

New steps down to basement level formed in mass concrete with low wall. Outside of wall to be faced with natural stone to suit slope of external ground.

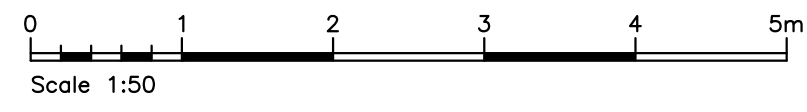
Metal handrails to be provided to each side of staircase at min. 900mm above pitch line and 1100 above landings with balusters having max. 99mm clear between faces. Metal balustrade is to be designed to withstand a horizontal force on the handrail of 0.36kN/m

Banked ground down to low retaining wall

SW drain from ACO to soakaway

Install new lintels over widened opening with oak lintel on outside & install two casement timber window & door.

Repair joist ends in accordance with engineers recommendations
Install new door to dead end stairs.



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JOB:
Formation of Access to Basement
Games Room @
1 Rose Cottages,
Fawler
Oxon

A			
REVISIONS			
DRAWING: Proposed Basement Floor Plan			
DRAWN:	CHECKED:		
SCALES: 1:50@A2	DATE: 9.2.22		
JOB No.	DRAWING No.	REV.	
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