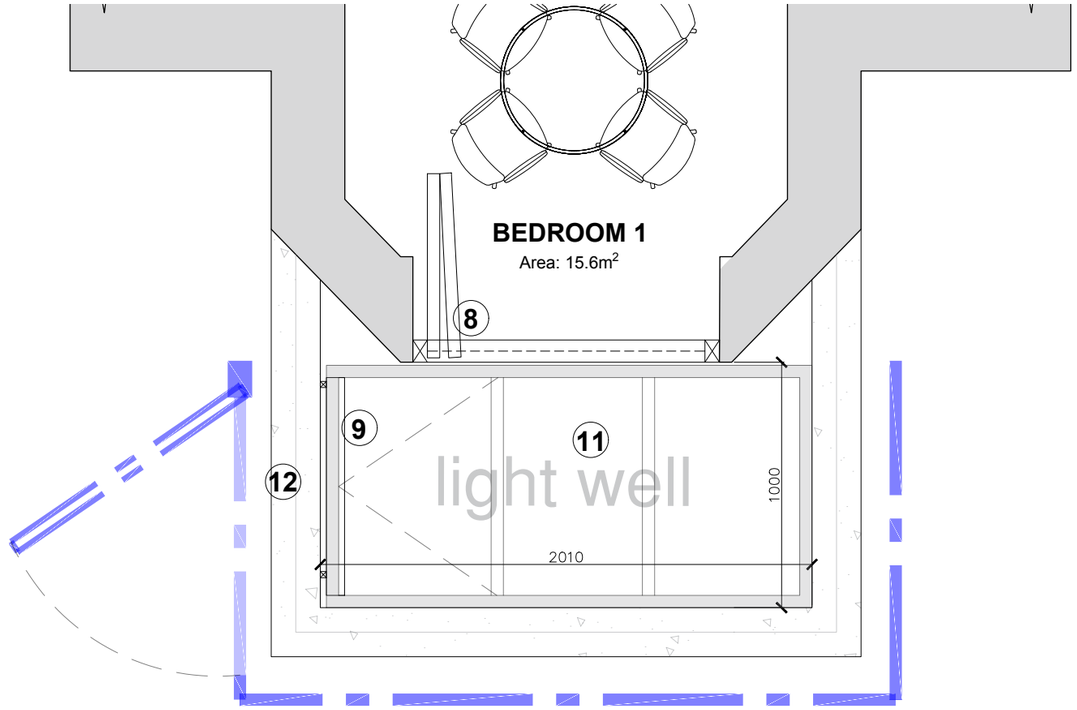
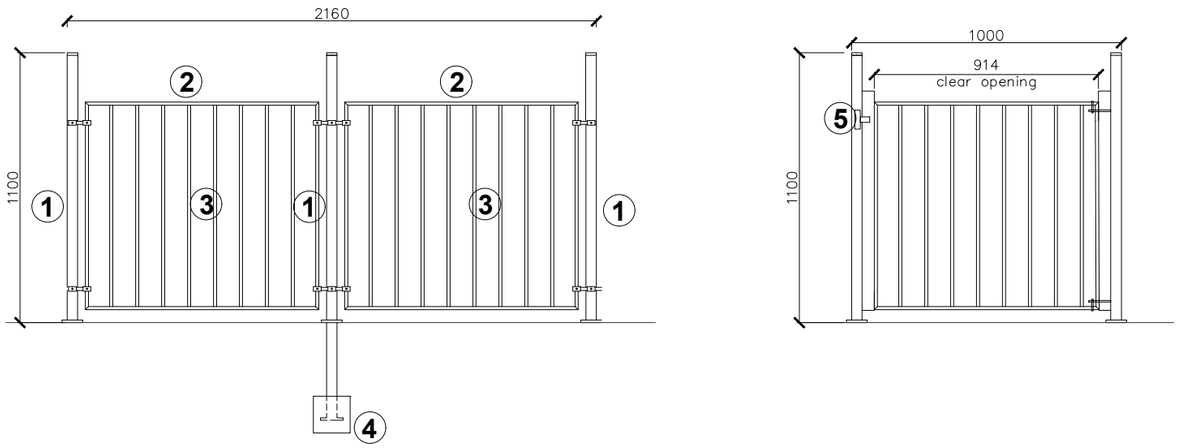


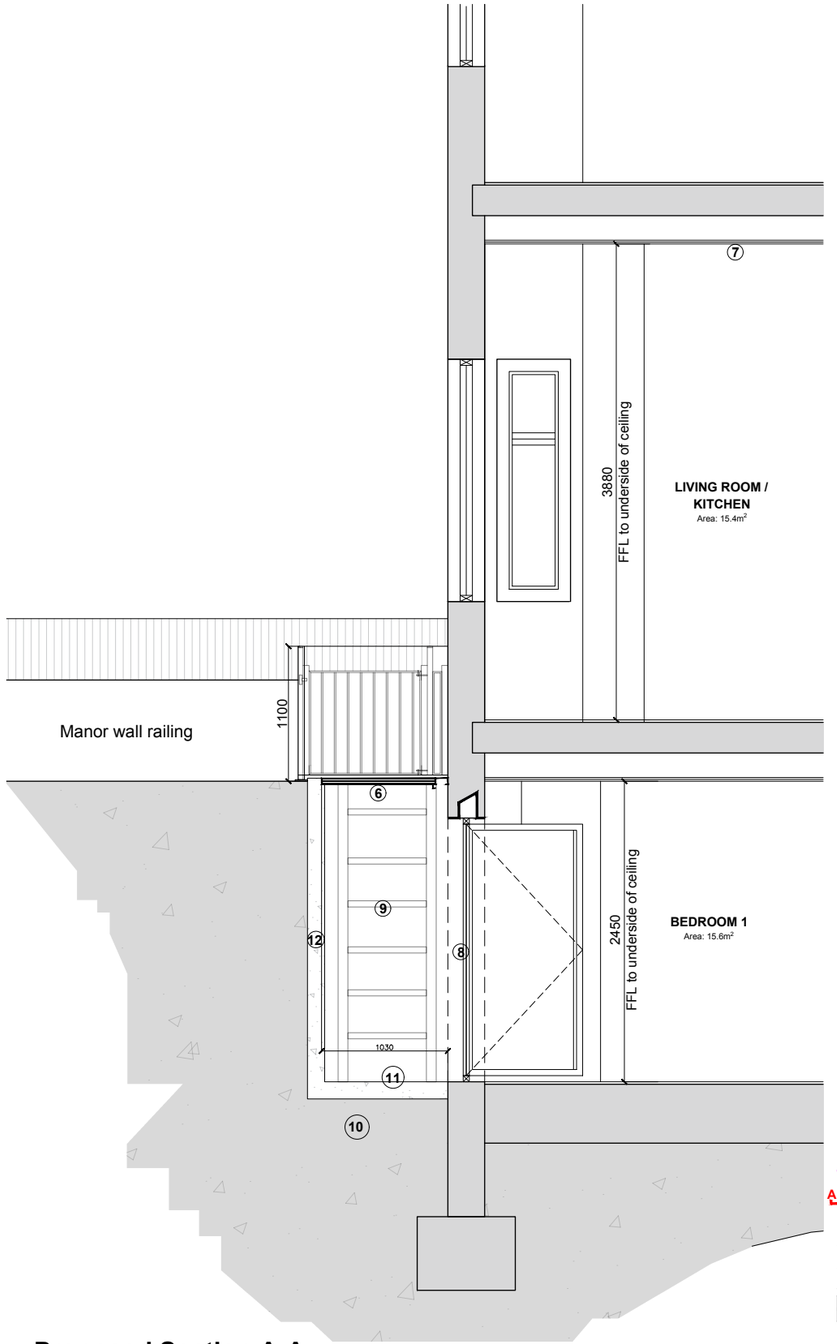
Proposed Basement Floor Plan

Scale - 1:25@A3



Proposed Elevation of Bow Topped 1100mm High Steel Fence

Scale - 1:25@A3



Proposed Section A-A

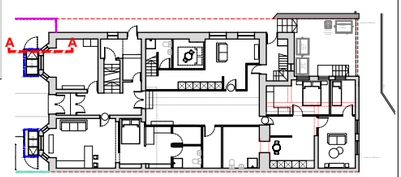
Scale - 1:50@A3

Key

1. 1. 50 x 50 mm + 150 x 150 mm foot plate. all galvanized after manufacture and paint finished.
2. 2. 50 x 10 mm galvanized mild steel flat, set screw fixed to standart lugs, paint finish.
3. 3. 13 mm diameter mild steel bars with bow tops galvanized and paint finish.
4. 4. 300 x 300 x 300 mm 1:6 concrete foundation.
5. 5. Brenton Padbolt 150mm
6. 6. Bespoke walk-on glazed lightwell cover to suit new opening and site-verified dimensions. Proprietary framed (lightwell) structural glazing to sit flush with adjacent ground level and bear onto formed perimeter concrete ledge/rebate + water tight. Final dimensions, specification and installation subject to specialist manufacturer's requirements.
7. 7. Ceiling to be lined with 60min fire resisting board and skim finish.
8. 8. New white UPVC fully opening bi-fold escape doors.
9. 9. Intumescent painted vertical steel ladder for emergency escape.
10. 10. Use 3/ 4 clean drainning rock or A6 stone at least 12" in width around all sides of the retaining wall.
11. 11. In situ concrete floor with brick pavers finishes.
12. 12. Concrete block wall to be designed in line with SE calculations.

1100mm High Steel Fence

BASEMENT WALL/FLOOR UPGRADE:
Existing basement external walls and floor construction to be appropriately waterproofed, insulated and upgraded to provide suitable internal environmental conditions for residential accomodation. Final waterproofing system, insulation build-up, damp-proofing, thermal performance and associated construction details to be developed at technical design stage in accordance with Building Regulations and specialist manufacturer's recommendations.



Location Plan

Scale - 1:500@A3

DESIGNING FOUNDATIONS
architecture

Project North

Notes:

1. All interior dimensions including ceiling heights are taken to and from finished surfaces unless stated otherwise.
2. All levels and dimensions must be checked on site.
3. For any discrepancies with the information depicted in this drawing please contact DF_A Architectural Services.
4. Responsibility cannot be accepted for alterations made to this drawing without prior permission from DF_A Architectural Services.
5. These are planning drawings and room layout guidelines, they should not be used as a set of construction drawings.
   - Please refer to note 2.

Key Plan

Not to scale



Revisions

REV	DATE	D.B.	C.B	NOTES
P1	24.08.2026	EA	EA	INTIAL ISSUE

Client: NQ HOUSE

Project: 1394 Ashton Old Rd, Openshaw, Manchester M11 1JX

Status: P1-Planning

Revision: P1

Title: Proposed Section A-A + Basement Escape well Detail

Drawn by: RA

Approved by: EA

Date: 01.08.2025

Job no: 20251005

Scale: varies@A3

Drawing NO: 2600