

Ground Floor Cloaks Room:
Plumber to investigate location of below ground wastes and incoming water supply to serve new Ground Floor WC and wash hand basin. Cloaks Room to have externally ducting extractor fan, operated via new light switch with overrun facility.

Alterations to the heating system to comply with Part J. Allow for installation of A rated energy efficient combi boiler to serve new dwelling, such as Ideal Logic Code or similar.

Upon completion of boiler relocation works, a Gas Safe Certificate should be provided, a copy of which will be required for Building Control.

Install 1No. flush rooflight over kitchen, 1000 x 1200.

New 110mm dia. SVP to accept wastes from kitchen sink and kitchen appliances and to serve first floor bathroom above. New FWS to meet existing below ground. There is existing waste water in the kitchen area, as the existing WC and kitchenette sink will be removed.

New Kitchen hob with extraction hood over with extractor fan 30lt/s, to extract externally through flat roof.

New floor to floor measurement up to first floor approximately = 2556mm.

Bespoke softwood staircase made by specialist. 12 risers at 213mm to a total rise of 2556mm, goes to be 237mm. All in accordance with Part K of the Building Regulations. Dimensions to be checked on site prior to manufacture and agreed by client.

If site dimensions necessitate a deviation from stated design above, the new stairs must have a minimum going of 220mm (50mm winders at narrowest point) a maximum rise of 220mm and a maximum pitch of 42 degrees.

Handrail to be set at 900mm along pitch of stair & landing, in accordance with part K of the Building Regulations. The balustrade should be constructed so that a sphere of 100mm cannot pass through it at any point.

Cracked brickwork stitching detail as detailed on Structural Engineer's drawing 1847-04. On completion of remedial works, allow for lining existing party walls with Gyproc Soundbloc or similar approved soundproofing plasterboard.

Expose and brushdown existing double skin external walls and apply Celotex PL3065 insulation backed plasterboard on dabs, with 3mm skim finish, fully in accordance with Celtex installation instructions. This construction achieves a U Value 0.21W/m2K. Ensure VCL. Wall insulation to lap with floor insulation to create continuous thermal layer.

Install Ground Beam GB1, C2 and all fixings as detailed on Structural Engineer's drawing 1847-04.

Note: All dimensions are to blockwork / studwork etc. and do not include internal finish i.e. plasterboard, insulations & skim. Please note, where critical, dimensions will need to be checked on site due to uneven walls and removal of linings in places.

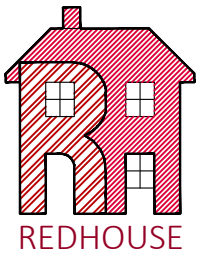
Install new composite black front door and glazed window, with glazed fixed panel above door to total height 2300mm above finished floor level (to fit below reduced ceiling height). Window to be Jeld-Wen stormsure triple glazed paint grade timber casement window 1800wx1350h.

Uplift existing internal floor finishes and any insulation products present to area to front of building and remove down to concrete/hardcore base, ready to accept slabs for bin storage area.

Existing door, frame and glazed panels to be carefully removed for disposal. Existing Commercial signage to front of building to be removed. Front elevation to be carefully deconstructed. Dwarf wall below front window the be inspected and if in good condition to be retained or repaired as necessary.

Proposed Ground Floor Plan
Scale 1:50

Underpinning and New Wall Foundation Detail:
Please refer to drawing 1847-03 by Structural Engineer. Drawing includes typical sequencing detail, Ground Floor slab construction, foundation detail and Specification Notes.



TITLE	Conversion & Extension to create Dwelling 150 Haverstock Hill, Belsize Park, London NW3 2AY			
DETAIL	Proposed Ground Floor Plan			
SCALE	1:100	SHEET:	A3	18-049-11B
DRAWN	AJ			
DATE	Nov 2018	ISSUE	PRELIMINARY	
REDHOUSE, 8 GENTIAN CLOSE, RUSHDEN, NORTHANTS. NN10 0UG 01933 358617				