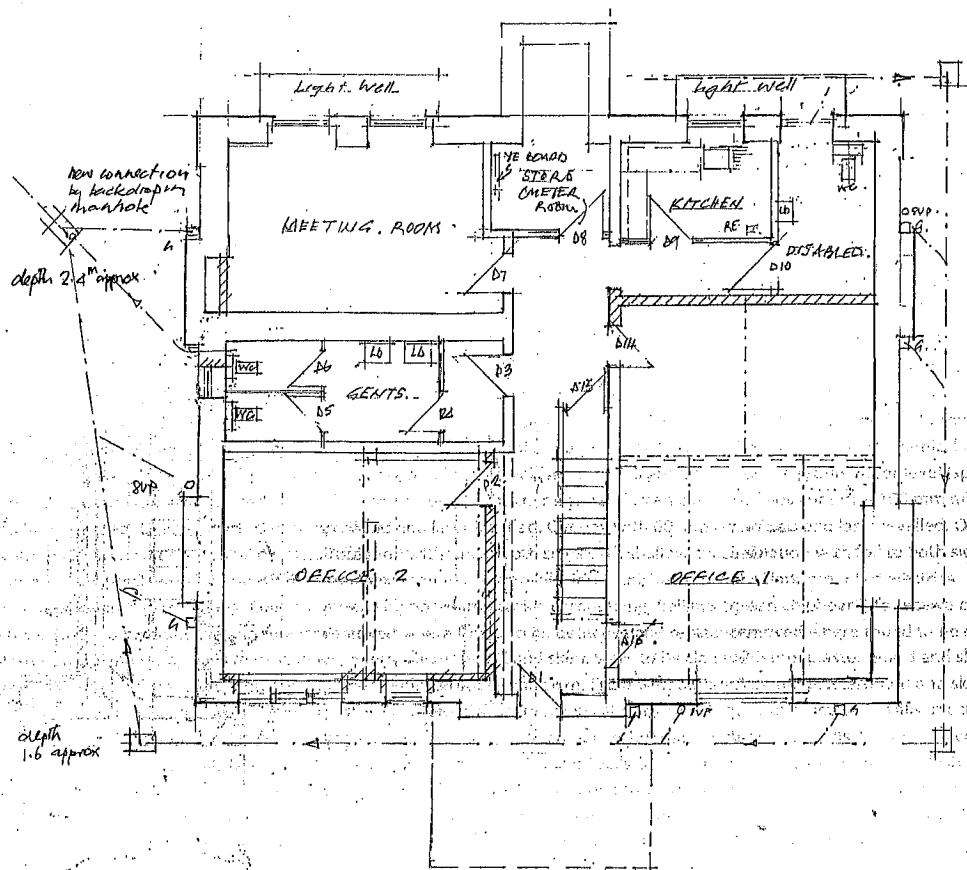




Existing staircase re-opened and made good. Where lower hall ceiling and ground floor is supported by a 100mm deep trimmer insert support posts, two no, min 150 square (to allow for charring in case of fire. Post supported for new concrete floor. posts used to support, using offset brackets, new stair guarding and handrail to meet Building Regulations (note staircase enclosed by D9 on ground floor) Where support to upper floors wall exposed beam found to be overloaded, insert new steel beams in accordance with Structural Engineers calculations (details submitted to Building Control) beams used to level up floors. Form new concrete foundation beneath existing Timber beam and build new 150mm loadbearing concrete block wall under beam and securely wedge to transfer load to new wall. Where floor joists above Basement Office 1 are over span, insert new steelwork to support the floors and securely wedge into position. Steelwork to be clad to give half hours fire resistance.

Fire Alarm to be installed with call points on upper floor levels at head of the stairs and at final exit doors to Ground and Basement level Exit doors. Alarm sounders to be fitted on each floor and tested to ensure they are audible from all rooms within the premises. Smoke alarms to be wired into the system at all floor levels in each suite of offices on ceilings at head of all staircases.

BASEMENT

Strip back all plaster to walls, remove stud partitions and cladding, prepare all exposed walls to receive tanking system. Including pre forming all new holes in external walls to receive drainage outlets for WC and LB connections.

Lift existing floor screeds and sub floor to 20mm below final floor level. Blind and consolidate subfloor lay dpm by Newtonite turned up walls to link, with double sided adhesive tape, to Newtonite Lathe system 800 damp proofing wall cladding. Using fixings provided by Newtonite to fix 50mm square tanalised battens, including any cross members to receive preplanned fittings to walls. bearers for plumbing and electrical wiring ensuring at all times that the damp proofing system is not punctured Damp proofing to be fitted by specialist providing min 20 year guarantee. Drill for and inject chemical damp proof at 300mm above existing ground floor level (specialist 20 guarantee required) Floor to comprise 100 mm mesh reinforced concrete floor, pumped and laser levelled. Overlay with 60 mm rigid floor insulation with foil to both sides with shallow chases for any floor mounted electrical wiring, finished floor of 22 mm green chipboard, to receive carpet tiling, Ceilings to be removed where found to be defective and replaced with 12.5 mm plaster board and skim, walls to be clad with 12.5 mm plasterboard and skim. Fixed with dot and dab plaster to internal walls, mechanical fixing to external battened walls. Skirtings to comprise 150 mm lambs tongue fixed with adhesive to plastered walls Door frames to offices to accept half hour fire doors with Intumescent strips, doors to be flush panel paint grade half hour fire doors. Architraves to be 75 mm lambs tongue to all doorways

Sanitary fittings to have waste pipes as follows WC 100 mm Basins 38 mm. connections to existing drains to be either to existing soil vent stacks or stub stacks fitted with Durgo valves. Hot water to be provided by electric under counter water storage heaters fitted locally as appropriate.

Rewiring to IEEC recommendations to existing individual office supplies or landlords supply for circulation areas

PROPOSED ALTERATIONS TO BASEMENT FLOOR OF
92 NEW NORTH ROAD, EDGERTON HUDDERSFIELD

Scale 1 to 100

June 2019

DWG BF 001

Amended FEB 2020

amended Sept 2020

K.A.C