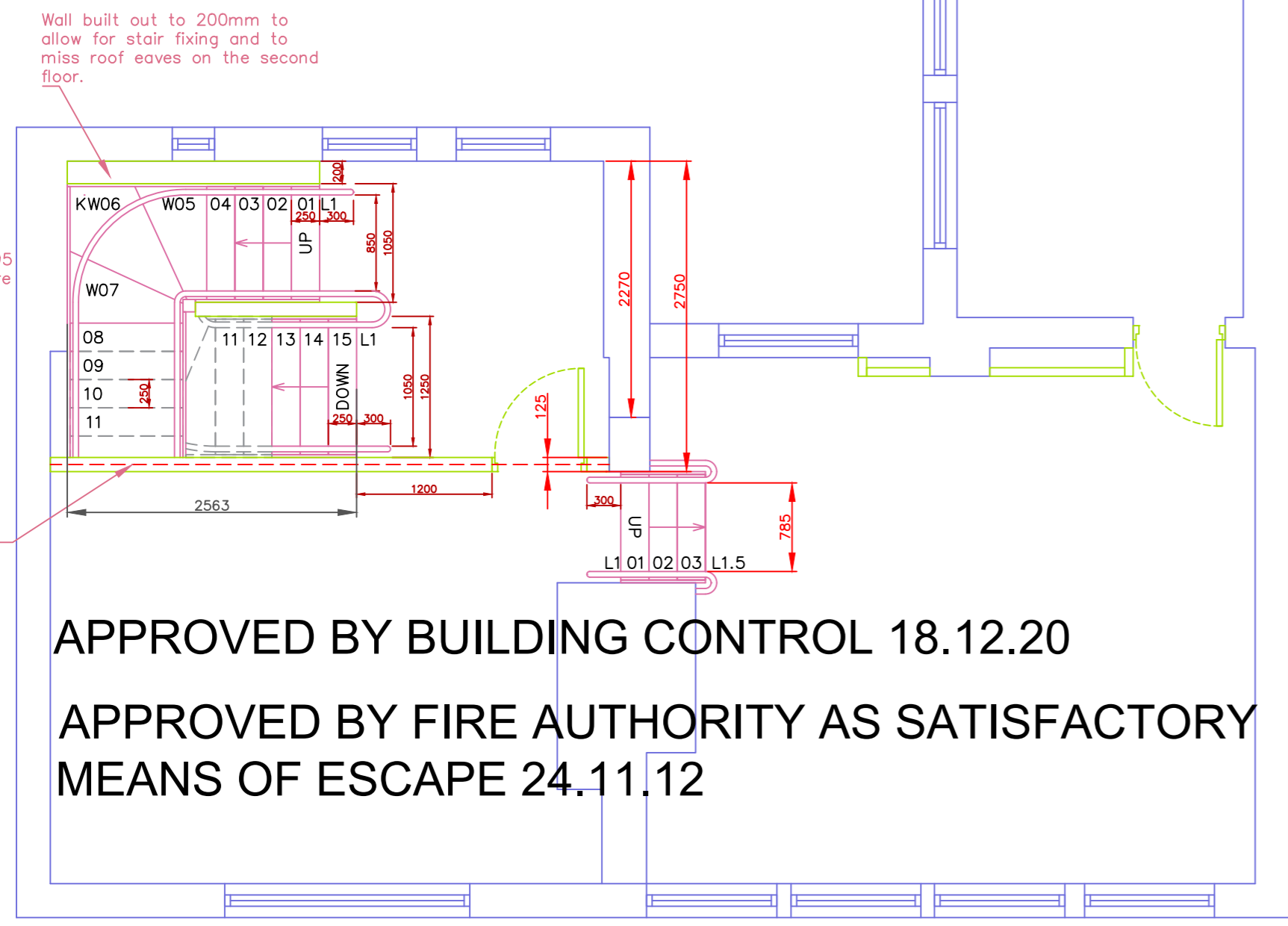


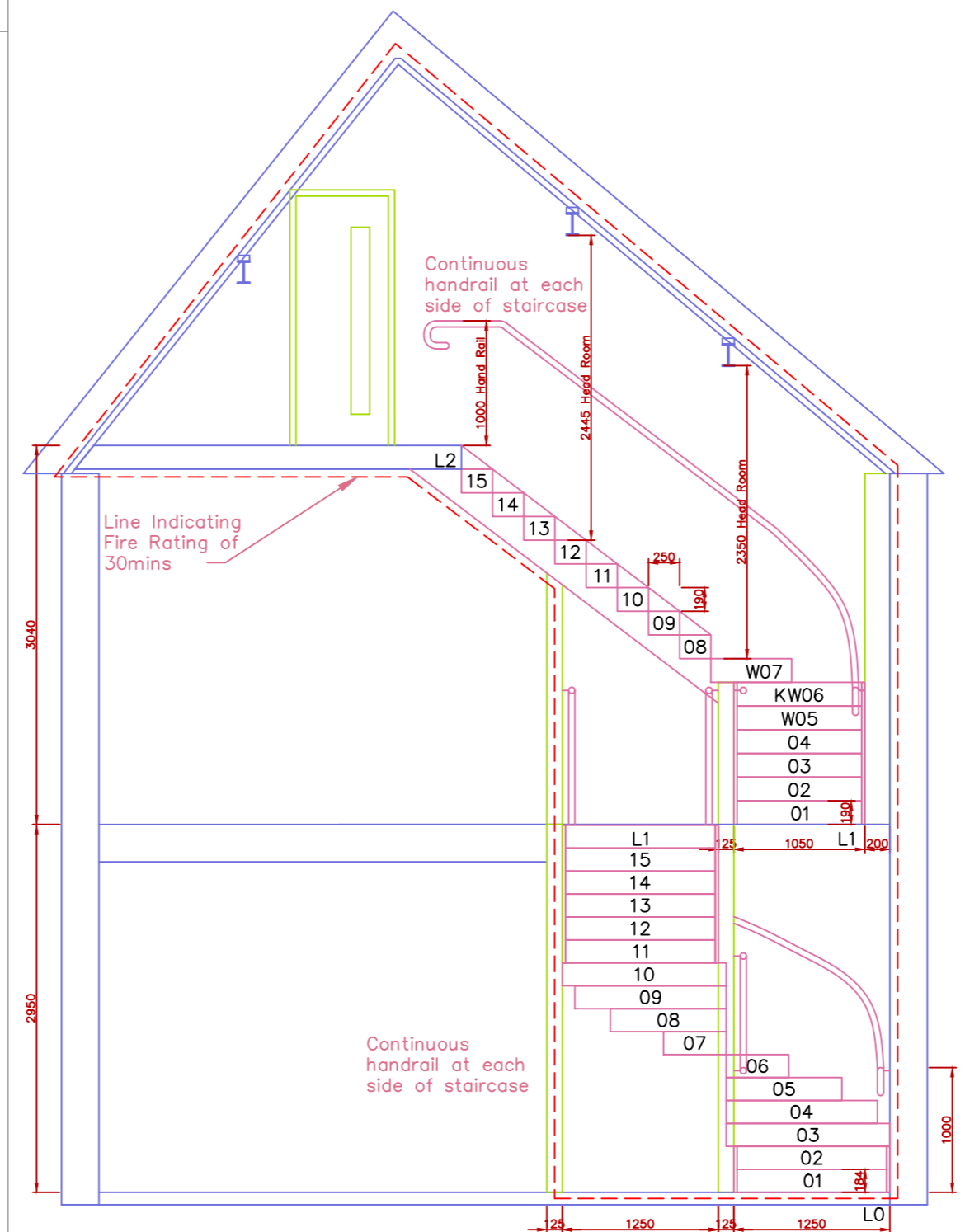
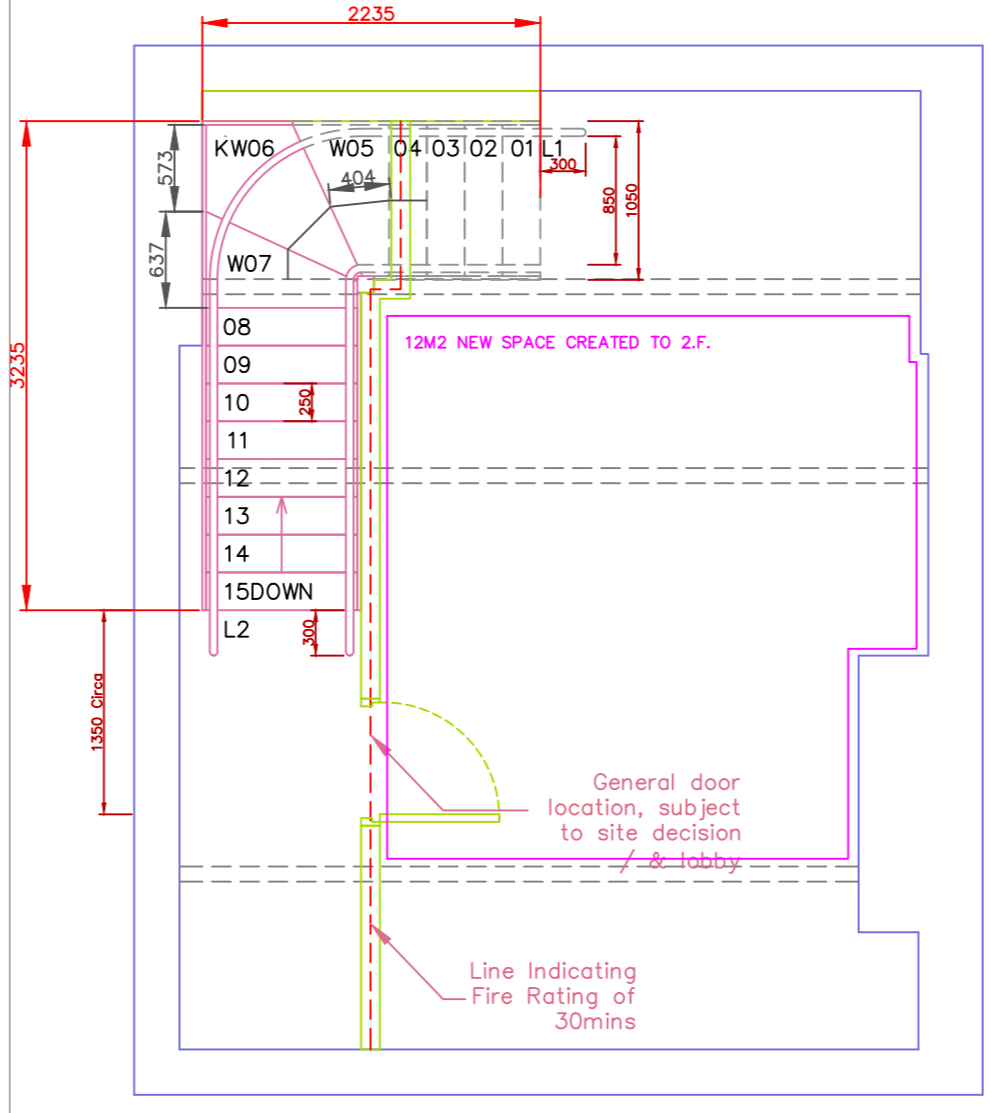
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Sectional Elevation

K1. STAIRS AND LADDERS

Table 1.1 Information.

General access stair.

RISE: 170mm [max]

GOING: 250mm [min] as shown.

Note: For existing buildings these dimensions should be followed, unless due to dimensional constraints it is not possible. Any alternative proposal, should be agreed with the relevant building control body and included in access strategy [refer to Approved Doc M]

For buildings other than dwellings:

1.6 Use risers that are not open.

1.7[a] Nosings: 55mm wide on both tread and riser.

Headroom for stairs [for all buildings]

1.11 At least 2 metres – from landing to soffit, and from pitch line to soffit.

1.12 All means of escape routes, with a minimum clear headroom of 2m, except in doorways.

Note, Building regs 1.13 refers to left conversion headroom reduction option, but in dwellings, and there is no reference to buildings other than dwellings.

WIDTH OF FLIGHT OF STAIRS.

For buildings other than dwellings:

1.14 For stairs that form part of means of escape, refer also to Approved Doc B: Fire safety Volume 2.

1.15 For flights of stairs, provide all of the following:

[a] A min stair width between enclosing walls, strings or upstands of 1200mm.

[b] A min width between handrails of 1000mm

1.17 If stairs have more than 36 risers, in consecutive flights, make a minimum of one change of direction between flights.

1.18 For buildings other than dwellings.

[i] general access stairs – 12 risers, but exceptionally no more than 16 risers in small premises where the plan area is restricted

Landings;

1.20 At the top and bottom of every flight, provide landings the width and length at least as great as the smallest width of the flight [see diag 1.6]

1.23. Provide all of the following:

[a] Unobstructed length a minimum of 1200mm on each landing.

[b] Doors that do not swing across landings, except where they comply with paragraph 1.21c. [cupboards and ducts]

1.34 Provide handrails in accordance with all of the following:

[a] Position the top of the handrail 900mm to 1000mm from the pitch line or floor.

[b] the handrail may form the top of a guarding if you can match the heights.

[c] if the stairs are 1000mm or wider, provide a handrail on both sides.

1.36 Provide handrails in accordance with all of the following [in addition to paragraph 1.34]

[a] N.A.

[b] Use a continuous handrail along the flights and landings of a ramped or stepped flight.

[c] Ensure that handrails do not project into an access route.

[d] ensure that the handrail will contrast visually with the background against which it is seen, without being highly reflective.

[e] N.A.

[f] Finish the end of the handrail in a way that reduces the risk of clothing being caught.

Use the handrail profile shown in diagram 1.13.

B. VOLUME 2 FIRE SAFETY.

Section 3. Design for vertical escape.

2.1 Means of escape should be provided from any point on a storey to the storey exit, for all types of building. The general principle is that any person confronted by a fire within a building can turn away from it and escape safely.

Single escape stairs:

3.3 A single escape stair may serve a building [or part of a building in the following situations]

[a] When independent escape routes from areas in different purpose groups are not necessary. [see p 3.2] N.A

[b] NA.

[c] In small premises provided it meets the conditions in paragraph 4.2

[d] From a building that meets both of the following conditions:

[i] it has no storey with a floor level more than 11m above ground level.

[ii] it is allowed to have only a single escape route in every storey in accordance with paragraph 2.6b AND table 2.1

2.6b A storey with no more than 60 people, where the limits on travel distance in one direction only are satisfied

Table 2.1 = 18m.

REVISION [K] Amends based on BS guidelines / Spiral sections

REVISION [J] First issue of staircase drawing for building control.

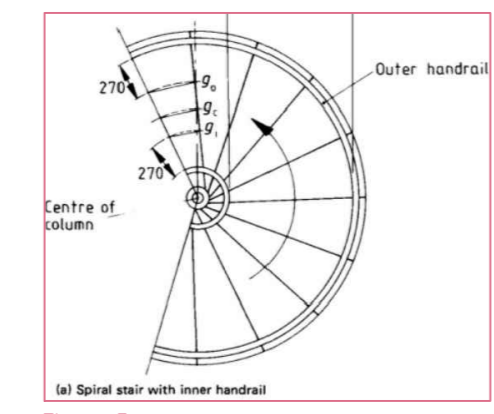
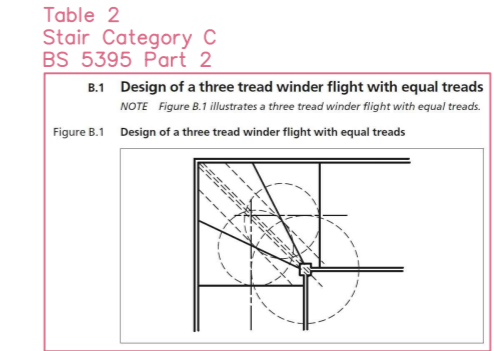


Table 2. Stairs of stairs

Stair category	Max. Rise, m	Max. Going, mm	Max. Tread depth, mm	Max. Riser height, mm	Max. nosing, mm	Max. nosing, mm	
						Min. nosing, mm	Max. nosing, mm
A. Stair with equal treads	170 to 220	250	100	100	100	100	100
B. Stair with equal treads	170 to 220	250	100	100	100	100	100
C. Stair with equal treads	170 to 220	250	100	100	100	100	100
D. Stair with equal treads	170 to 220	250	100	100	100	100	100
E. Stair with equal treads	170 to 220	250	100	100	100	100	100



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PROJECT NO: S139 DATE: 16.12.20

DRAWING NO: 17 CAD FILE: 013.DWG

DRAWN: AJ OT REFERENCE: STAIRCASE

CLIENT: TENANT SCALE: 1:50

PROJECT: BISHOP LANE REVISION: K

ADDRESS: 33/34 BISHOP LN.

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