



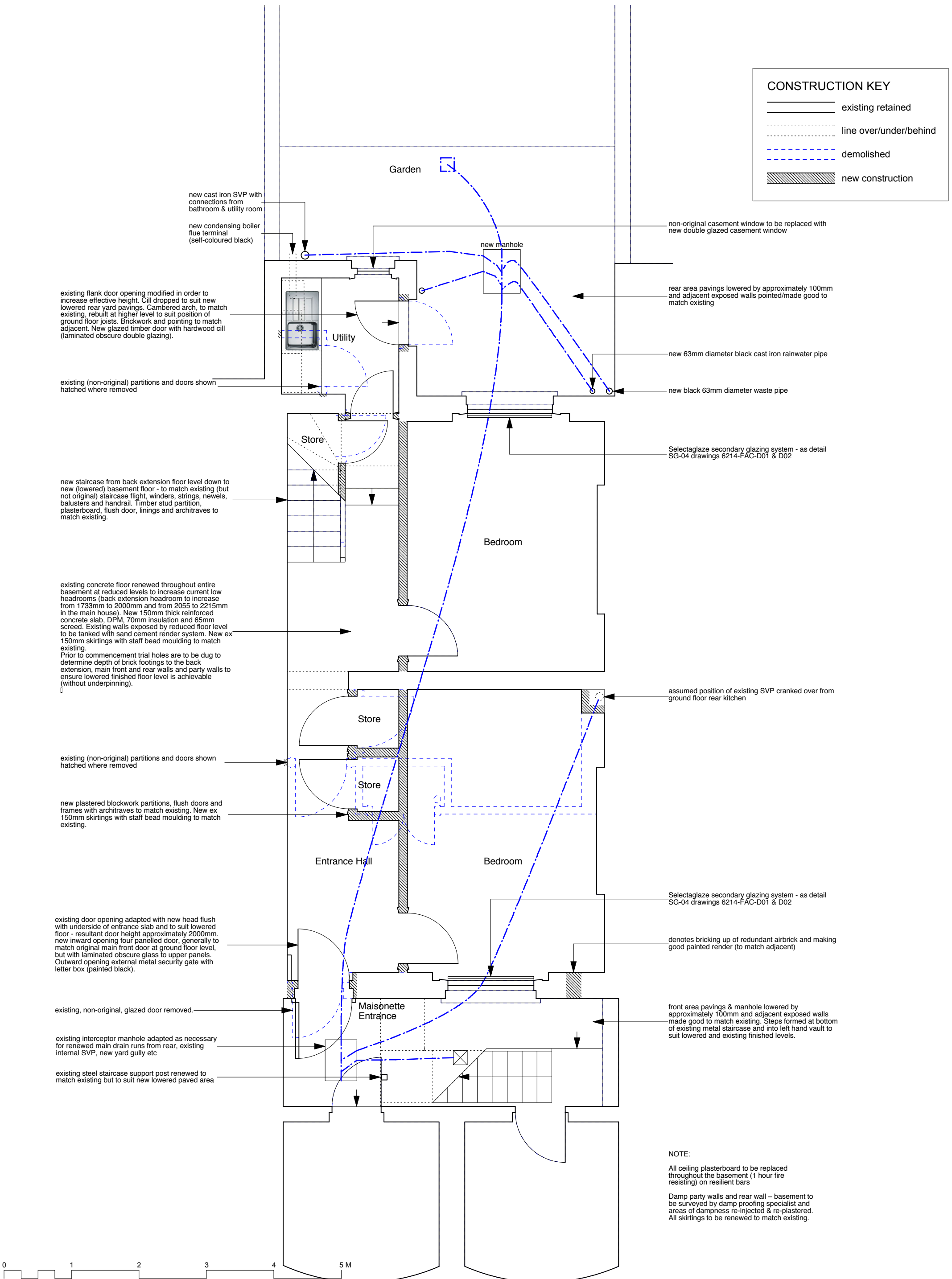


CONSTRUCTION KEY

-  existing retained
-  line over/under/behind
-  demolished
-  new construction



existing flank door opening modified in order to increase effective height. Cill dropped to suit new lowered rear yard pavings. Cambered arch, to match existing, rebuilt at higher level to suit position of ground floor joists. Brickwork and pointing to match adjacent. New glazed timber door with hardwood cill (laminated obscure double glazing).

existing (non-original) partitions and doors shown hatched where removed

new staircase from back extension floor level down to new (lowered) basement floor - to match existing (but not original) staircase flight, winders, strings, newels, balusters and handrail. Timber stud partition, plasterboard, flush door, linings and architraves to match existing.

existing concrete floor renewed throughout entire basement at reduced levels to increase current low headrooms (back extension headroom to increase from 1733mm to 2000mm and from 2055 to 2215mm in the main house). New 150mm thick reinforced concrete slab, DPM, 70mm insulation and 65mm screed. Existing walls exposed by reduced floor level to be tanked with sand cement render system. New ex 150mm skirtings with staff bead moulding to match existing.
Prior to commencement trial holes are to be dug to determine depth of brick footings to the back extension, main front and rear walls and party walls to ensure lowered finished floor level is achievable (without underpinning).

existing (non-original) partitions and doors shown hatched where removed

new plastered blockwork partitions, flush doors and frames with architraves to match existing. New ex 150mm skirtings with staff bead moulding to match existing.

existing door opening adapted with new head flush with underside of entrance slab and to suit lowered floor - resultant door height approximately 2000mm. new inward opening four panelled door, generally to match original main front door at ground floor level, but with laminated obscure glass to upper panels. Outward opening external metal security gate with letter box (painted black).

existing, non-original, glazed door removed.

existing interceptor manhole adapted as necessary for renewed main drain runs from rear, existing internal SVP, new yard gully etc

existing steel staircase support post renewed to match existing but to suit new lowered paved area

new cast iron SVP with connections from bathroom & utility room

new condensing boiler flue terminal (self-coloured black)

new manhole

non-original casement window to be replaced with new double glazed casement window

rear area pavings lowered by approximately 100mm and adjacent exposed walls pointed/made good to match existing

new 63mm diameter black cast iron rainwater pipe

new black 63mm diameter waste pipe

Selectaglaze secondary glazing system - as detail SG-04 drawings 6214-FAC-D01 & D02

assumed position of existing SVP cranked over from ground floor rear kitchen


Selectaglaze secondary glazing system - as detail SG-04 drawings 6214-FAC-D01 & D02

denotes bricking up of redundant airbrick and making good painted render (to match adjacent)

front area pavings & manhole lowered by approximately 100mm and adjacent exposed walls made good to match existing. Steps formed at bottom of existing metal staircase and into left hand vault to suit lowered and existing finished levels.

NOTE:
All ceiling plasterboard to be replaced throughout the basement (1 hour fire resisting) on resilient bars
Damp party walls and rear wall – basement to be surveyed by damp proofing specialist and areas of dampness re-injected & re-plastered. All skirtings to be renewed to match existing.



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	drawing BASEMENT PLAN - PROPOSED	date NOVEMBER 2010	checked		