

P. A. SCOTT ASSOCIATES

CHARTERED BUILDING SURVEYORS
ARCHITECTURAL SERVICES
PLANNING AND HISTORIC BUILDINGS CONSULTANTS

INFORMATION SHEET

STAIRCASES FOR LOFT CONVERSIONS

The provision of a staircase from the existing ground or first floor, to the new loft room(s) is an integral part of the loft conversion we have designed for you.

The drawings show a staircase that complies with the Building Regulations 2000 Approved Document K : Protection from falling, collision and impact.

When we measured your property, we took all dimensions relevant to the design of the project including for the provision of the staircase. That said, certain reasonable assumptions have to be made due to the house being occupied, carpets fitted, stored items within the loft etc. etc.

It is essential therefore that a competent staircase manufacturer is involved in the project at an early stage and preferably before the main building works start. He will often provide a sketch fabrication drawing for the builder to work to, giving the critical dimensions based on his own measurements and his detailed knowledge of the dimensions of the various actual timber stair components to be utilised.

The builder can then set out the trimmer, trimming and trimmed joists for the staircase well, together with the critical position of any steel or timber beams, support posts, dormer cheeks and so on.

The relevant Building Regulations applicable to your loft conversion are as follows: -

- pitch of stair not to exceed 42° when measured from the horizontal
- going of tread to be minimum of 220mm N.B. going dimension to be measured from nosing to nosing
- rise (height of each step) to be maximum of 220mm
- the normal relationship between the dimensions of the rise and going is that twice the rise plus the going (2R+G) should be between 550 and 700mm
- the minimum going of tapered treads (winders) should measure at least 50mm at the narrow end
- going of tapered treads when measured at centre not to be less than going of straight flight treads
- any stairs which have open risers should be constructed so that a 100mm diameter sphere cannot pass through the open risers

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- 2000mm headroom should be provided measured vertically above the pitch line of the staircase
- 2000mm headroom should be provided above the landings at the top and bottom of the stairs
- a minimum of 2000mm headroom must be maintained above the existing staircase and its top and bottom landings
- for loft conversions where there is not enough space to achieve the 2000mm height above the new staircase, the headroom will be satisfactory if the height measured at the centre of the stair width is 1900mm reducing to 1800mm at the side of the stair
- no recommendations for minimum stair width are given. In practice most stairs are around 800 - 850mm. A 900mm width staircase is quite spacious. A 600mm staircase can be provided for access to one room only. 750mm is the minimum practical width we tend to design staircases down to
- the landings at the top & bottom of the stairs should have a length and width at least as great as the smallest width of the flight, however a door may open across the bottom landing providing a minimum clear going to the landing of 400mm is achieved
- stairs should have a handrail on at least one side and landings should be guarded by balustrading positioned between 900mm and 1000mm above the stair pitch line or the floor in the case of balustrading
- the guarding to a flight and balustrading should not allow a 100mm sphere to pass through any openings and children will not be able to climb the guarding

We hope this guidance note will be useful for your project. Any queries, please contact us on:

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