



BW APPLICATION

Revision Initials Date

KARA DESIGN

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JOB TITLE

Alterations to 5 Lansdowne Crescent
for Carole Mooney & Guido De Groot

DRAWING TITLE

Proposed Lower Ground
Floor Plan

SCALE DATE DRAWING/CHECKED

1/50@A3 APR21 KR

JOB NO. DRAWING NO. REVISION

699 GA02 C

A Wall repositioned away from boundary
Change of solid external door
Exposed stone around opening Apr22

BW APPLICATION

B BWQ Response June 23
C Lintels at shower/WM cupboard Dec 23

NOTES:

Drainage:

All drainage to be tested and coordinated with Department of Building Control. Provide accesses to the change in direction to the 110mm foul drainage. Sink drainage pipe to be 40mm upvc. Ventilation of drainage system to be designed to minimise the possibility of foul air entering the building, in accordance with Sections 4, 5, 6 and National Annex ND of BS EN 12056-2:2000.

All drainage system outside the building should be constructed and installed in accordance with the recommendations in BS EN 12056-1: 2000, BS EN 752-3: 1997 (amendment 2), BS EN 752-4: 1998 and BS EN 1610: 1998.

All drainage must not reduce in the direction of flow lead to blockages.

Showers: 50mm upvc

Bath: 50mm upvc

Sinks: 50mm upvc

WCs: 110mm upvc

110mm dia foul drain laid to a minimum fall of 1:80 and a maximum fall of 1in 40. Soil pipe to connect to existing drainage in basement.

Dual flush to be fitted to toilet. Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. Flow restrictor or aerator to be fitted to taps of wash hand basin to reduce the flow rates at basin taps to no greater than 6 litres/minute; flow at shower heads no greater than 8 litres/minute.

Scalding will be avoided by use of a thermostatic mixing valve (TMV) or fitting complying with BS EN 1111:1999 or BS EN 1287:1999.

Wall Type 1 Timber Clad

Outer leaf: Vertical Russwood ScotLarch, fixed to horizontal battens on vertical battens on Timber frame. 50mm clear cavity formed from 25mm x 60mm horizontal and vertical battens with minimum 60mm face fixing Inner Leaf: Reflective breather paper on 9.5 OSB sheathing ply with taped joints on 140mm timber frame with 80mm Kingspan Kooltherm K12 between the studs. 9mm OSB fixed to inner face of timber frame per Engineer's detail. 32.5mm Kingspan Kooltherm K118 for skim coat.

Wall Type 2 Exposed brick.

Outer leaf: 102.5mm exposed brickwork. 50mm clear cavity Inner Leaf: Reflective breather paper on 9.5 OSB sheathing ply with taped joints on 140mm timber frame with 80mm Kingspan Kooltherm K12 between the studs. 9mm OSB fixed to inner face of timber frame per Engineer's detail. 32.5mm Kingspan Kooltherm K118 for skim coat.

Wall Type 3: Internal partition

75mm timber stud with plasterboard each side (with a minimum mass per unit area of 10 kg/m²) and a minimum of 25mm mineral wool (with a density of 10kg/m³) between studs per the accredited detail type 1A.