

REVISIONS				
REV	DATE	DESCRIPTION	CHECKED	APPROVED
01	09 10 24	Building regs notes added in red	--	--
02	08 11 24	Fire officer notes added in red		

SITE LOCATION PLAN 1:1250

External walls provide insulation to achieve u value of 0.7 - dry line with kingspan K18 boards, 60mm thickness. Fixing methods in accordance with manufacturers recommendation. Mortar dabs or mechanical fixing

Each flat To have means for
Smoke detection interlinked
where more than one per unit
Evacuation Strateg - stay put
only flat of fire origin to evacuate

On completion of the installation the model test certificates detailed in Annex D of BS5839: Part 6 should be provided to the responsible person.

Escape Windows

All floors served by the proposed escape windows are no more than 4.5m above the adjacent ground.

Escape windows lead to a place of safety.

Improved U-values to walls to achieve a minimum of $0.3\text{W/m}^2\text{°C}$

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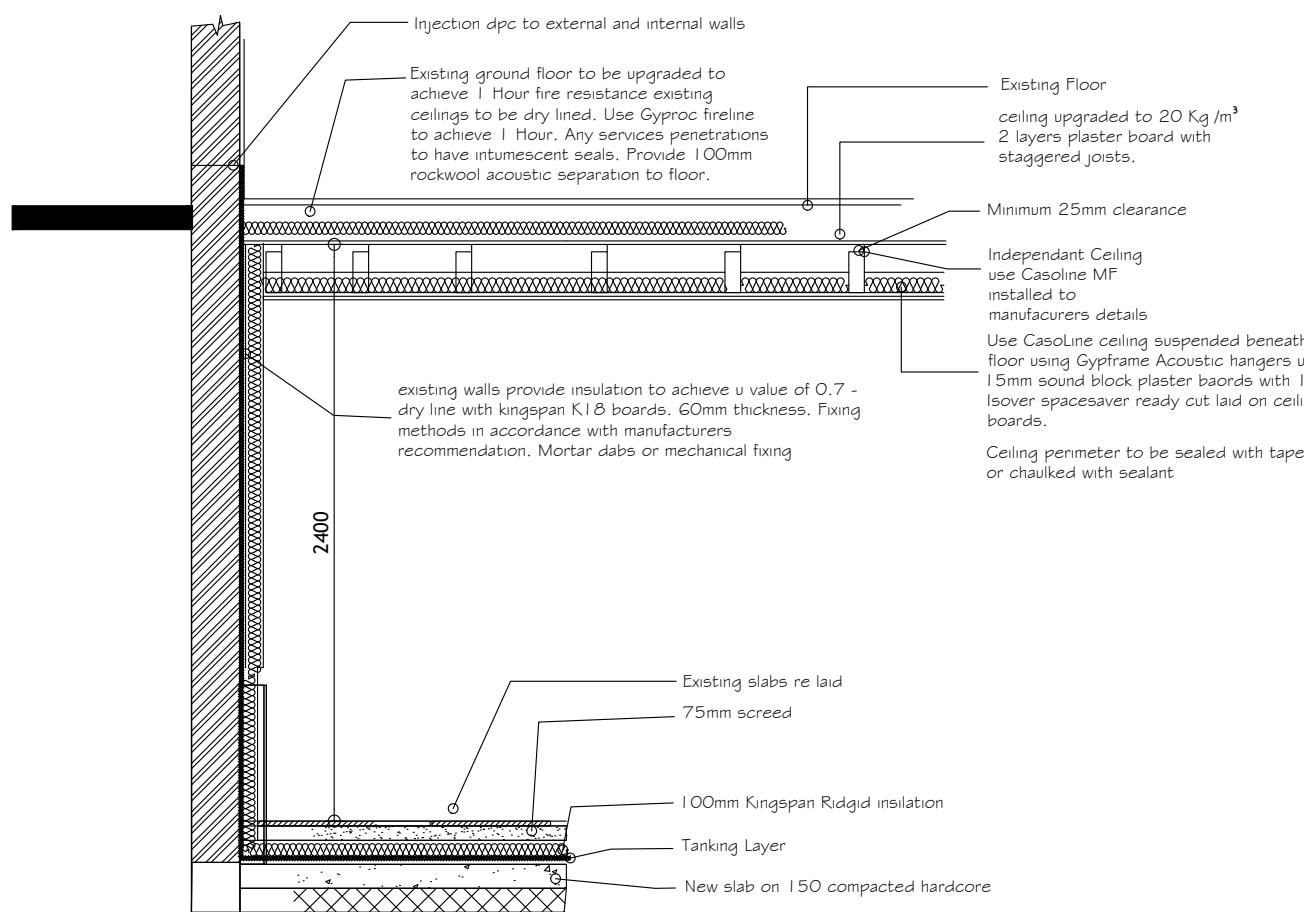
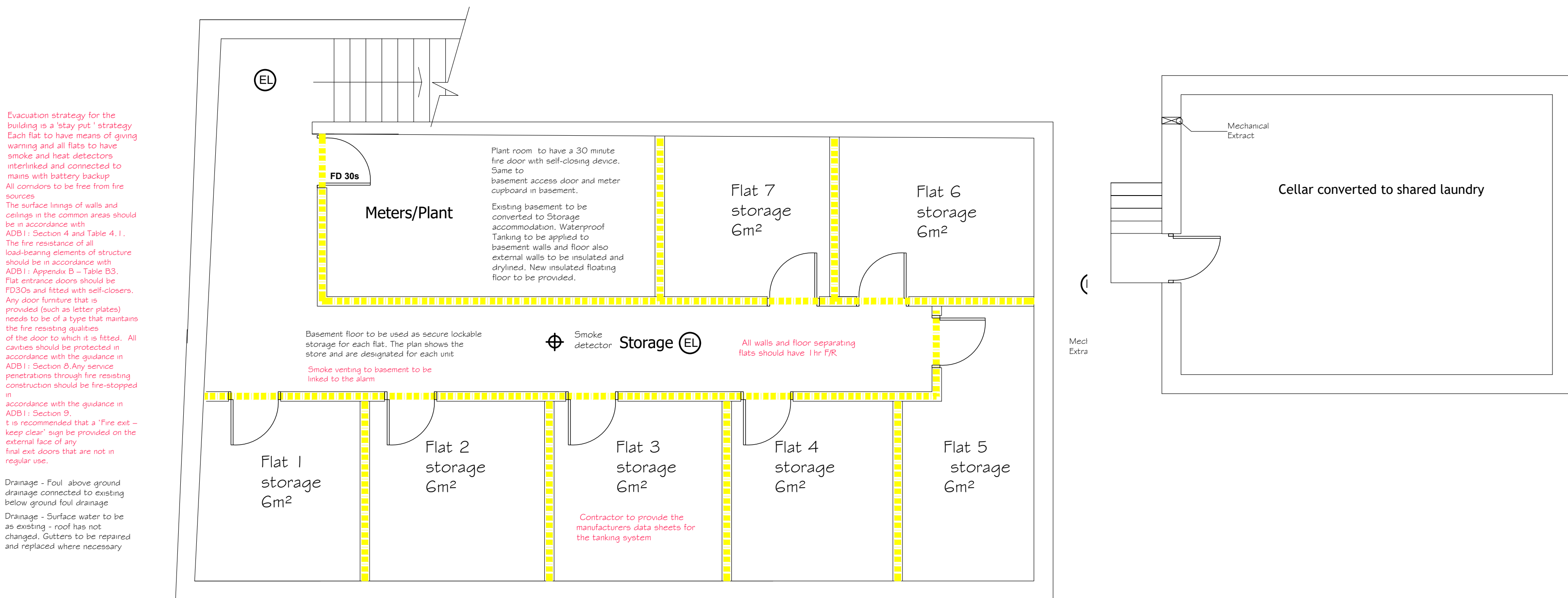
Floors U value 0.18 to living accommodation.
Kingspan K103 100mm
allow 25mm perimeter upstand.

Roof U value 0.15 to living accommodation.
Warm roof insulation over structural deck - kingspan thermroof TR27 150mm
windows to achieve a minimum of 1.4W/m²oC.

Background ventilation (trickle vents) required to lounge extension window of 8000mm².

EPC will be required for each Flat

Staircase to consist of equal rise and going max pitch 42°
 Handrail 900 over pitch 2m
 headroom no opening in balustrade more than 100mm unobstructed width 800 tapered treads min 50mm at lowest end



Section Detail at perimeter wall

Basement Tanking Specification;-

Sika Damp-proofing Slurry
Damp-proofing and Waterproof Coating applied in accordance with manufacturers instructions. To BS
8102:1990 as a polymer-cement based waterproof coating for
Type A shallow basement structures - Grades 1, 2 and 3

Substrate Preparation *Brickwork existing walls and floor.*

The surface must be wire brushed, all mortar joints flush pointed, and the surface cleaned thoroughly to remove oils, grease, paint, bitumen or other surface contaminants. Note: glazed or smooth faced surfaces should be bush hammered or needle gunned. Soft/defective mortar joints should be raked out to a depth 12mm and repointed using the Sika® Damp-proofing Slurry mortar mix.

CLIENT ANTHONY ROSE		
PROJECT TITLE CONVERSION OF BALBY ROAD PARK SOCIAL CLUB TO RESIDENTIAL USE		
DRAWING TITLE PROPOSED GROUND FLOOR CELLAR AND BASEMENT SITE PLAN AND SITE LOCATION PLAN		
© ANTHONY SNOWDEN ARCHITECT 2024 RIBA		
SCALE as shown		
PROJECT NO. 023	DRAWING NO. 03	REV. 02