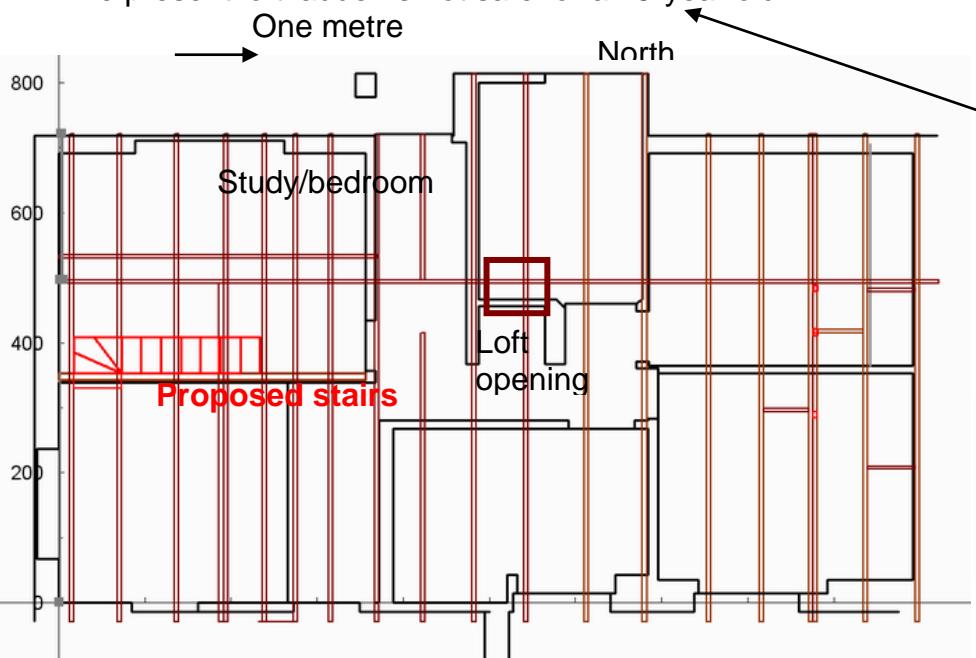


Building control plans for a loft space staircase

Colin Windsor: 116, New Road, OX11 9LD:

colin.windsor@virgin.net Tel: 01235 812083

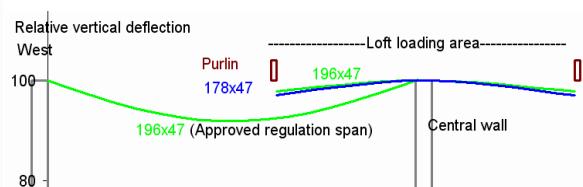
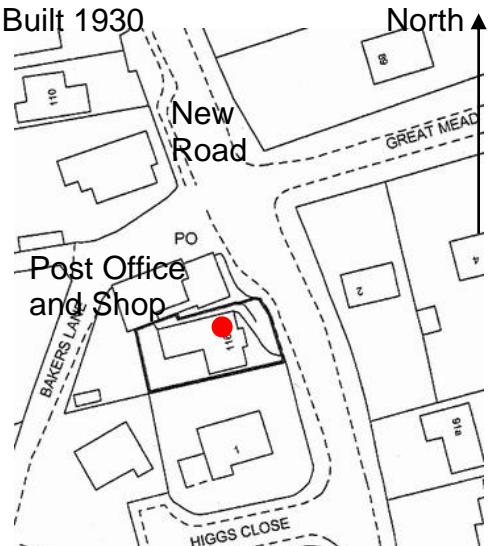
It is desired to construct a permanent wooden staircase from the NE bedroom of the house to the partially boarded attic space. The attic space is not to be defined as a habitable room. The present loft ladder is not safe for a 75-year old.



Location: from Land Registry

Title: ON236746

Built 1930



Deflection calculation between purlins

Attic joists between purlins:

47x34+47x97 screwed together with M10x100 Coach screws at 600 intervals

Floor: 3000
22mm thick high density structural plasterboard

Loadbearing 130mm breezeblock wall

Existing Study/Bedroom door

Double trimmer joist

New doorway

Stairs: 1000
Treads and risers 30mm oak
Nosing 25mm

Going: 230

Rise: 217

Total rise: 2615

11 risers

Angle 43°

1000 North

Bannister height: 930:
(plasterboard covered)

External (N)
280 mm brick and
breezeblock wall

Double header joist

Headroom 2000

East purlin

Stairwell width 600

Frame from 47x97 timber

Structure fixed with 6mm coach bolts

New wall plasterboarded both sides with insulation

Working Together

Building Regulation Submission

The Building Act 1984

The Building Regulations 2010 (as amended)

Application Number (for office use only)
Planning Number (if applicable)

1

Submission Details (BLOCK CAPITALS)

This is a **FULL PLANS** Submission or **BUILDING NOTICE** please tick as appropriate

Is this a re-submission for this project? Yes No

2

Address of the Work 116 New Road
..... East Hagbourne

Postcode: OX11 9LD When do you intend to start?

3

Full Description of Work e.g. Erection of single storey extension

..... Erection of staircase to loft space

Use of Building eg Dwelling, office, shop....

State present Use: Dwelling State Proposed Use: Dwelling

NOTE: Buildings put to "Relevant Use" see Note 3 over

4

Applicants Details please give full name of owner of the property (BLOCK LETTERS)

Name: Dr Colin George WINDSOR

Address: 116 New Road, East Hagbourne

Post Code: OX11 9LD Tel: 01235 812083 Email: colin.windsor@virgin.net

Do you consent to receiving correspondence electronically? Yes No

5

Agents Details (if applicable) Full Name and address

Name:

Address:

Post Code: Tel: Email:

6

Information for Calculating charges:

Charges Table A: New dwelling no of dwellings

Charge £

Table B: Extension (s) to dwelling floor area.....m²

Charge £

Table C: Alteration to dwelling, est cost £ 500

Charge £

Table D: Non Domestic New Build

Charge £

Table E: Non Domestic Alterations

Charge £

Less any deduction for domestic multiple works Table B + C

-Charge £

Total Charge inc VAT £

7

FULL PLANS APPLICATION

Submitted in accordance with Regulation 12(2A) (b) and is accompanied by the appropriate charge

Do you consent to an extension of time? Yes or No Yes

Do you agree to the plans being passed subject to conditions? Yes or No Yes

Name: (print) Dr C G WINDSOR Signature: Colin Windsor Date: 5/10/13

BUILDING NOTICE

Submitted in accordance with Regulation 12(2A) (a) and is accompanied by the appropriate charge

Name: (print) Signature: Date:

Conditional Notice of Passing Building Plans

The Building Regulations 2010
The Building Act 1984



Applicant: C G Windsor & M M Windsor
Address: 116 New Road East Hagbourne Didcot Oxon OX11 9LD
Application Number: B13.0911/S
Proposed work: Erection of staircase to loft plan
Location of work: 116 New Road, East Hagbourne OX11 9LD
Plan Numbers:

Notice is hereby given that, pursuant to the Building Act 1984 Section 16, the plans deposited on 9th October 2013 for the above work, were **PASSED SUBJECT TO THE CONDITIONS** on 16th October 2013 as specified in the appended schedule and in accordance with the Building Regulations 2010, Regulation 14.

Dated: 16th October 2013

Authorised Officer
South Oxfordshire District Council

IMPORTANT INFORMATION

If the proposed work is not commenced within 3 years of the deposit of the plans, the Council may give notice, in accordance with the Building Act 1984 Section 32, that the said plans shall have no effect.

Notice must be given to this Authority when work starts and at stages of work outlined in the service plan.

This Notice is valid only for the purposes of the Building Regulations 2010 and does not infer an approval for any other statutory requirement.

Work within the meaning of Town and Country Planning Acts for which express planning permission is required, may not proceed until the relevant permission is obtained.

Conditional Notice of Passing Building Plans

The Building Regulations 2010
The Building Act 1984



Listening Learning Leading

Schedule of Conditions:

Application Number: B13.0911/S

Further plans, details and/or calculations of the following showing compliance with the requirements of Schedule 1 of the Building Regulations shall be deposited with the Council prior to commencement of the relevant work:-

1 Conditions:

Details of existing ceiling joists and any proposed floor joists. Note: Normal sized ceiling joists are not normally suitable to support floor loads. Part A1

Provide full details of the trimming to the staircase opening. Part A1

Details of hand rail to stairs and any balustrade. Part K1

Confirmation that the maximum dimension between any balustrades will be less than 100mm. The design should also be such that the guarding is not readily climbable. Part K1

Mr J Hogan
Building Control



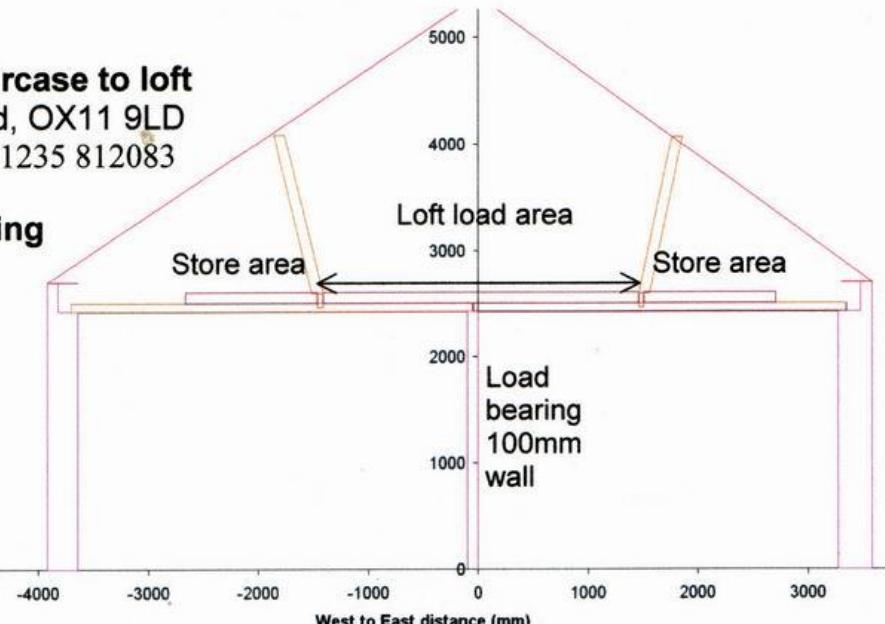
B13 0911/S: Erection of staircase to loft

Colin Windsor: 116, New Road, OX11 9LD
colin.windsor@virgin.net Tel: 01235 812083

Replies to Conditional Passing

1. Details of joists:

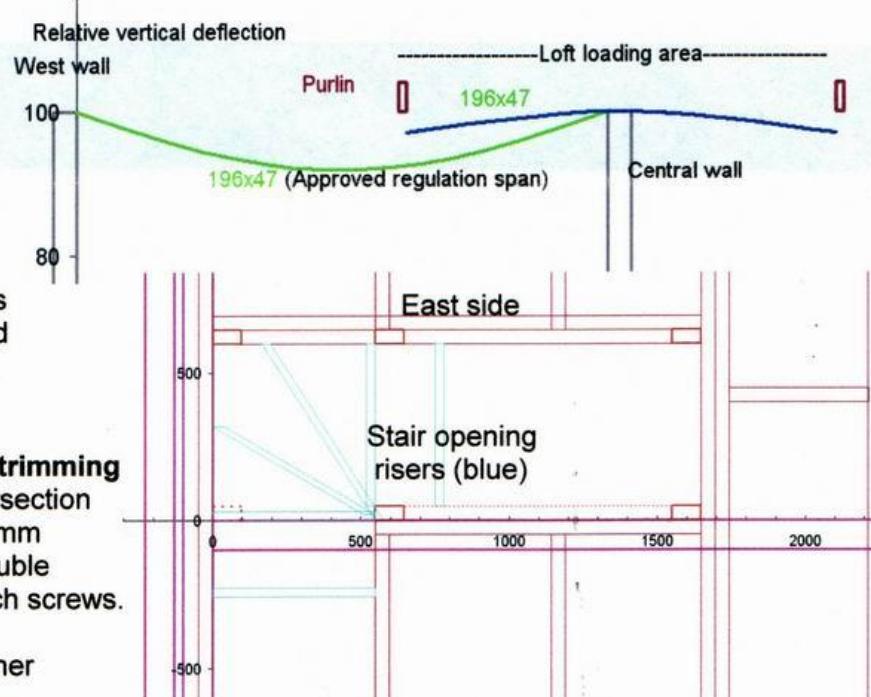
The present construction has 79x47 joists spanning the 3.5m between the load bearing walls. To this has been added 97x47 joists joined by M10x100 Coach screws at 600 intervals spanning the floor area between the perkins.



Because the added joists are cantilevered above a load bearing wall, their deflection is much less than would be the case from joists supported between the centre and outer load bearing walls.

The diagram to the right shows the relative vertical deflection (green) between the West and central walls for a regulation approved

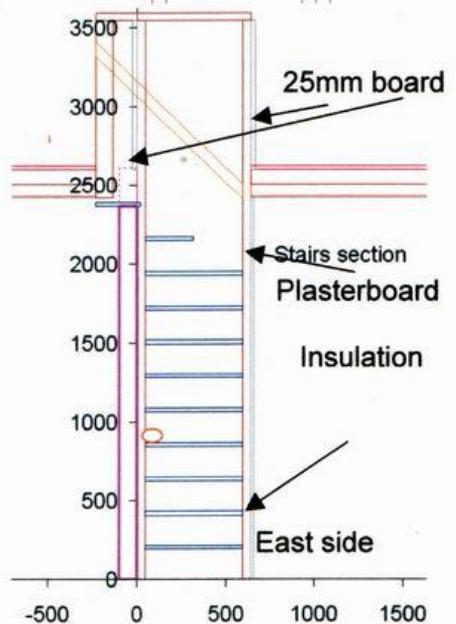
196x47 joist with uniform load. This is compared (blue) with the cantilevered 178x47 joist with the same uniform load which has a lower deflection.



2. Details of staircase opening trimming

The staircase opening lies at the intersection of the 230mm North wall and the 100mm central wall (pink). It is trimmed by double joists (brown) secured by M8x80 coach screws.

On the East side the joists will be further supported by vertical 97x47 newells (heavy brown) resting on the ground floor and secured to the trimmers by M10x120 threaded bolts. These will also support the upper balustrade.



3. Details of hand rail and balustrade:

The staircase handrail (orange) will be a 60 mm diameter circular section secured to the load bearing central wall.

The staircase East wall will be covered with plasterboard with a 47mm laminated thermal insulation layer.

There will be a second similar handrail secured to the house North wall after the turn.

The upper level balustrade will be 942 high and attached to 97x47 newel posts rising through from the ground floor. The handrail will also be of 97x47 timber and the openings will be lined with 25mm board.

Building Control Service Full Plans Approval Without Conditions

The Building Act 1984/The Building Regulations (as amended)



Listening Learning Leading

C G Windsor & M M Windsor
116 New Road
East Hagbourne
Didcot
Oxon
OX11 9LD

Application Number: B13.0911/S

1 Work carried out

Erection of staircase to loft plan

2 Location of building

116 New Road, East Hagbourne OX11 9LD

3 Approval of plans deposited on: 9th October 2013

The plans submitted have been examined and passed by the Authority as complying with the building regulations with **NO CONDITIONS** on the back of this Notice.

This approval relates to the building regulations. It is not an approval under the Town and Country Planning Acts or for any other statutory provision.

Under the requirements of the building regulations you must give the Authority two days notice in writing of your intention to start the work.

This application will be valid for three years from the date shown above. After three years it will end unless you have started the work.

4 Authority

This full plans unconditional approval notice is authorised by:

Name of Authorised Officer: Adrian Duffield

Signature:

A handwritten signature in black ink that reads "Adrian Duffield".

Head of Planning

Date: 18th November 2013

5 Contact the Building Control Service

Phone: 01235 540357

Email: building.control@southandvale.gov.uk

Website: www.southoxon.gov.uk

From: "Building Control South & Vale Building Control South & Vale"
<building.control@southandvale.gov.uk>
To: "Mo and Colin Windsor" <mo.windsor@talktalk.net>
Sent: 20 November 2013 02:17
Subject: Re: Building Control Application B13.0911/S

Yes, commencement received with thanks.

Please let us know when you are ready for an inspection

Mal Brown
Building Control Services
South Oxfordshire and Vale Of White Horse District Councils
Abbey House
Abbey Close
Abingdon, OX14 3JE
building.control@southandvale.gov.uk
www.whitehorsedc.gov.uk
www.southoxon.gov.uk
Tel: 01235 540357

>>> "Mo and Colin Windsor" <mo.windsor@talktalk.net> 18/11/2013 18:32 >>>
Thank you so much. I have received the formal approval now. Can I givr you formal notice of starting the work.

Colin Windsor

----- Original Message -----

From: [Building Control South & Vale Building Control South & Vale](#)
To: [Mo and Colin Windsor](#)
Sent: Friday, November 15, 2013 5:37 PM
Subject: Re: Building Control Application B13.0911/S

Colin
I apologise for not responding to your earlier letter, it does not seem to have found its way onto the file
I have to admit I have not seen a floor strengthened in this way before but I can see that it will work.
I will send a revised approval shortly, and please do not hesitate to get started
Walter Capek