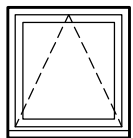


Flat Area = 42 sq.m

- (DS)** SMOKE DETECTOR
- FD** FIRE DOORS
- ☒** EXTRACTOR FANS

RENEW WINDOW IN ALUMINIUM WITH TOP HUNG OPENER TO MATCH LIVING ROOM



SHADED AREA TO BE PART OF FLAT ENTRANCE HALL

**NOTES**

1. ALLOW FOR COMPLETE FALSE CEILINGS THROUGHOUT WITH LED SPOTLIGHTS
2. ALLOW FOR DAMP TREATMENT THROUGHOUT
3. ALLOW TO DRYLINE ALL EXTERNAL WALLS
4. [NO GAS] ALLOW FOR ELECTRIC STORAGE HEATERS, MEGAFLO & IMMERSION

**GENERAL NOTES**

Opening areas of new windows/doors to be min. 1/20 of floor area.  
Maximum area of new windows, doors and rooflights not to exceed 25% of floor area or justify by SAP Engineer

New windows and doors to FENSA standards and to be double glazed to give U-value of not more than 1.6 W/mK for windows & rooflight and 1.8 W/mK for glazed doors  
Provide toughened or laminated glass to critical areas

Any rooflights within 1.0M of boundary to be AA fire rated (unwired glass to be not less than 4mm thick)

Provide min. 8,000 sq.mm of background ventilation to habitable rooms by terracotta air bricks in external walls or trickle vents in window frames.

Provide min. 4,000 sq.mm of background ventilation to shower room by terracotta air bricks in external walls or trickle vents in window frame.

Kitchen extract to give min. extract rate of 60 litres/second (or 30 l/s with cooker hoods)

Shower room extract to give min. extract rate of 15 litres/second to work off light switch with 15 minute overrun (and 3 air changes per hour)

All internal doors, including bathroom doors, to be half hour fire resisting (FD20) and self closing with 25mm door stops glued and screwed at 600 c/c and fitted with intumescent strips  
Internal flat entrance doors [FD30S] also fitted with intumescent strips and to be self closing

Non compartment partitions and ceilings to achieve min. half hour fire protection  
Any recessed downlighters or pipe ducts will need to keep fire integrity of ceiling/walls

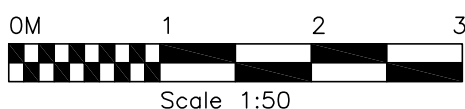
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Any recessed downlighters or pipe ducts will need to keep fire integrity of ceiling/walls

40 dia. showers and sinks, 32 dia. wash hand basin wastes connect to drains via 75mm deep seal traps. Provide access for rodding at all changes of direction.

Installation and lagging of fixed building services to comply with latest edition of Domestic Building Services Compliance Guide

Min. Grade D Category LD3 self contained mains operated smoke detectors and alarms to comply with BS 5839-6:2004

Contractor to be responsible for stability of building during works and to provide temporary support, as necessary.



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**RICS**

ZENITH HOUSE, 8-9 ST CHAD'S ST, LONDON, WC1H 8BD  
Proposed Basement Plan - CHANGE OF USE

A3 @ 1:50

December 2017

5500/02