Principal contractor to liaise with client to arrange a drainage survey to ascertain depths and positions of existing drains.
Depending on depth of drain, then a sump pump may be required for drains in the new shower room, sauna and utility room.

New Catnic CG steel insulated lintel inserted over new high level window openings. Catnic reference to suit cavity wall thickness.
Cill and head height of windows to be gauged on site once outside ground level is set.

Care to be taken when working in close proximity to neighbouring walls. It is advisable that a Party Wall Notice is issued to the affected neighbour prior to any work taking place.

New opening formed into lower ground floor extension and existing loadbearing walls to be removed.
Structural engineer to design support steelwork.

Build new stud walls in 75x50mm timber studs, with 12mm ply and 12.5mm plasterboard and skim to both sides. Include for 50mm Isover insulation between studs.
Exact set out of stud walls to be agreed between client and principal contractor.

New floor level of existing basement and extension to be set to give sufficient headroom. Client to confirm required headroom in the gym, which will then set out the depth of excavation required.
Structural engineer to design underpinning of existing /affected walls in basement.

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Retaining wall to new external steps to be designed by structural engineer.

New walls to be tanked to structural engineer details.
Line tanked walls internally using 100mm, then fix 12.5mm plasterboard to insulation

Existing single storey rear extension and associated steps to be removed on clients side.

New Catnic CG steel insulated lintel inserted over new door opening. Catnic reference to suit cavity wall thickness.

Existing window opening to be widened and cill dropped to new floor level of basement, to form 2no. new door openings into new shower room and sauna.
Structural engineer to design support steelwork over opening.

Build up door opening in 100mm blockwork, plaster to both sides.

Broken lines indicate existing chimney breast to be removed full height.
Structural engineer to advise if any remedial work to existing structure is required.

All existing external walls to be line and tanked.
See structural engineers details.
Line tanked walls internally using Recticel Eurothane GP, then fix 12.5mm plasterboard to insulation.

Widen opening in lobby at bottom of stairs. See structural engineers detail for support lintel over opening.

Build up opening to void in 100mm blockwork, plaster to utility side.
Allow for ventilation in void.

New timber staircase from basement to ground floor to have a going of 245mm 12no. equal risers, max 220mm riser(max staircase angle of 42°) with a minimum clear headroom of 2m.
Balustrade to 1 side of stair min. 900mm above pitch.

All existing external walls to be line and tanked.
See structural engineers details.
Line tanked walls internally using Recticel Eurothane GP, then fix 12.5mm plasterboard to insulation.

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Shower Room
2325
Sauna
4430
FD30
Store Room
3550
Utility And Boiler
FD30
1750
Store
FD30
Stair Lobby
SD
1200
Up
FD30
Void
SD
Lounge

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JOB TITLE : Extension And Alterations
ADDRESS : 2 Sefton Road, Chorlton-Cum-Hardy
DRAWING TITLE : Proposed Basement Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx
DATE : 25.06.26

JOB NO./
DWG NO. 1114-09A