

Dairy Cottage, 2 Kings Lane, Little Harrowden, NN9 5BL

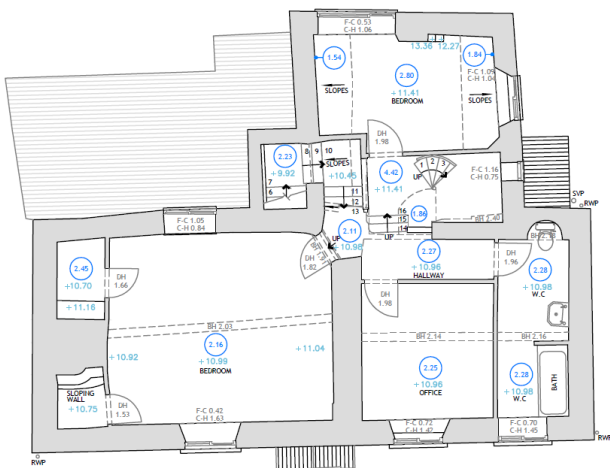
Internal Staircase Change Application

The purpose of this document is to identify the change to the internal staircase from the first floor to the attic floor within the property being requested.

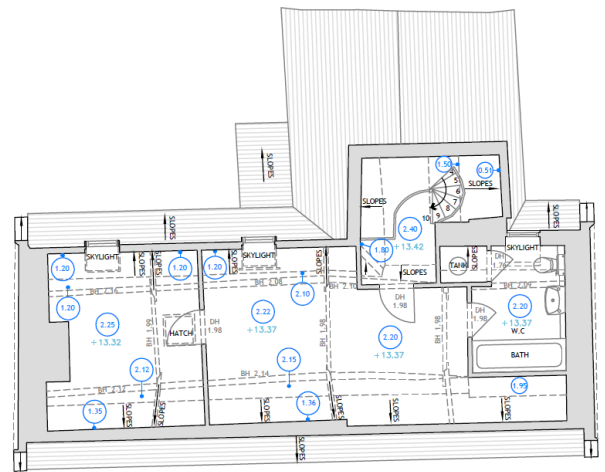
Current Staircase

The following photos and floor plans show the current staircase situated between the bedroom and bathroom on the first floor which is the sole access to the attic rooms.





EXISTING FIRST FLOOR

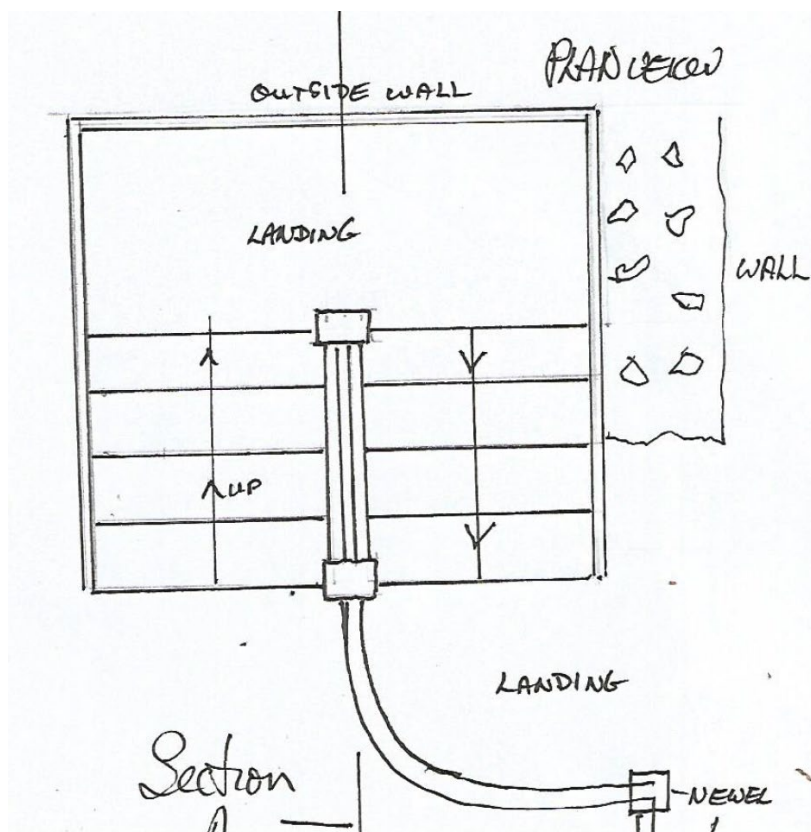
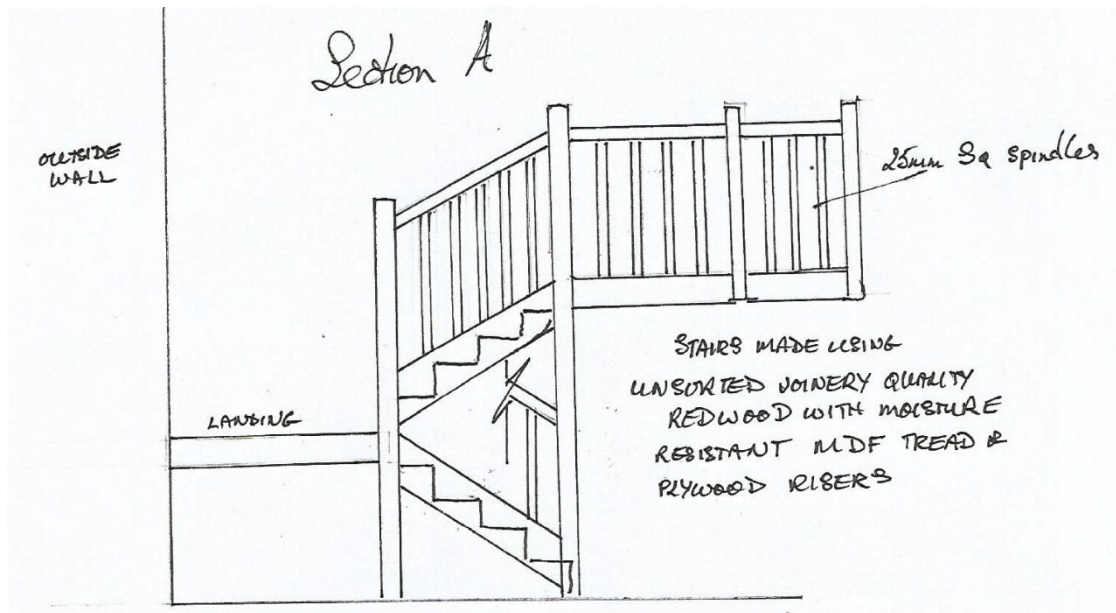


EXISTING SECOND FLOOR

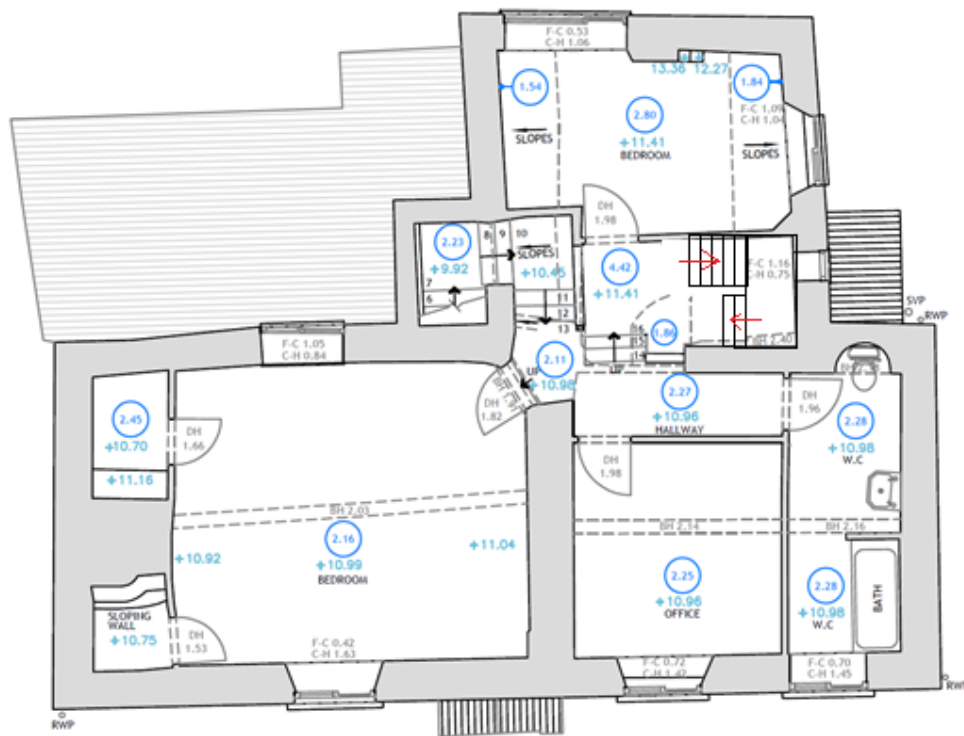
As can be seen from the photos and floor plans above, the staircase is a spiral staircase which is not in-keeping with the property, does not make good use of the space and is dangerous in its use for both children and elderly people.

New Staircase Proposal

We propose to replace this existing staircase with a timber staircase (unsorted joinery quality redwood with moisture resistant MDF tread and plywood risers) with 25mm square spindles. This staircase will fit within the existing reveal between the bedroom and the bathroom and provide safe and even access from the first floor to the attic space. The staircase will also then match the staircase which passes from the ground to the first floor in its construction. The staircase will utilise the metal frame of the existing staircase on the attic landing to mitigate any additional support to the existing building fabric. It will have a central newel post and the wall string will be screwed into the existing walls (one side is a stud wall).



Proposed First Floor



Proposed Second Floor

