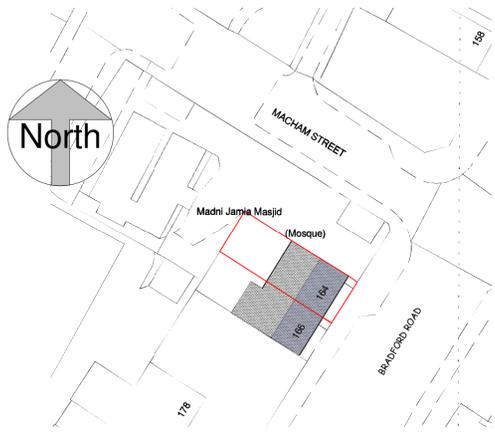
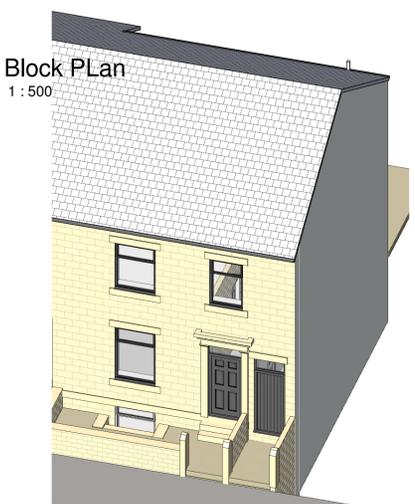




Rear Elevation
1 : 100



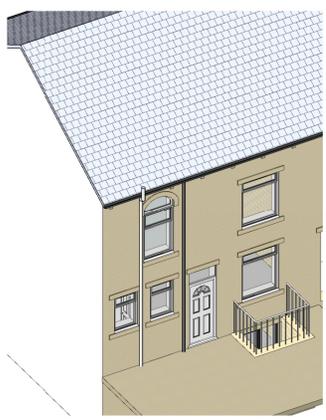
Front Elevation
1 : 100



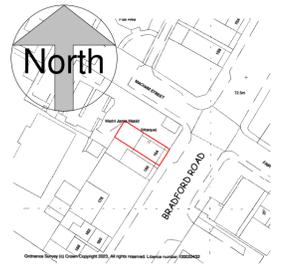
Block Plan
1 : 500



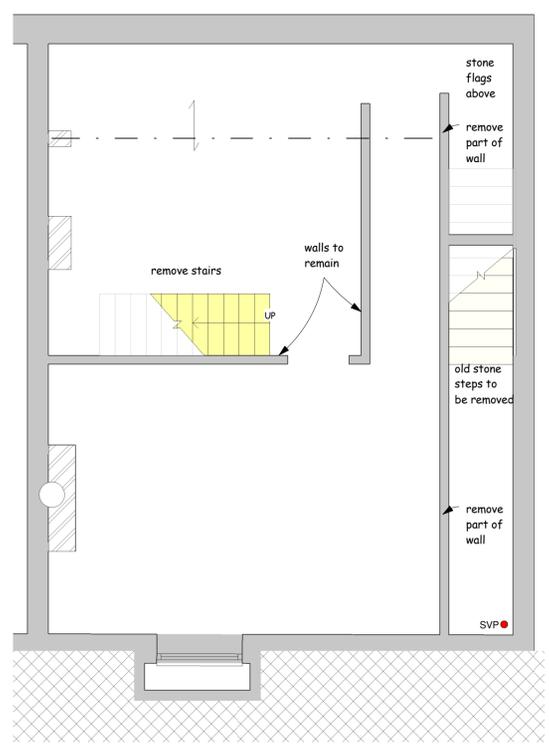
Rear Elevation
1 : 100



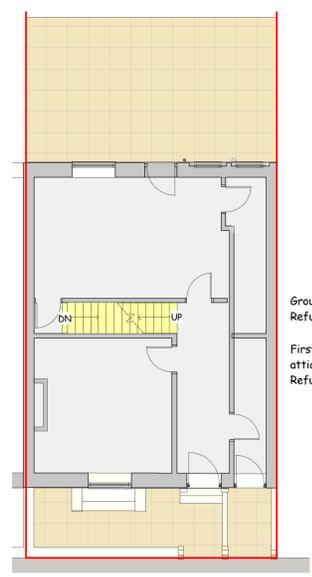
Front Elevation
1 : 100



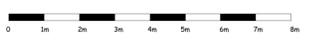
A4 Location Plan
1 : 1250



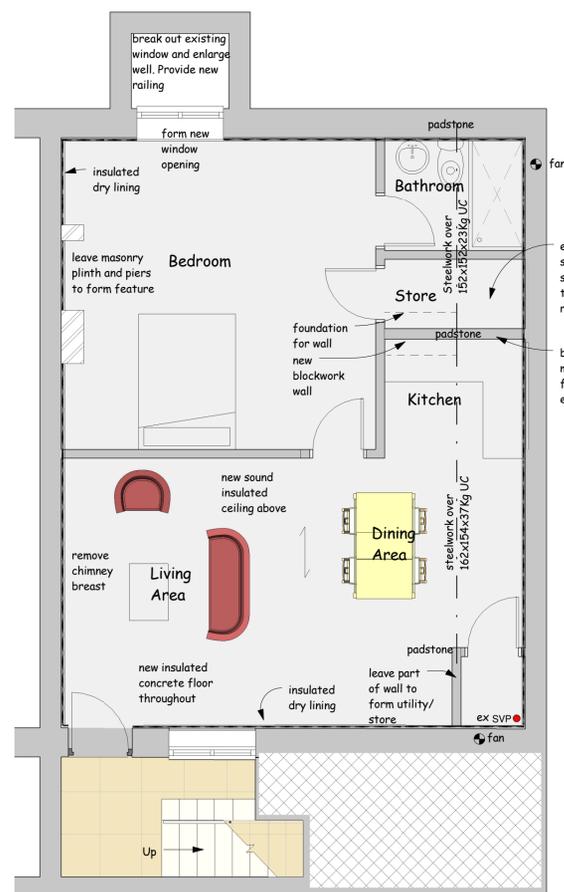
Cellar
1 : 50



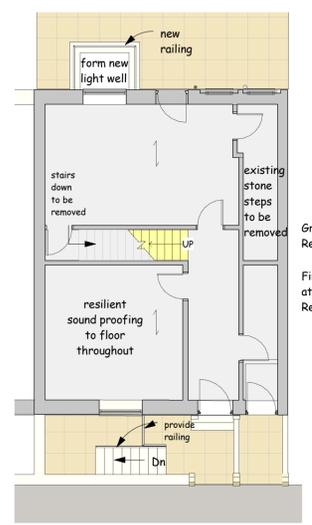
Ground Floor Plan
1 : 100



scale 1 : 100 @ sheet size A1



Cellar - P
1 : 50



Ground Floor Plan Unchanged
1 : 100

Outline Specification and Schedule of Works

The drawing and these notes are not a full description of all the works and is for approval under the current building regulations only. The works are to be carried out competently, with proper materials and in a workmanlike manner in accordance with BS 8000 and shall comply in all respects with the latest Building Regulations, British Standards, BS Codes of Practice, Statutory Undertakings and the Local Authority Inspector. The Contractor should have a full knowledge of standard and safe working practices in the construction industry and in particular the need to pin, prop, shore or otherwise ensure the structural stability of the house when inserting the steelwork described in this schedule.

The project comprises the conversion of the present basement to form a new self-contained apartment with kitchen/dining/living room, bedroom with en-suite shower room and a new external stairs access.

The walls in the basement are to be lined, the floor insulated and a new concrete slab laid and the ceiling insulated and boarded, these works including sound proofing materials. The sound reducing measures are to be agreed with the Building Inspector and the proprietary materials fixed in strict accordance with the manufacturers written recommendations to comply with any necessary sound tests.

Clear Out, Excavation and Services
The basement should be cleared of all stored items and debris and left ready for the works to start. Services should be re-positioned/provided as required by the new accommodation. Services should be installed as high as possible in the store area. The new boiler should be positioned in the store area. The soil and vent pipe is situated in the corner of what will be the store area ready for connections to kitchen and bathroom fittings.

Excavate around the present basement window to reduced levels and clear away, ready for the new access steps.

Take up the existing basement flags, excavate to reduced levels and cart away.

Foundations, Walls and Steelwork
Adjacent to the existing wall at the back of the basement stairs form new strip footing in concrete to be designed and formed in accordance with BS 8004 1986 Code of Practice for Foundations, BS 8110 Structural Use of Concrete Pt 1, 1985 Code of Practice for Design and Construction and to the satisfaction of the Local Authority Inspector. The Contractor shall be responsible for the overall design of the foundations and any soil investigations necessary.

The existing stone steps are to be removed from the top and the walling made good. Leave in the lower part of the wall to be joined with a new blockwork wall from the new foundation.

Provide support and remove part of the existing walls as indicated and prepare to receive steelwork as shown on the drawing on reinforced concrete padstones.

Form new external door opening with matching stone head and concrete internal lintel with cavity dpm over.

Break out existing blockwork in rear bedroom and re-form window opening and make good. Excavate for and form light well in rear yard (it may still be present) and provide balustrade guarding 1100mm high.

Form new steps at front with balustrading and make good to walling.

The new internal stud walls to be built as indicated on the drawing, from new floor finish, constructed from 50mm x 75mm timber framing at 400mm c/s from continuous sole and head plates with noggins at 1200mm c/s vertically with additional framing timbers at all junctions and 50mm Rockwool RWS tightly packed between studs to provide sound attenuation.

Windows and External Doors
Fit new double glazed window with side casement (U values 1.4w/m²deg C) at the front and rear of the apartment as indicated on the drawings and new external door and frame, to client choice. New front door to be flood defence compliant. All to be secure by design.

Floors
Following the removal of the flags and reduced excavation the new floor comprises a layer of well compacted levelling hardcore, sand blinded with dpm lapped to side walls with 100mm Kingspan insulation and a 125mm lightly reinforced (A252) concrete slab with steel floor finish. Seal floor dpm to walls to extend 900mm to perimeter and centre wall.

Timber Treatment
All structural and external timbers shall be treated to a net dry salt retention of 4.3kg/m³ either by the double vacuum process using organic solvent to BS5707 or vacuum/pressure process with water borne preservative to BS4072 and all cut ends of timbers to be re-treated as recommended by the preservative manufacturer.

Joinery and Internal Finishes
Provide and fit to client choice and to match, skirtings, architraves, cill boards and all necessary joinery (noggins, solid blockings, etc.) to complete the works.

To the perimeter walls provide approved vertical dpm fixed to masonry with timber frame work, 40 x 40mm packed with Kingspan insulation and lined with TW56 (40mm insulation thickness). Provide ventilation of 10mm to base and top of linings. (including skirtings and allowance for any carpets or floor coverings).

Plaster finishes comprise, to new stud wall (insulated as described), skim finish on 12.5mm boards and to brickwork, skim finish on 12.5mm boards on dabs. Provide 1/2 hour fire lining to new steelwork to blend in with adjacent plaster surfaces.

To the existing floor structure above following the perimeter sealing of any gaps, provide, to the existing floor finish, a layer of 'Screedboard 28' by Collecta, (a dense floor board on a resilient layer) and edge seals or other approved system and below in the basement, to the existing exposed floor structure, fix 100mm quilt (10-36g/m²) between existing joists and re-line with 15mm plasterboard and skim and below, suspended from proprietary resilient bars, two further layers of 15mm plasterboard, screw fixed in overlapping pattern and skimmed. To be agreed with the Building Inspector.

Kitchen layout and fittings and bathroom fittings to client choice.

Plumbing, Heating and Electrical
The electrical layout for power and lighting shall be provided to client layout and to the latest edition of the IEE codes and switches and sockets to be between 450 and 1200mm from floor level and low energy discharge lamps shall be installed throughout and commissioning certificates as regulation J4 to be provided.

Electrical layout and installation to be by a competent Part P qualified electrician. Smoke detector designated (s) and a heat detector designated (h) shall be fitted as shown in the kitchen/dining/living area and hard wired to the consumer unit.

Fans as indicated shall provide 15l/sec to the shower room (linked to light fitting with over-run) and 30l/sec. to the kitchen area via the hob extract.

Domestic space and water heating shall be provided subject to client layout from a condensation boiler 95% efficient to lp radiators and towel radiator all with trvs. (Part J requirements). Provide hot and cold water services to the kitchen and bathroom fittings.

Un-vented hot water storage systems to be installed to BS7206:1990, specification for unvented hot water storage units with safety temperature control and thermostatic valves to BS3955:1986, BS4201 installation to be in accordance with BS6700:1987 specification for design, installation, testing and maintenance of services supply water for domestic use within building and their curtilages.

Boiler controls in accordance with Part L. Plumbing to be by a Corgi registered installer.

Drainage
The layout and installation of the drainage is to comply with BS 8301:1985. Underground drainage is to be uPVC to BS4660:1978 and laid strictly in accordance with the manufacturers written recommendations to minimum falls and to the satisfaction of the Local Authority.

The existing SVP situated in the corner of the basement is to be used for the connections for all drainage requirements for the apartment.

The layout and connections are to be agreed with the Building Inspector on site.

The above ground foul drainage layout and installation is to comply with BS5572:1973 and of uPVC pipework serving fittings as shown on the drawings. The soil drainage from the en-suite runs to a stub stock taking the wastes from the lavatory basin and shower with AAV and connects to the existing SVP as does the waste from the kitchen sink and other washing equipment.

32mm dia waste from the lavatory basin and 40mm dia waste from the shower tray and sink unit and no waste connections within 200mm of a foul connection.

External Works
Make good to pavings and all disturbed by the works and leave the site clean and tidy.

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Do not scale - Use figured dimensions only

PROJECT	Proposed Basement Conversion to Form Self Contained Flat at 164 Lockwood Road, Lockwood, Huddersfield. HD1 3QR		
CLIENT	Mr D Sardar		
DWG TITLE	Plans and Elevations		
DWG NO.	2320 - 01	SCALE	1 : 50 1 : 100 1 : 500 1 : 1250
DATE	6/06/2023		
DB ARCHITECTS 31 Moor View, Meltham, Holmfirth, HD9 5RT t:01484 850579 e:david.dbarchitects@virginmedia.com			

