



- 1 Existing sub standard concrete staircase removed and replaced. Refer dwg nos. 236-04,05,06 and 07.
- 2 Top of basement steps retaining wall, extended under staircase screen. Refer to dwg. nos. 236-04, 05 and 06
- 3 Remove existing window and make new door opening. Quoin up reveals and provide lintels in accordance with structural engineers details. Flush threshold detail with outside paving level 15mm below finished internal floor level. External landing laid to fall to trapped gulley with underground drain connected to new 1x1x1m soakaway minimum 5m from the building. Square cast iron grating to gulley. Underground drainage pipes to be 100mm dia upvc, pipe bedded and surrounded in granular material graded 5mm to 10mm, min 100mm bed. 100mm selected fill or granular fill over pipes and selected fill to top of trench.
Any glazing in new doors to be safety glass.
- 4 Existing foul drain is suspended in the basement. Make new 90 degree connection to cast iron pipe in corner to accept new soil pipe from wc on ground floor.
- 5 New kitchen installation. Sink and dishwasher waste to connect to existing disposal arrangement in basement.
- 6 Existing svp
- 7 WC and basin connected to stub stack that drops below to suspended foul drainage pipe in basement
- 8 Make new 1.2m wide opening in existing wall. Lintel, additional restraints and bearings to structural engineers detail.
- 9 New studwork partition with 15mm British Gypsum SoundBloc board each side and min. 50mm Rockwool Soundslab between studs. Provide fixing noggins in partition for basin as required
- 10 Remove door and block up in studwork
- 11 Open up existing blocked up doorway and hang reclaimed door from dining area
- 12 Build/extend reveals to accommodate kitchen units.
- 13 Provide kitchen extract fan to provide at least 60l/sec intermittent mechanical ventilation
- 14 Provide wc extract fan to provide at least 3 air changes per hour mechanical ventilation (in addition to opening window)
- 15 Fix 2 layers 15mm British Gypsum SoundBloc board to party wall
- 16 New wc and wash hand basin. Min dimensions of activity spaces to be maintained as far as possible.

Plumbing note:

Minimum trap diameters and seal depths, washbasin 32mm trap 75mm seal, wc pan, 100mm trap 50mm seal, kitchen sink and dishwasher 40mm trap, 75mm seal

Rodding points to be provided to give access to any lengths of discharge pipes that cannot be reached by removing traps or appliances with internal traps.

Electrical Note:

Outlets and controls to be located at least 350mm from any internal corner and not more than 1.2m above FFL. Light switches to be between 900mm and 1,1m above FFL. Sockets to be min. 400mm from FFL. Sockets above worktops etc at least 150mm from projecting surface. Provide separate isolating switches for concealed sockets.



Proposed Ground and Basement Floor Plans

Date: November 2020

Scale: 1:50 at A3

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