Modify existing stone steps
to basement area, build up opening
as indicated, provide new door and frame
complete with air vents top and bottom of door
to allow air passage

existing stairs to be made
good, provide new nosings
hand rails and slip restant
treads to finish

Grub up entire basement floor, lay new concrete floor
on DPM and sand blinded hardcore as spec
prior to installing Wkamore Tanking system and 65mm
screed finish
Note floor finish to wet areas to receive slip resistant floor finish

install insulated stud wall to
bath room complete with door and
frame and all necessary hardware
fixtures and fittings

ducting and extract fan as spec notes. expelair fan

slip resistant floor finish
to all wet areas

Modify existing basement entrance
provide new FD30s door and frame complete
with all necessary hardware fixtures and fittings
door to be fitted with alarm system, suited locks.

New basement flat to be wired
to existing security and fire
alarm system - check all systems
are operative prior to completion

Insulated stud wall secured to floor walls
and ceiling, all boarding to be scribed and sealed to
perimeter walls etc to form robust detail

Grub up entire basement floor, lay new concrete floor
on DPM and sand blinded hardcore as spec
prior to installing Wkamore Tanking system and 65mm
screed finish
Note floor finish to wet areas to receive slip resistant floor finish

VOID

STORE

BED 2

BED 2

BED 1

BATH RM

KITCHEN / LIVING

LIGHT WELL

path

LIGHT WELL

fd 30s

FIRE EXIT

UP

BOILER

3103

1946

3916

1487

900

2847

900

633

900

2124

1500

2267

4065

2313

2225

2213

1000

688

1200

1449

1200

688

1079

1200

1000

Install Wykamore or similar internal tanking
system to internalls of basement
and ground floor, installed in accordance with
manufactures details and recommendations
tanking drainage syetem to be connected to main
drains vie a big

break out existing wall as indicated
provide and install new 1G lintel
tupe to be confirmed by structural
engineer, min 150mm bearing
Prove new window with escape opening
frame set back 65mm from wall face and
sealed with mastic sealant flush pointed

excavate front garden as indicated
Construct new retaining wall in accordance with
the structural engineers design details and
specifications, complete with all necessary
land drains and tanking / dpms
Form concrete base as indicated in accordance with
engineers design spec.

1100mm high wrought iron
handrail and balustrade
to perimeter of light well
retaining wall, secured to head of wall
and bolted back to existing wall face
Rail to resist a force of 3kn

Install new Macerator to
Drain system complete with
pump etc, discharge to existing drains
Existing drains to be checked and
modified as required to take new load
Macerator to be mechanical / electrically
operated and wired to maiss

break out existing wall as indicated
provide and install new 1G lintel
tupe to be confirmed by structural
engineer, min 150mm bearing
Prove new window with escape opening
frame set back 65mm from wall face and
sealed with mastic sealant flush pointed

Install Wykamore or similar internal tanking
system to internalls of basement
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manufactures details and recommendations
tanking drainage syetem to be connected to main
drains vie a big

ALL DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO ORDERING OR ERECTING MATERIALS
DO NOT SCALE.

PROPOSED BASEMENT PLAN

scale 1:100 1:50

01 02 03 04 05 06 07 08 09 10m

01 02 03 04 05m

J.KENDAL
9 SOUTH SQUARE
THORNTON-CLEVELEYS
FY5 1JP
Tel No. 01253 857962
Mob No. 07705 348857
Email johnkendal@btinternet.com

PROPOSED BASEMENT CONVERSION
to FORM 2 BED FLAT
30 SEYMOUR RD CRUMPSAL Mcr

CLIENT
R.H. KENNEDY PROPERTIES LTD
152 BURY NEW ROAD
WHITEFIELD M45 6AD

REV.	DRG.NO.
	855_004
DATE	SCALE
MAR 2015	1:50 @ A3