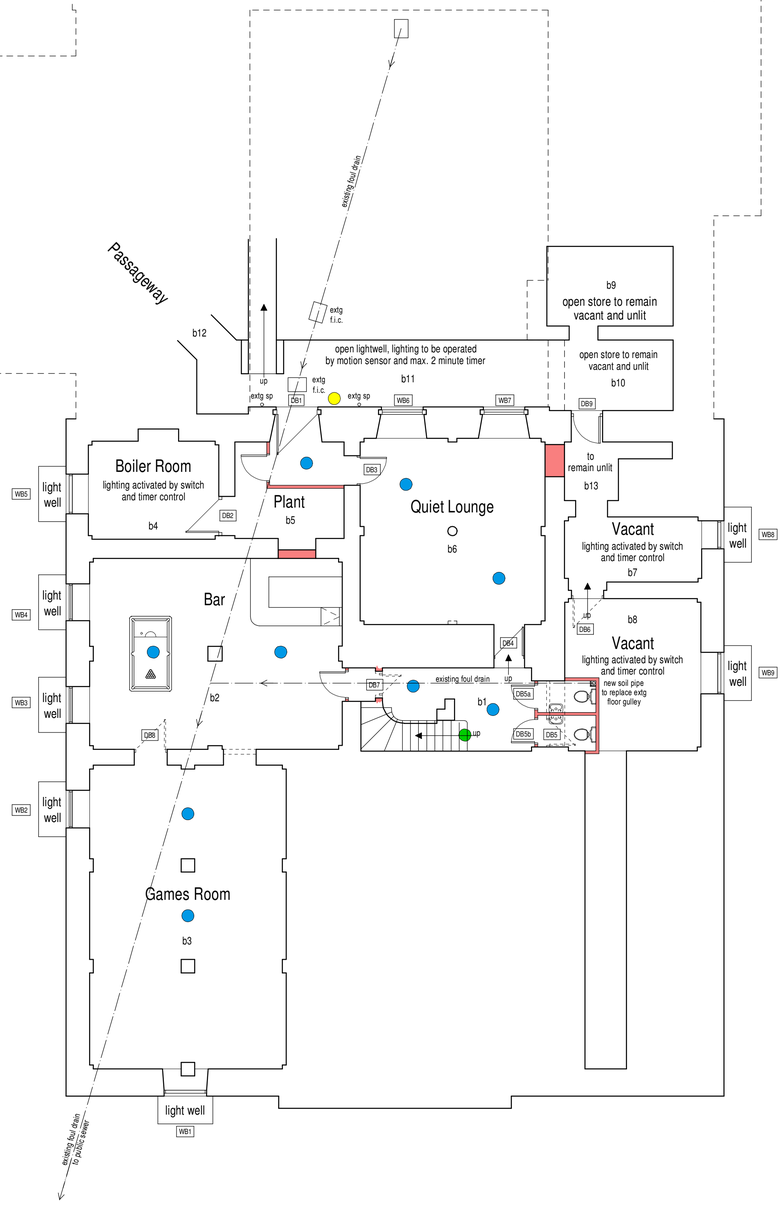
KEY - FIRE SAFETY

- SECONDARY LIGHT TO BS5266
- RECESSED - SECONDARY LIGHT TO BS5266
- INTERNAL ILLUMINATED EXIT SIGN TO BS2560

EXTERNAL LIGHTS

- WALL MOUNTED COACHLIGHT
- OVER DOOR BULKHEAD FITTING
- FLOOR MOUNTED WALK-OVER LIGHT
- LUCANDE PILLAR LIGHT DUNIA
- EXISTING LIGHT FITTING

NOTE -
For lighting specifications of the floor mounted walk-over lights please refer to the attached documentation: Coach lights shall be fitted with a restricted motion sensor.



Basement Floor Plan

ROOM B1
The stairwell is to have its stone floor slabs lifted, a dpm and 75mm celotex insulation installed and stone slabs relaid in pattern to match original. The walls are to be soda blasted to remove all loose paint and left untreated.
Existing staircase is to remain unaltered.

ROOM B2 + B3
To be utilised as a Bar and Games Room. The existing stone floor slabs are to be lifted, a dpm and 75mm celotex insulation installed and stone slabs relaid in pattern to match original.
The walls and vaulted ceiling are to be soda blasted to remove all loose paint and left untreated.
The door between b2 and b3 is to be removed and the former doorway built up is to be re-instated.
Door db7 is to be repositioned as indicated.
Windows db1 - 4 are to be removed and replaced with new single glazed timber flush fitting casements to match the pattern of those removed.
A free standing bar is to be installed where indicated.

ROOM B4
The boiler room is to remain unaltered.

ROOM B5
The current plant room is to have a lobby formed within it as indicated to provide an alternative means of escape from the basement accommodation.
The high level opening into room b2 is to be built up in timber partitioning and lined either side with plasterboard.
The walls and ceiling are to be soda blasted to remove all loose paint and left untreated.
The new walls are to be formed using timber and plasterboard partitioning and door to match style of existing.

ROOM B6
To be utilised as a Quiet Lounge. The existing stone floor slabs are to be lifted, a dpm and 75mm celotex insulation installed and stone slabs relaid in pattern to match original.
The opening into room b13 is to be carefully built up in masonry to compliment existing construction.
The walls and vaulted ceiling are to be soda blasted to remove all loose paint and left untreated.
Existing windows to remain unaltered.

ROOM B7, B8 and B13
Rooms are to be left vacant for use by the resident bat population with improvements made as specified by Eyebright Ecology.
The door between b7 and b8 is to be removed to allow easy access between spaces, including beer drop.

ROOM B9 - B12
Open areas including underground passageway are to remain unaltered as part of these works.

PROPOSED TOILETS
2 No. toilets are to be created off the stairwell, with walls formed using timber and plasterboard partitioning and doors to match style of existing. The lower floor in room b8 is to be riased to match that of b1 by way of timber battens laid over existing floor with t and g timber boards laid over.
Cubicles are to be fitted with wc and basin with new wastes connected into existing foul drain in floor of room b8.

GENERAL WORKS

Heating and Hot Water System
The existing wood chip fired boiler and hot water cylinders have sufficient capacity to service the newly refurbished areas.
All new pipework and radiators are to be face fixed with runs kept to a minimum.

Sanitaryware and Plumbing
The new toilets are to have new fittings installed which shall have service pipes and waste pipes connected as necessary.

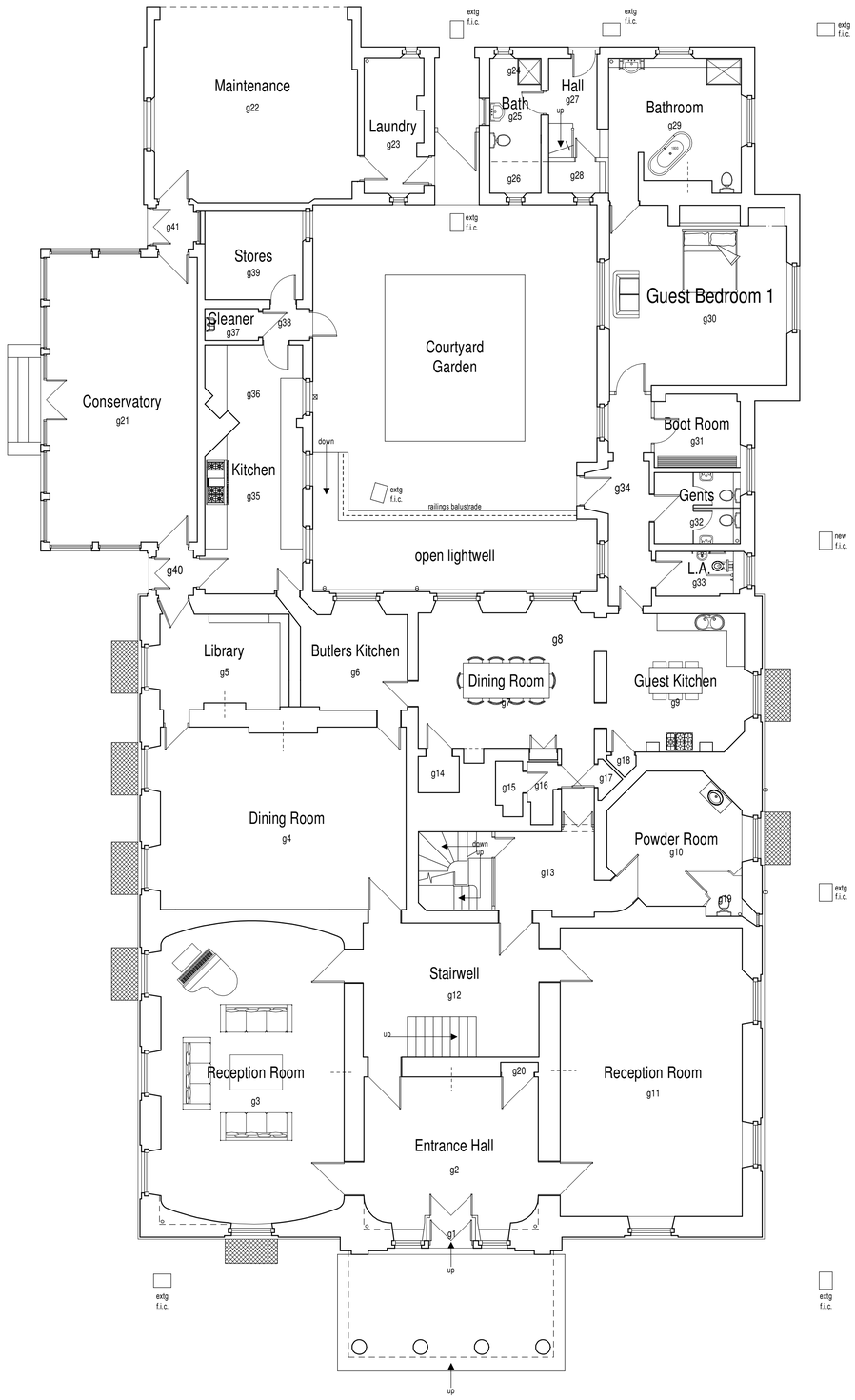
Electrics
The basement shall be rewired in its entirety as part of the refurbishment works, with sockets where possible maintained in their current locations.

Fire Alarm
The new wireless L2 standard fire alarm installed on the upper floors within the property is to be extened to cover the new rooms with ceiling mounted detectors and wall mounted control units sited sensitively throughout.

Emergency Lighting
To be provided as required by Building Inspector/Fire Officer and to be of a design to be first agreed with Planning Authority.

Decoration
Existing joinery is all to be redecorated as part of the refurbishment works to match the upper floors.

Fire Doors
All doors leading onto the stairwell are to be made into 60 minute fire doors to protect the means of escape. The doors are to be painted on the room side with Envirograf Intumescent paint as directed by manufacturer and fitted with intumescent strips to jambs.



Ground Floor Plan
(to remain unaltered)

scale bar @ 1:100

JCM Group Holdings (UK) Ltd

Proposed Alterations to Basement,
Ashcombe Park,
Cheadle Road,
Cheddleton,
Staffs, ST13 7BE
Planning Proposal
Basement + Ground Floor Plans

Date	Sheet	Scale
June 2023	A1	1:100
Drg No.	Rev.	Drawn
2014-1967-61	B	RG

A - 12/07/2023 - PLAN UPDATED FOR SUBMISSION TO LPA
B - 14/07/2023 - DRAINAGE ARRANGEMENT UPDATED

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