

## 6717 NORTHAW HOUSE

### BASEMENT – LOWERING OF FLOORS & WATERPROOFING

#### Schedule of Works

All works to the basement to be undertaken in accordance with approved repair plans and schedules.

Ceiling heights throughout basement to be 2400mm.

To be read in conjunction with drawing No.79, acoustic report and Newton waterproofing specification.

#### Removals

- Allow for removing all internal floor surfaces and substrates. Store any tiles / stone slabs in salvageable condition for re-use. Dispose of all substrates.
- Break out below ground substructure. Where breaking out the floor against existing walls, excavate in alternating 1m strips.
- Excavate 700mm of material throughout basement.
- Propping to be inserted where necessary to internal partitions which may lack support.

#### Wall Treatments

- Repairs to be undertaken as set out in room by room schedule.
- Existing walls to be coated with Newton HydroCoat 908-LB smoothing coat and to be lined with Newton HydroCoat System to wall 1.2m above external ground level or to 150mm above DPC sealed with Hydrobond System with Newton Detailing Paste
- Walls to be lined with Newton CDM Wall Membrane fixed with Newton CDM MultiPlugs
- Newton CDM Condensation strip to be applied to the base of external walls
- Walls to be insulated with 60mm Celotex GA4000 taped and sealed to form vapour barrier.
- Apply 12.5mm plasterboard with skim finish 2 coats of Best of Lime Limecote plaster.

#### Floor Treatments

- Following excavation lay new 200mm reinforced concrete floor slab, on 50mm sand blinding.
- Newton Hydrobond system to be applied below slab.
- Newton Hydro Tank System to be installed alongside concrete slab floor
- Overlay slab with 100mm Celotex GA4000 floor insulation.
- Newton CDM base drain to be inserted to the perimeter of the basement and all external walls in accordance with Newton instructions
- Overlay insulation with Newton CDM floor membrane as specialist details.
- Finish with new 50mm flowing cement based screed, with underfloor heating pipes laid in.
- Reinstate the original stone slab floor to the new screed.

#### Ceiling Treatments

- Strip existing ceilings and to the underside of rafters.

- Insulate between rafters with 100mm Mineral wool between joists (min. density 10kg/m<sup>3</sup>)  
Cavity bridged between joists by 12.5mm Glassroc F MULTIBOARD resting on 100mm wide 12.5mm Glassroc F MULTIBOARD strips, screw-fixed to each joist flush with the bottom edge
- Line with 25 Heraklith board
- finish with 2 coats of Best of Lime Limecote plaster.
- Apply Envirograf Product 105

#### **Alterations to door openings**

- Existing door openings to be altered to suit new floor levels
- New lintels to be inserted and walling above to be infilled to match surrounding fabric
- Lower sections of fabric to be removed to form new openings
- New doors to be as approved details.

Newton pump and sump system to be located within plant / storage areas of the basement.