

**EXTRACT TO KITCHEN**  
 Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO UTILITY ROOM**  
 To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO WC**  
 W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Service penetrations through membrane to be co-ordinated between waterproofing specialist and M&E contractor prior to tanking and to be sealed strictly in accordance with tanking manufacturers details.

Extractor required for utility/plant room. Service penetrations through membrane to be co-ordinated between waterproofing specialist and M&E contractor prior to tanking and to be sealed strictly in accordance with tanking manufacturers details.

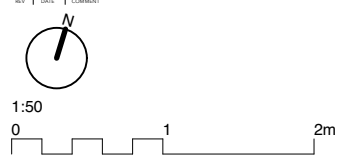
- GENERAL NOTE**
- Drawing to be read with Structural Engineer's specifications and details.
  - All details to be read with manufacturer's installation manuals, guide and guidelines.
  - All structural details to be checked by structural engineer prior to fabrication.
  - All fixings to be specified by Structural Engineer or following manufacturer's system guidelines.
  - Any specified system should include all spare parts as per manufacturer's guidance.
  - Contractor to notify Beckmann Architecture Ltd on any specification change or alternative product to be used in the external building envelope build-ups: walls, roofs, floors, doors & windows. Contractor to provide the U-value of the updated build-up for EPC consultant checking and Beckmann Architecture Ltd's approval.
  - Contractor / Manufacturer / Supplier to confirm all fire ratings of the components and their suitability in regard to the current Fire Regulations and BS 9999.
  - All components and materials to be CE marked and compliant with the current British Standards.
  - Any change to specifications and details contained in this drawing should be notified to Beckmann Architecture Ltd/client for approval prior to construction. Approval will be based on physical samples provided by contractor.
  - This is a design intent for pricing only. Contractor to allow for templating on site and shop drawings to be signed off by architect prior to construction.
  - All finishes, fixtures, fittings and associated accessories TBC with interior designer
  - Designs and details contained in this drawing are subject to full coordination with all the relevant Consultants' design schemes. Confirm with Beckmann Architecture Ltd the status of coordination before any pricing or work is commenced.
  - This drawing to be read in conjunction with full drawings set.
  - All works are subject to Listed Building Consent and not to be commenced without approval in writing

**ELECTRICAL WORKS**  
 All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

**CHASING:**  
 All electrical works are to be chased into existing walls. Chasing to be in channels of no more than 100mm wide and to be located 100mm above the line of the existing skirting boards or below line of cornice. Plasterwork to be made good following chasing.

**INTERNAL LIGHTING**  
 Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide. All light fixtures TBC with interior designer and installed as per manufacturers installation details and spec.

- Key - Lighting & Electrical fittings**
- Floor uplighter
  - Double electric socket
  - Double electric socket - w/USB-c
  - Above worktop double electric socket
  - Above worktop double electric socket - w/USB-c
  - Floor light. Shade supplied by client
  - Pendant light point. Shade supplied by client
  - Surface mounted downlighter
  - Wall light, cross reference external elevations
  - Fire rated and acoustic compliant GU10 downlighter. IP 65 rated to bath and shower rooms
  - Fire rated and acoustic compliant GU10 downlighter.
  - Light switch
  - 2way light switch
  - Extractor fan - ceiling mounted
  - Existing Radiator
  - New Radiator - To Interior Designers spec
  - Room thermostat
  - Smoke detector: linked to mains power
  - Heat detector
  - Consumer unit
  - Shaver socket
  - Below worktop single electric socket
  - Single electric socket
  - Recessed LED spotlight
  - Ceiling mounted cable switch
  - 2way dimmable light switch
  - Ceiling mounted speaker
  - Television aerial
  - Area of making good plasterwork for chasing in electrical works. Note: Further chasing may be required above skirting and below cornices. To be made good following chasing.



DRAWING TITLE			
PROPOSED BASEMENT ELECTRICAL PLAN			
DRAWING NUMBER	REV		
BA180 - 04 - 410	D		
SCALE	STAGE		
1:50 @ A3 // 1:25 @ A1	FOR INFORMATION		
DATE	DRAWN	CHECKED	SIZE
NOV 2022	MSH	CB	A3

SITE ADDRESS  
 2 HOLLY HILL TERRACE, LONDON, N6 6LX

PROJECT  
 LISTED BUILDING CONSENT APPLICATION

CLIENT  
 MR AND MRS BANKS

1. Do not scale this drawing except for planning purposes.  
 2. All dimensions are in mm.  
 3. Beckmann Architecture to be notified immediately if any discrepancy is found.  
 4. All dimensions to be verified by contractor and/or subcontractors before work commences.  
 5. All shop drawings to be approved by Beckmann Architecture before work commences.  
 6. All details to be in accordance with relevant British Standards, manufacturer's recommendations and specifications.  
 7. This drawing is property of Beckmann Architecture Limited. Copyright reserved.

1 Proposed Basement Electrical Plan  
 1:50 @ A3

**FIXED EXTERNAL LIGHTING**  
 Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. External light fittings to have both the following:  
 - Automatic controls which switch luminaires off in response to daylight  
 - If luminous efficacy is 75 light source lumens or less automatic controls which switch luminaires off after the area lit becomes unoccupied, if luminous efficacy is greater than 75 light source lumens, manual control can be installed.

**SMOKE DETECTION**  
 Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Where any new wall lighting is proposed all chasing and render to be made good following installation. Spec of external lights to Interior Designers spec and design

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 AND COMPANY  
 CONSTRUCTION AND PROPERTY DEVELOPMENT