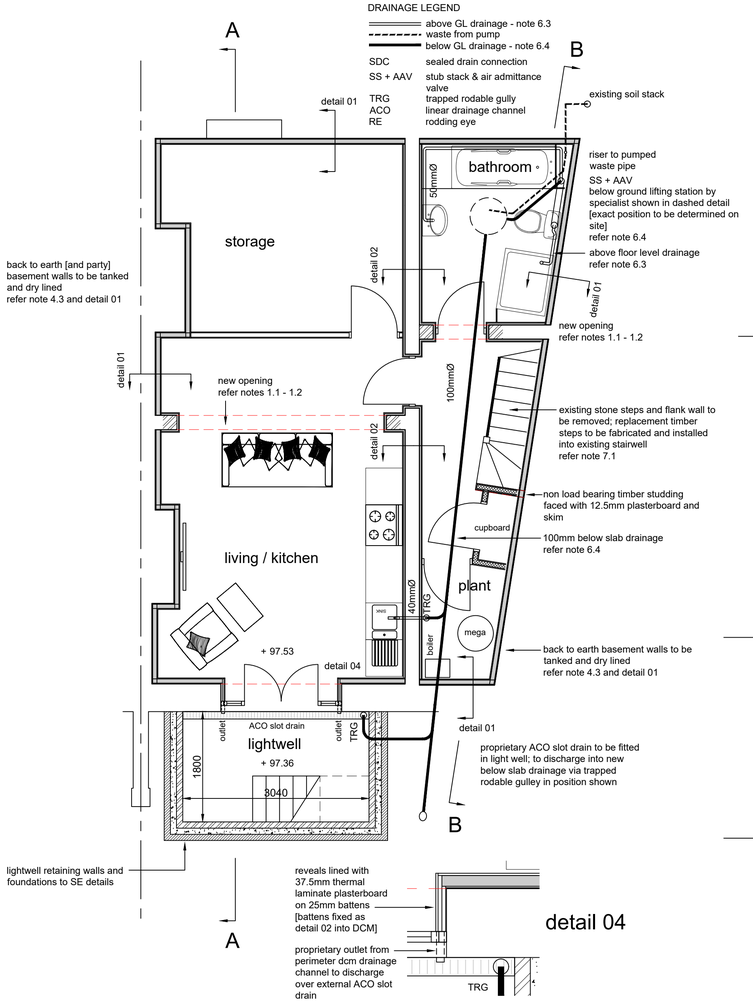
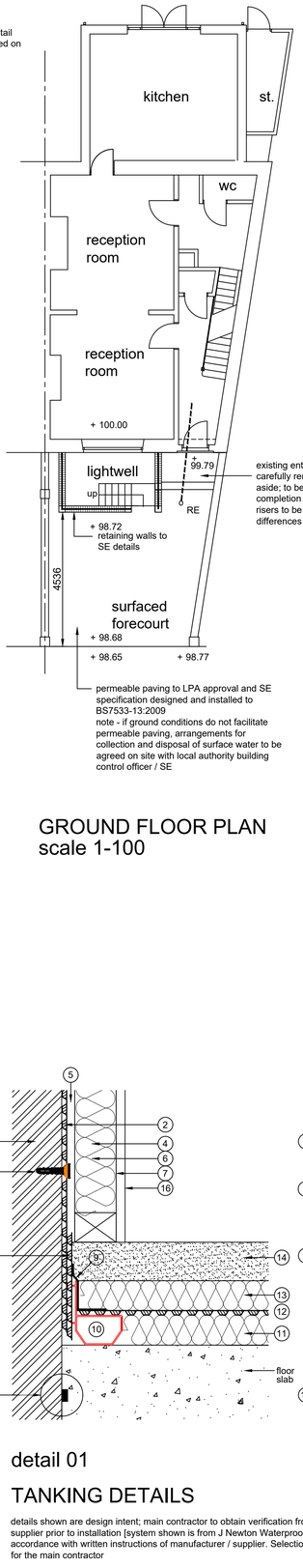


BASEMENT FLOOR PLAN



GROUND FLOOR PLAN
scale 1-100

NOTES:

BUILDING REGULATION NOTES:

1.0 PART A [STRUCTURE]

1.1 Existing load bearing walls to be removed and openings created to extent shown on drawing. All new beams, padstones and other structural alterations to be undertaken in accordance with structural engineer's designs and details. Any requirement to underpin the existing basement walls to be ascertained on site by main contractor under direction of the structural engineer.

1.2 Refer LSK drawing number dwg-LSK-01 / 02 / 03 and associated structural calculations.

2.0 PART B1 [MEANS OF WARNING AND ESCAPE]

2.1 Self-contained mains powered smoke detectors (battery backed up) to be provided to each level. All alarms to be interlinked and wired to separate sub circuit on mains DB board. Smoke alarms to be situated within 3.0m of bedroom doors. Installed in accordance with BS 5839:6:2004

3.0 PART B3 [FIRE RESISTANCE-STRUCTURE]

3.1 basement ceilings [timber joists] to be underdrawn with 1 x 12.5mm layers of Gypsum Fireline Plasterboard and skim to give 30min. fire resistance. Existing joists to be provided with suitable timber noggins between joists to support board edges. New steel work also to be encased as described to give 30min. fire resistance.

4.0 PART C2 [RESISTANCE TO MOISTURE]

4.2 Basement areas [walls and floors] to be tanked using proprietary drained cavity membrane system; perimeter drainage channel in conjunction with sump and pump system [or external drainage outlets if site constraints permit], designed and installed by specialist to accord with British Standard BS8102 (1990) 'Protecting Structures below Ground Against Water'. All detailing to be undertaken in accordance with suppliers' bespoke details and guidelines. Installation of drained cavity membrane to be undertaken by appointed specialist.

4.3 Vertical DCM to wall surfaces to be finished as follows:

Condition 1: Back to earth

- 12.5mm plasterboard and skim
- 1000 gauge 0.25mm polythene vapour control layer
- 70 x 50mm timber stud partition
- 70mm Ecotherm Ecoversal insulation between studding
- 10mm air gap between lining and drained cavity membrane

U value 0.25W/sq.m.k

Condition 2: internal walls

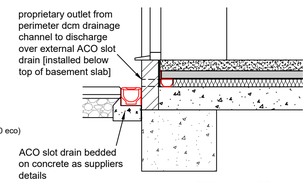
- 12.5mm plasterboard and skim
- 50 x 25mm treated sw battens

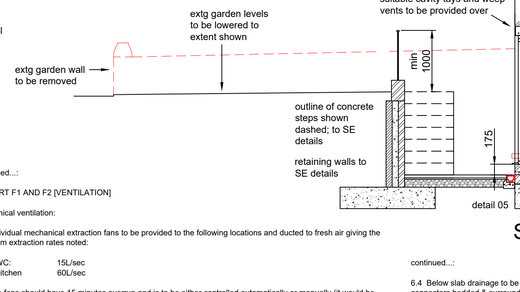
4.4 Horizontal cellar floor to be finished as follows:

- 65mm sand:cement screed
- 500 gauge polythene separating layer
- 35mm Ecotherm Ecoversal flooring grade insulation
- Floor Membrane (Newton 508 eco Floor, 508R or 520 eco)
- 50mm Newton Fibran XPS 500-C (See note B)
- 100mm thick concrete slab with A193 mesh bottom
- 150mm compacted and blinded hardcore

U value 0.22W/sq.m.k

detail 05





continued...:

5.0 PART F1 AND F2 [VENTILATION]

Mechanical ventilation:

5.1 Individual mechanical extraction fans to be provided to the following locations and ducted to fresh air giving the minimum extraction rates noted:

- WC: 15L/sec
- Kitchen 60L/sec

5.2 The fans should have 15 minutes overrun and is to be either controlled automatically or manually (it would be appropriate for fans to be controlled by the operation of the light switch). An air inlet should be provided, e.g. a 10mm gap under the door.

Windows and doors:

5.3 Approved colour pvc-ue framed double glazed windows and external door supplied and installed by specialist contractor who is FENSA registered and the installation must be registered to comply with Building Regulations.

Min. centre pane U Value not greater than 1.6W/m2K.

5.4 Opening lights to all rooms to be min. 1/20th floor area. Incorporate trickle ventilators to window frames to current Building Regulations, 5000mm2 to habitable rooms, 2500mm2 to other rooms. Glazing to windows less than 800mm above floor level to be laminated or toughened glass to current Building Regulation App. Doc. K4. Provide draft stripping to all openable windows.

6.0 PART H1 [FOUL WATER DRAINAGE]

6.1 Above ground level sanitary waste pipework to comprise black pvcu to the sizes scheduled and falls shown and recommended by manufacturer, including supporting and clipping at max. 900 mm centres, and discharging appliances via 75 mm deep seal trap to drainage system.

6.2 Patent air admittance valve [AAV] to stub stack [SS] to be fitted where indicated.

6.3 Appliances to discharge into the following waste branches:

- WC 100mm dia
- WHB 32mm dia
- Sink 40mm dia

continued...:

6.4 Below slab drainage to be 100mm HEPSLEEVE or other approved high strength vitrified clay pipes with flexible connectors bedded & surrounded in granular material strictly in accordance with manufacturer's instructions. Where distance between underside of slab and crown of pipe is less than 300mm the pipes are to be surrounded in concrete. Drain to discharge to proprietary underground lifting station designed by specialist to cater for foul, grey and surface water; installed in strict accord with suppliers instructions. Waste outlet pipework to connect to existing rear soil and vent pipe .

7.0 PART K [FALLING, COLLISION AND IMPACT]

7.1 Replacement staircase from ground to basement to be installed within existing stairwell comprising: -

- 625mm clear width with 42 degree max. pitch
- Equal risers not more than 220mm
- Equal goings not less than 220mm
- 50mm at tapered treads
- Landings top and bottom to have 625mm min goings.

Min vertical headroom on staircase and landings to be 2000mm with handrail at 900mm above pitch line & spindle balustrade with gaps not exceeding 100mm. Underdraw new staircase with 12.5mm plasterboard with tapered joints & finished with gypsum plaster skim. Dimensions to be checked on site prior to construction.

continued...:

8.0 PART L1B [CONSERVATION OF HEAT AND POWER

Provide the following documentation in compliance with Approved Document L1B: -

8.1 Continuity of insulation:
Insulation to walls, floor and roof is to be continuous to limit thermal bridging & air leakage. A signed declaration may be required from a competent person confirming that appropriate insulation methods have been incorporated on site.

8.2 Providing information:
The owner is to be provided with sufficient information about the building, fixed building services, controls and their maintenance requirements, so that the building may be operated as efficiently as possible.

8.3 Controlled services:
The Local Authority may request confirmation that any controlled services including heating and hot water systems have been commissioned in accordance with a procedure approved by the Secretary of State.

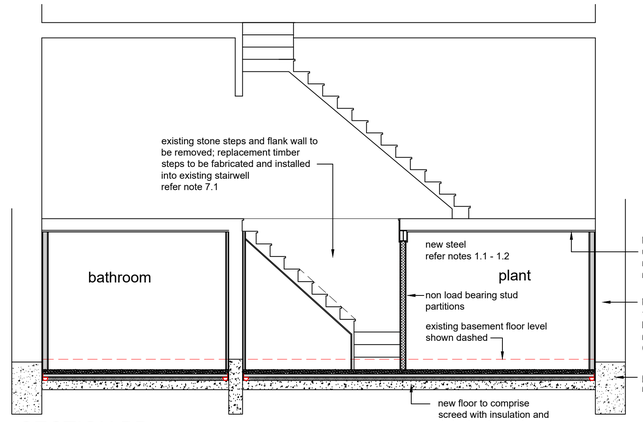
9.0 MISCELLANEOUS

9.1 Services:

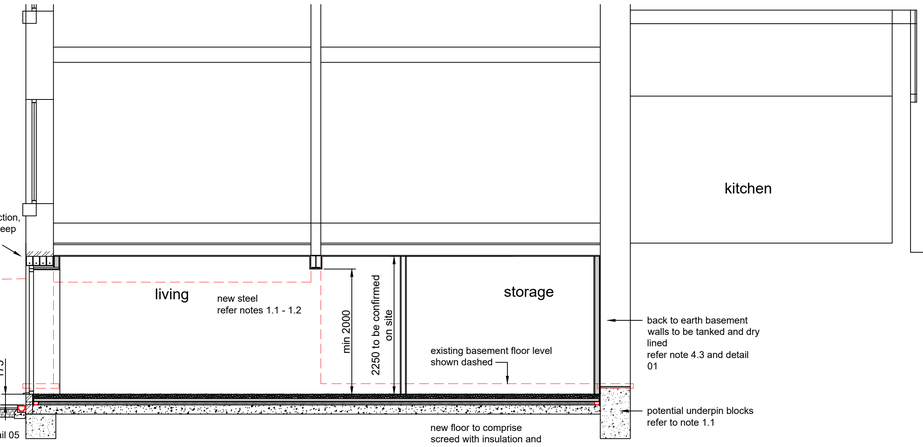
All work to comply with regulations and recommendations of the relevant supply company and to be the satisfaction of the inspector. All services to be designed and installed in accordance with the NBS Domestic Services Guide

9.2 Electrical Installations:

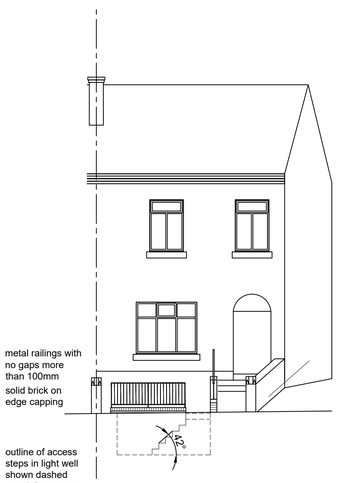
All installations to comply with IEE Regulations. All fittings to comply with British Standards, Quality, Quantity and position of fittings to be in accordance with contractor designed and approved scheme. All switches, sockets, TV/telephone points, doorbells and entry phones to be positioned between 450 mm and 1200 mm from finished floor level. Provide energy efficient lighting in accordance with Building Regulation Approved Doc. L1 min 100% of light fittings to be low energy type as specified by Building Regulations. Any external lighting, including any provided to porches, to be fitted with photocells and have fittings which can only be used with lamps having efficiency greater than 45 lumens per circuit-watt. Installation to be commissioned by competent person and certificate issued in accordance with current Building Regulations approved document P.



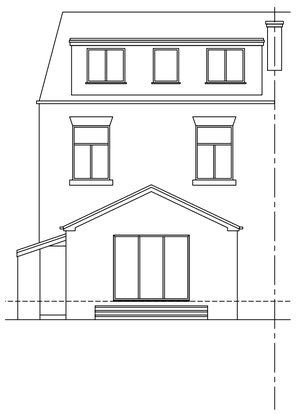
SECTION BB



SECTION AA

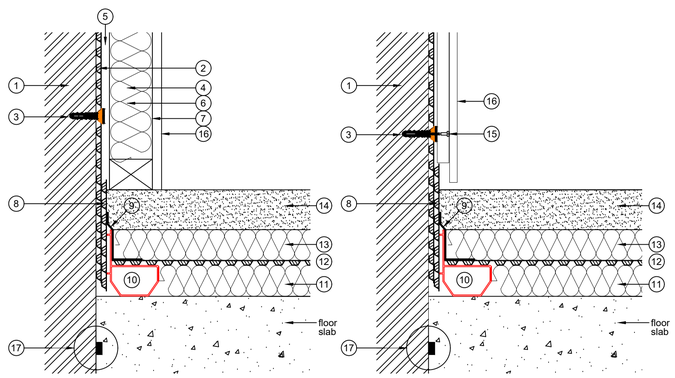


FRONT ELEVATION
scale 1-100



REAR ELEVATION
scale 1-100

NO CHANGES

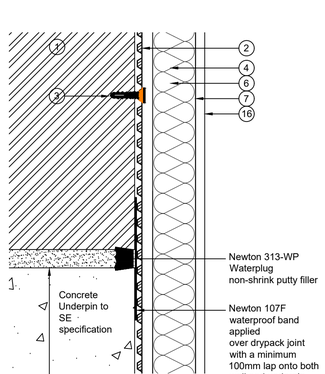


detail 01

TANKING DETAILS

details shown are design intent; main contractor to obtain verification from the selected specialist drained cavity membrane supplier prior to installation [system shown is from J Newton Waterproofing 01732 360 095]. All tanking to be installed in strict accordance with written instructions of manufacturer / supplier. Selection of drained cavity membrane system to be a matter for the main contractor

detail 02



detail 03
[if required]

legend

1 existing cellar walls
2 Wall Membrane (Newton 503, 508 or 508R)
3 Newton MultiPlug
4 Dry-lining frame
5 10mm gap
6 Rigid insulation as required
7 polythene vapour contol layer
8 Newton Condensation Strip
9 Newton Overtape
10 Newton Basedrain
11 Newton Fibran XPS 500-C
12 Floor Membrane (Newton 508 *eco* Floor, 508R or 520 *eco*)
13 Flooring grade insulation
14 Screed
15 Battens screwed into Multiplug
16 12.5mm Plasterboard and skim
17 Newton System 300 waterbar at construction joints

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CDM:
Clients and contractors must fulfil their duties under the CDM regulations 2015.The client is required to notify the HSE of any projects lasting more than 30 days or involving more than 500 person days.

rev:	date:	description
B	01/04/21	sleeping area omitted; storage room added
A		

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RICS the mark of property professionalism worldwide

Project:
cellar conversion at 202 Broad Lane
Rochdale
PROPOSED LAYOUTS

scale: 1-50 UNO @ A1
date: January 21
drawn: IS

Client: Mr and Mrs Harrison

Dwg. Nr. H449-02 rev B