

**APPROX. AREAS**

**BASEMENT**

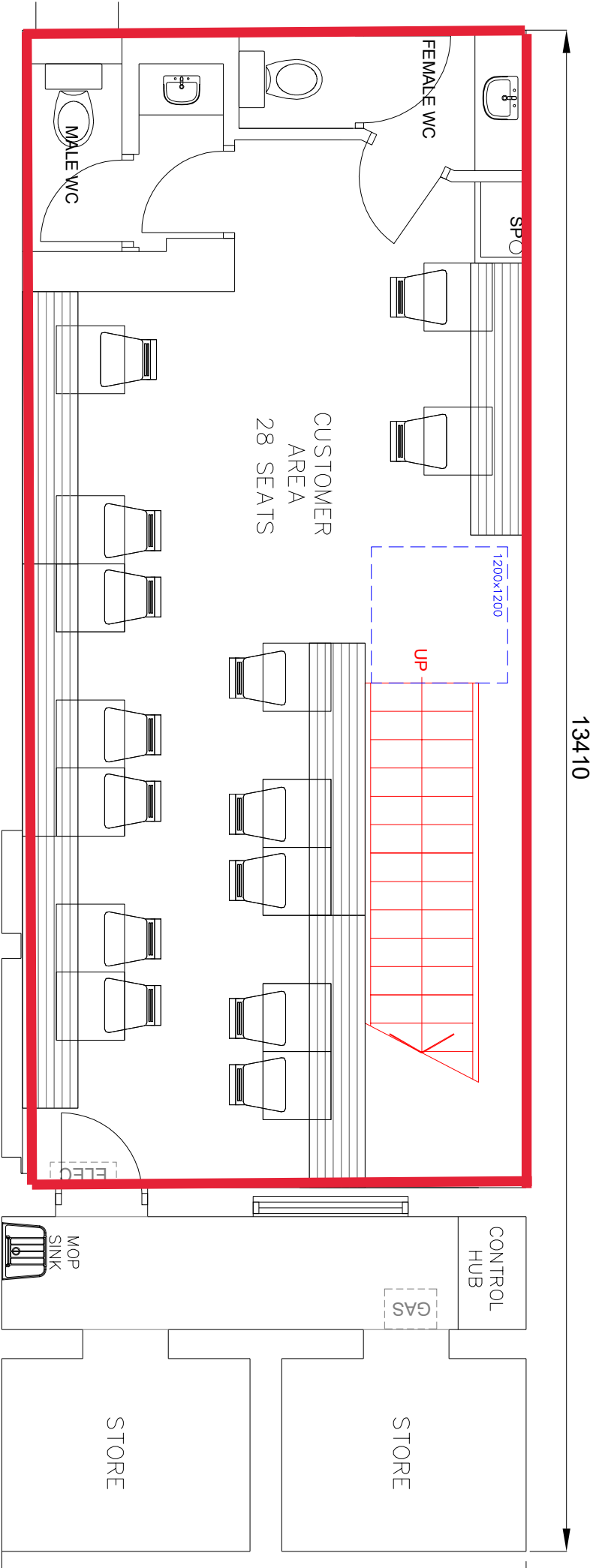
CUSTOMER AREA - 44m<sup>2</sup>

BACK OF HOUSE AREA - 13m<sup>2</sup>

**GROUND FLOOR**

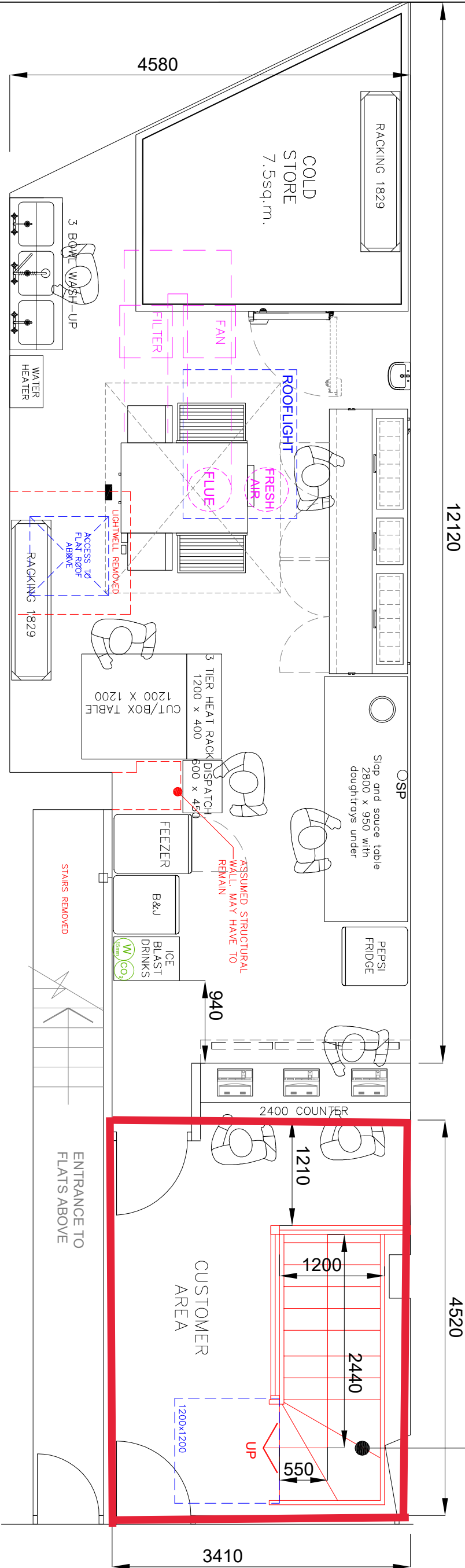
CUSTOMER AREA - 14m<sup>2</sup>

BACK OF HOUSE AREA - 49m<sup>2</sup>



## PROPOSED BASEMENT 59m<sup>2</sup>

- FORM NEW STAIRCASE DOWN TO BASEMENT**
- STAIR WIDTH = MIN 1200mm HANDRAIL REQUIRED TO BOTH SIDES (STAIR CAN REDUCE TO MIN WIDTH OF 1000mm BETWEEN HANDRAILS). HANDRAILS SHOULD BE POSITIONED 900 TO 1000mm ABOVE THE PITCH LINE.
  - RISERS BETWEEN 150 AND 170mm & TREADS BETWEEN 250 AND 400mm
  - MAX PITCH 42 DEGREES
  - 1200mm SQUARE LANDINGS AT THE TOP AND BOTTOM OF THE STAIR (ENTRANCE DOOR PROPOSED ENCROACHES INTO THE LANDING SPACE)



## PROPOSED GROUND FLOOR 61m<sup>2</sup>

SCALE		DRAWN BY		CHECKED		DATE	
1:50@A3		MAS		-		DEC19	
DRAWING NUMBER		MAS		REVISION		E	
19119-10							

PROJECT		43 THEOBALDS ROAD	
CLIENT		HOLBORN	
WCTX RSP		WCTX RSP	
DRAWING TITLE		PROPOSED PLANS	

MA DESIGN		MARTIN ANTHONY DESIGN LIMITED	
REV		AMENDMENT	
A		DATE	
B		CH	
C		DATE	
D		CH	
E		DATE	
F		CH	
G		DATE	
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Y		DATE	
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