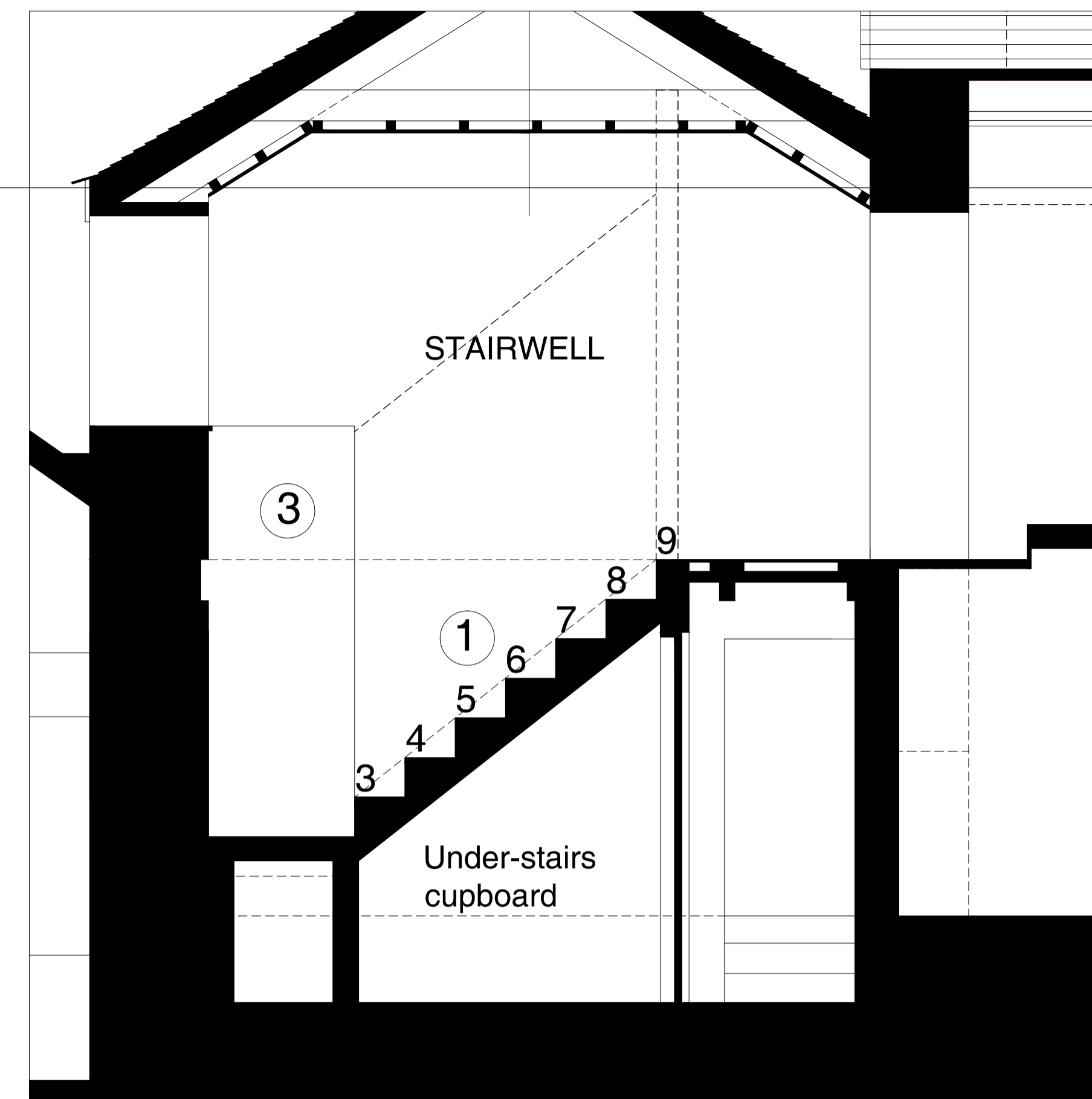
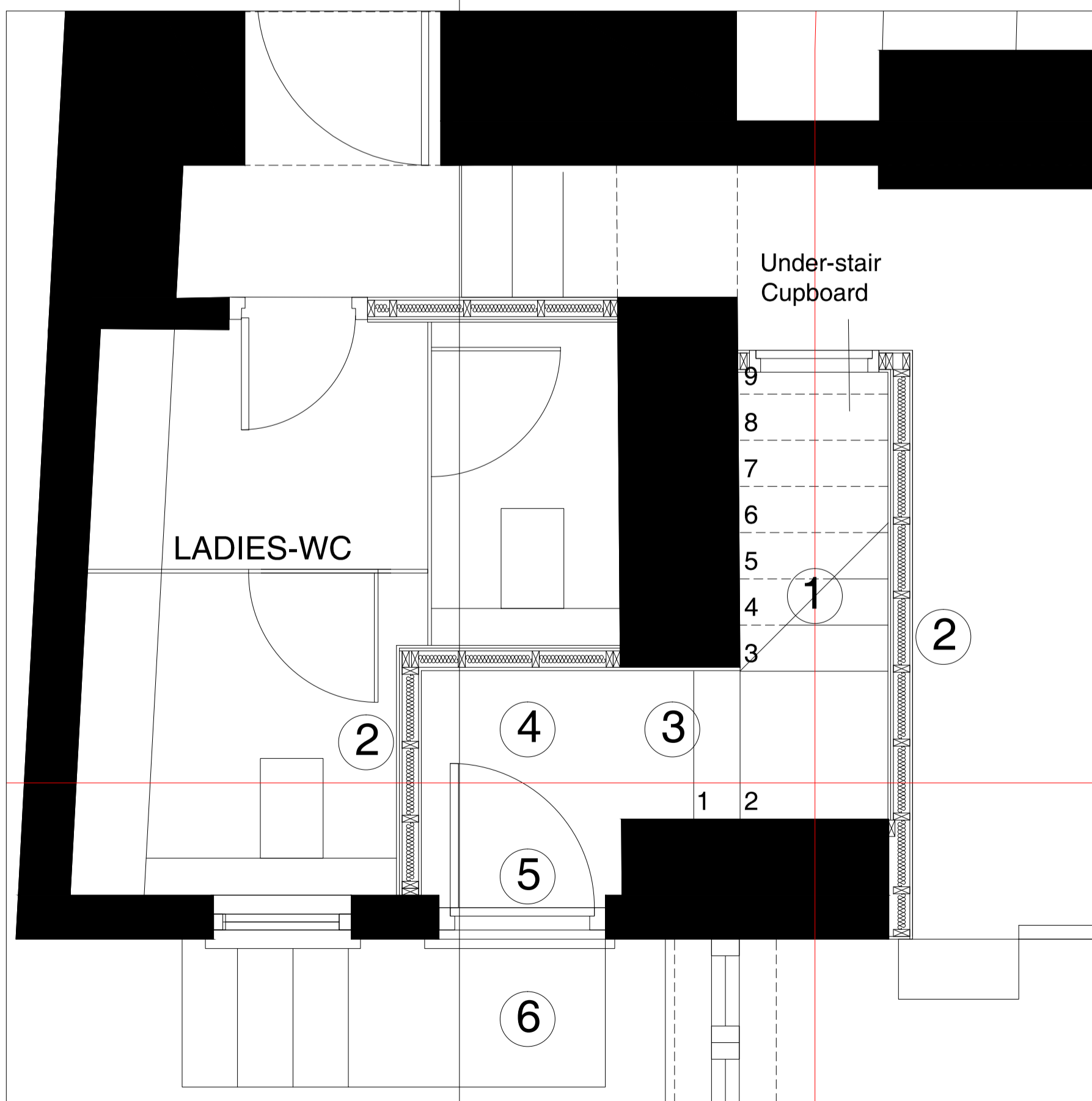


PLAN 2: PROPOSED STAIRCASE FIRST FLOOR PLAN: 1:25@A1



SECTION 2: PROPOSED STAIRCASE LONGITUDINAL SECTION: 1:25@A1



PLAN 1: PROPOSED STAIRCASE GROUND FLOOR PLAN: 1:25@A1

- ① New timber staircase created within stairwell of fire-resisting construction to create safe access and egress from first floor accommodation.
- ② Stairwell created in fire resisting construction comprising timber framing with fire-resisting plasterboard to create a fire rated enclosure.
- ③ Opening created in separating wall to create access from new entrance hall into stairwell.
- ④ New entrance hall.
- ⑤ New entrance door within existing late 20th century external wall.
- ⑥ New stepped access from rear garden.

EXPLANATORY NOTE:

The replacement stair is to be located within the back bar area aligning with the separating wall between the back bar and the Ladies WC at ground floor level.

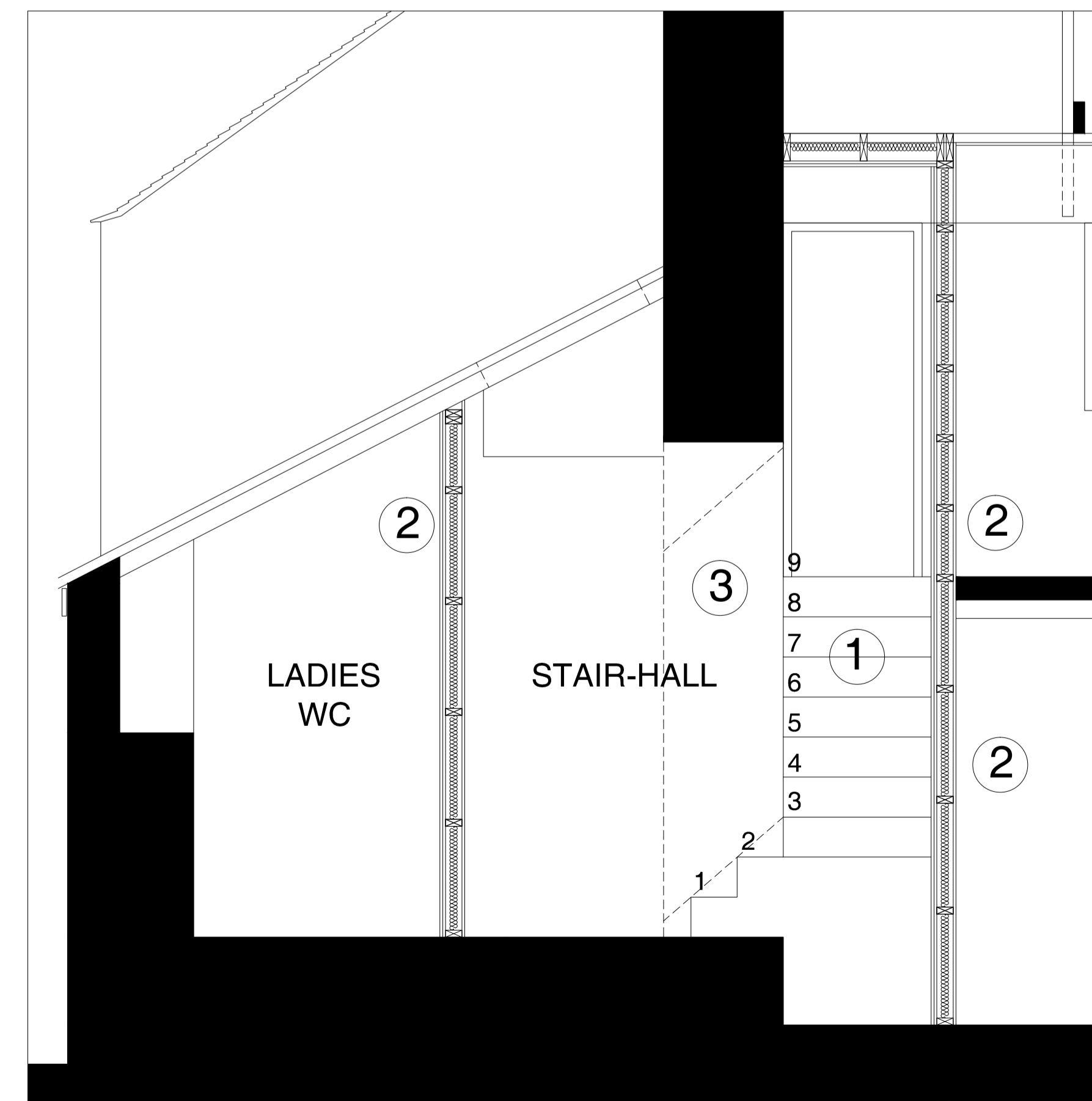
A new entrance door has been included within the external wall of the Ladies WC with a new entrance hall created in the reconfigured Ladies WC.

A new opening has been created in this separating wall to allow access into the new stair well from the new entrance hall.

NB: There was concern that the separating wall would have a fireplace within it. This is not the case and so only a small area of granite wall would need to be removed.

The new stairwell and entrance hall would need to be built from fire resisting construction, comprising timber framing and fire-resisting plasterboard.

The new stair will be constructed from timber.



SECTION 1: PROPOSED STAIRCASE TRANSVERSE SECTION: 1:25@A1

notes:

1. This drawing is the copyright of the Architects and may not be reproduced without licence.
2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.
3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.
4. No responsibility can be accepted for errors arising on site due to unauthorized variations from the Architects drawings.
5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works. No claims arising from failure to do so will be considered.
6. Tenders must include for all the works described or being apparent on the drawings or can reasonably be inferred as being necessary for the proper execution of the works.
7. This drawing is for town planning and building regulations only and is not a complete working drawing.
8. Depth, size and design of foundations shown are preliminary only, actual foundation, depth, size and design may differ depending on site conditions.
9. On completion of the works, if a National Home Energy Rating Certificate is required by the client, contact the Local Authority Building Control Department.
10. L1 and L2 requirements for limiting thermal bridging & air leakage workmanship shall be executed by the Contractor in accordance with the appropriate sections and DEFREDTLR guidance document "Limiting Thermal Bridging & Air Leakage : Robust Construction Details for Dwellings and Similar Buildings" available from The Stationery Office Ltd.

revisions

Rev.	Date	Description
P-5	14-10-21	Planning & LBC Application

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PENANCE TR18 2PP  
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Client: MOJOED Ltd

Project:  
REFURBISHMENT OF STAFF  
ACCOMMODATION AND RE-ORGANISATION  
OF EXISTING KITCHEN & LADIES WC

Title:  
TINNERS ARMS, ZENNOR  
PROPOSED STAIRCASE  
DETAILED PLANS AND SECTIONS

Scale/s: 1:25 @ A1

Date: June 2021

Drawn: KB Checked: KB

Project No. Drawing No. Rev.  
LA-154 LA-154-012 P-5