

001 - 003



Jade3 Architecture Ltd
 Jade3 Architecture Ltd, Suite 13, Millar Street, Bradford, WF1 1JF
 Telephone: 01274 766667 | www.jade3architecture.co.uk

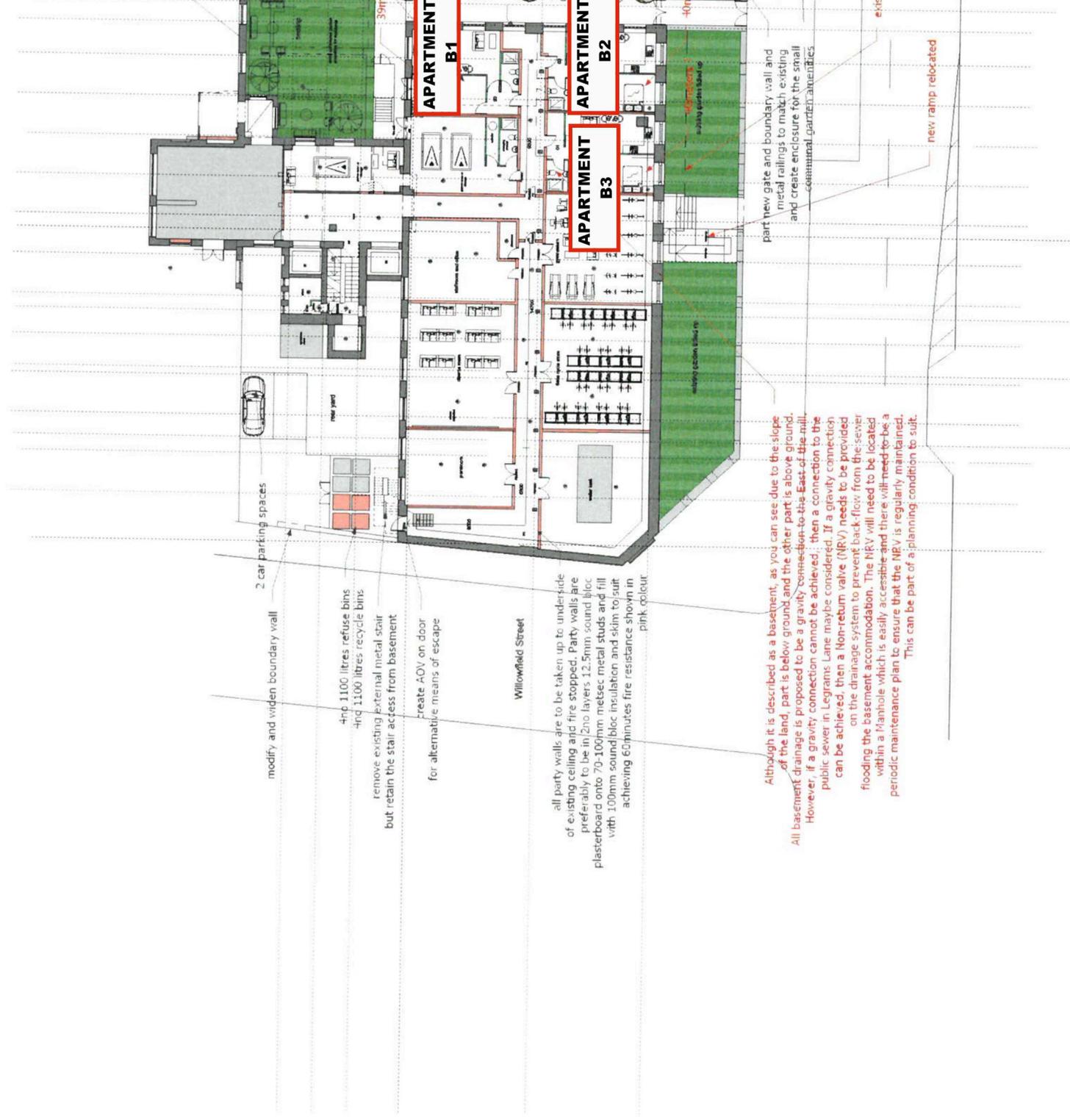
St Andrew Mill
 Legrams Lane
 Bradford

Project No: 2018
 Project Title: proposed basement floor

Drawn By: MC
 Checked By: MC
 Scale: 1:200 @A1 size
 Date: 4/5/2024

Drawn No: 300
 Revised: Nil
 Reason:

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2 car parking spaces

modify and widen boundary wall

4x6 1100 litres refuse bins
and 4x6 1100 litres recycle bins

remove existing external metal stair
but retain the stair access from basement

create AOV on door
for alternative means of escape

Willowfield Street

all party walls are to be taken up to underside
of existing ceiling and fire stopped. Party walls are
preferably to be in 2x2 layers 12.5mm sound bloc
plasterboard onto 70-100mm metsec metal studs and fill
with 100mm sound bloc insulation and skim to suit
achieving 60minutes fire resistance shown in
pink colour

Although it is described as a basement, as you can see due to the slope
of the land, part is below ground and the other part is above ground.
All basement drainage is proposed to be a gravity connection to the East of the mill.
However, if a gravity connection cannot be achieved, then a connection to the
public sewer in Legrams Lane maybe considered. If a gravity connection
can be achieved, then a Non-return valve (NRV) needs to be provided
on the drainage system to prevent back-flow from the sewer
flooding the basement accommodation. The NRV will need to be located
within a Manhole which is easily accessible and there will need to be a
periodic maintenance plan to ensure that the NRV is regularly maintained.
This can be part of a planning condition to suit.

part new gate and boundary wall and
metal railings to match existing
and create enclosure for the small
communal garden amenities

new ramp relocated

APARTMENT
B1

APARTMENT
B3

APARTMENT
B2