

BASEMENT WALL CONSTRUCTION:-
FOLLOW STRUCTURAL ENGINEERS REPORT ON RETAINING WALL DETAIL. PROVIDE 300mm POLAR FORMWORK STRUCTURE TO BE PROTECTED TO GRADE 3 STANDARD.
SEE DETAILS ON DRAWING 15 131 6020

NEW WINDOWS
NEW WINDOWS TO BE DOUBLE GLAZED WITH 16MM ARGON GAP AND SOFT COAT LOW-E GLASS. WINDOW ENERGY RATING TO BE BAND C OR BETTER AND TO ACHIEVE U-VALUE OF 1.6 W/m2 K. PROVIDE TRICKLE VENTS OF 8000mm2 IN WINDOW HEADS TO ALL HABITABLE ROOMS. OPENINGS FOR DOORS AND WINDOWS TO HAVE THE CAVITIES CLOSED WITH THERMBATE CAVITY CLOSERS.

SAFETY GLAZING
ALL GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206 / BS 6262 AND PART N OF THE CURRENT BUILDING REGULATIONS. ALL GLAZING UNITS TO BE BS-KITEMARKED. ALL NEW DOORS AND WINDOWS TO BE DOUBLE GLAZED WITH LOW-E GLASS DOUBLE SEALED UNITS. ALL GLAZING BELOW 800MM FROM FINISHED FLOOR LEVEL (OR GROUND LEVEL) AND/ OR ABOVE 1500MM ABOVE FFL WHEN WITHIN 300MM OF DOOR OPENINGS TO BE TOUGHENED OR LAMINATED SAFETY GLASS IN ACCORDANCE WITH BS 6206 GLAZING BELOW A HEIGHT OF 1500MM ADJACENT TO DOORS SHOULD BE CLASS B IF LARGER THAN 900MM AND CLASS C IF LESS THAN 900MM IN WIDTH.

INTERNAL STUDWORK WALLS 95MM CLS STUDWORK WITH 12.5MM PLASTERBOARD AND SKIM BOTH SIDES TO MEET PART E 5.18 INTERNAL WALL TYPE B AND PROVIDE MIN. 30 MIN. FIRE RESISTANCE.
INSULATE BETWEEN STUDS WITH 25MM MINERAL WOOL BATTS OR QUILT MIN. DENSITY 10 KG/M³ SUSPENDED IN CAVITY TO BATHROOM & EN-SUITE. PROVIDE 'AQUAPANEL' WALL BOARD BEHIND BATH AND SHOWERS FOR FULL HEIGHT TILING AND ELSEWHERE IN THOSE ROOMS PROVIDE MOISTURE RESISTANT PLASTERBOARD.

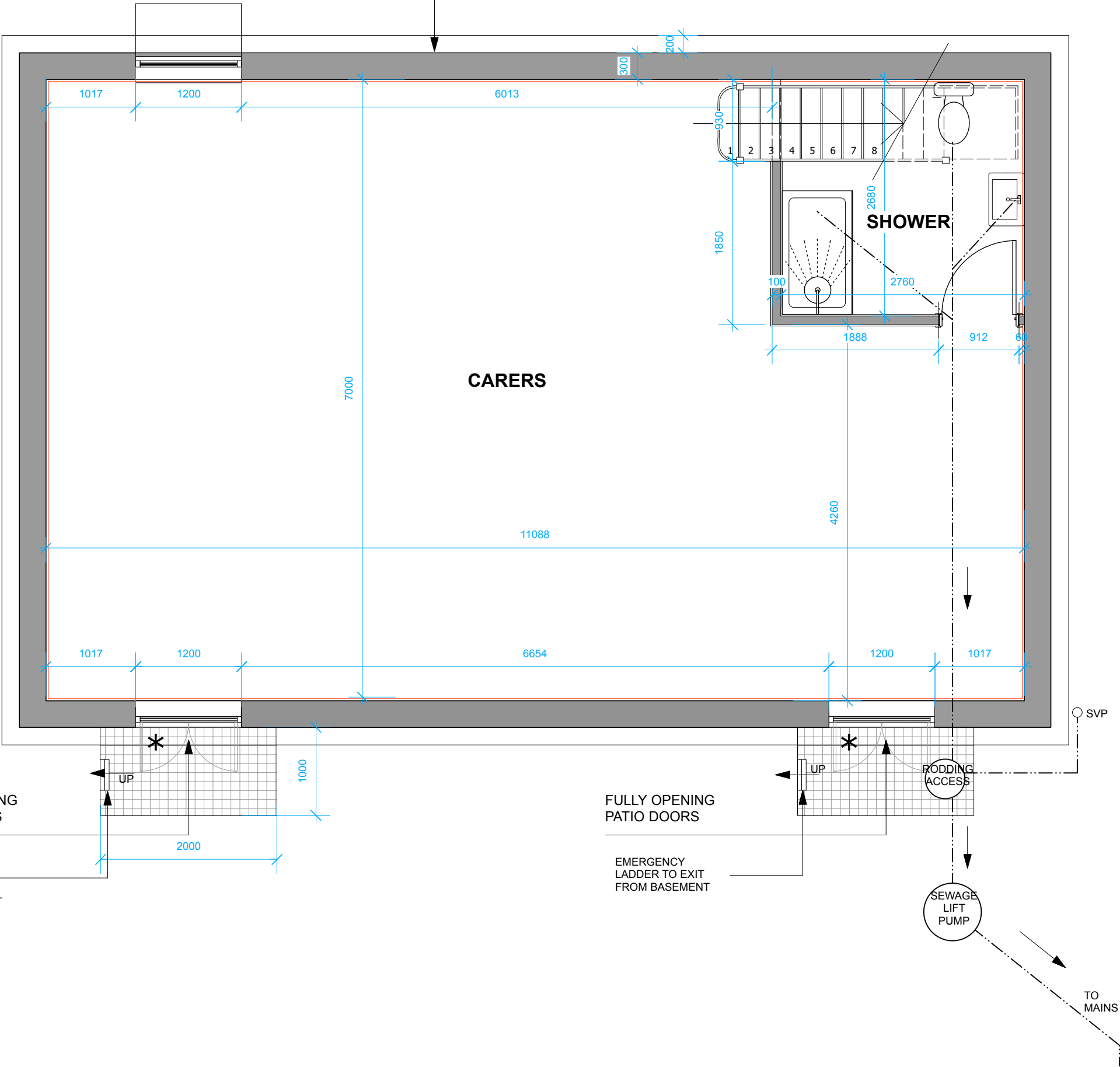
SPRINKLER SYSTEM:
PROVISION OF A BCK FIRE SPRINKLER SYSTEM CONFORMING TO BS 9251:2014
PLUMIS AUTOMIST

SMOKE DETECTORS:
PROVISION FOR MAINS INTERLINKED SMOKE DETECTION TO BE PROVIDED THROUGHOUT DWELLING.

BASEMENT POLARWALL
SEE 15 131 6020
FOR DETAILS

* DENOTES WINDOW TO BE SUPPLIED AS FIRE ESCAPE & HAVE UNOBSTRUCTED OPENING AREA OF AT LEAST 0.33M² & AT LEAST 450MM WIDE. THE BOTTOM OF THE OPENABLE AREA TO BE NOT MORE THAN 1100MM HIGH ABOVE THE FLOOR. ALL CONFORMING TO APPROVED DOCUMENT PART B1 OF THE BUILDING REGULATIONS.

STAIRCASE TO HAVE MINIMUM CLEAR WIDTH OF 800MM WITH EQUAL GOINGS AND RISERS. A CLEAR HEIGHT OF MINIMUM 2000MM VERTICALLY ABOVE THE LINE OF THE NOSINGS SHOULD BE ALLOWED FOR. CONTINUOUS HANDRAIL TO BE PROVIDED ABOVE THE OUTER STRING OF THE STAIRCASE TO BE SET AT A MINIMUM HEIGHT OF 900MM ABOVE THE LINE OF THE NOSINGS ON FLIGHTS. IN ADDITION HANDRAILS ARE TO BE PROVIDED TO LANDINGS, ALSO AT A MINIMUM HEIGHT OF 900MM. RETURN/LANDING BALUSTRADES ARE TO BE CONSTRUCTED TO BE NOT READILY CLIMABLE BY CHILDREN WITH A MAXIMUM SPACING OF 100MM BETWEEN BALUSTERS. A MINIMUM OF 50MM GOING SHOULD BE ALLOWED ABOUT ALL NEWEL POSTS. THE RELATIONSHIP BETWEEN TWICE THE RISE PLUS THE GOING SHOULD NOT EXCEED 700MM AND SHOULD BE GREATER THAN 550MM.



Rev F	Drawing amended	26 Aug 2020	AG
Rev E	Drawing amended	28 Aug 2019	AG
Rev D	Drawing reverted to original layout	27 Aug 2019	AG
Rev C	Drawing Amended	23 Aug 2019	AG



aragon LAND AND PLANNING Ltd

The Old Coalhouse
28a Rosamond Road
Bedford
Bedfordshire
MK40 3SS

Contact: Francis Caldwell
t: 01234 360655
e: francis@aragonland.co.uk
w: aragonland.co.uk

Site 'GREENACRES'
6A GREEN END,
RENHOLD MK41 0LL.

Title
**PROPOSED
BASEMENT PLAN**

dwg. no... 15 - 131 - 6010 rev... F

scale... 1:100 @ A3

drawn by... date... NOV 2018

This drawing is the copyright of Aragon Land and Planning Ltd and is released on the understanding that it is not copied or reproduced, either wholly or in part without the consent of Aragon Land and Planning Ltd. Contractors and manufacturers are to work from figured dimensions in preference to scaled ones. All dimensions are to be verified by contractor on site prior to manufacture and installation.
All dimensions are indicated in millimetres unless otherwise specified.
©Aragon Land and Planning Ltd

BASEMENT PLAN. (1:50)

