



**Basement**  
 Subject of application is the basement only. Previous approval for work to the wider house granted in March 2011

New dry lining and high performance insulation to existing retaining wall. Refer to drawing 190\_464 for detail.

New Jaymart 'Syncoir' entrance mat.

New LST radiators installed throughout basement.

New extract vent with 1 no. cast iron air brick by Cast Iron Air Brick Company or similar approved. Refer to drawing 190\_462 for elevation.

New steel gate and railing, painted black to match existing. Refer to drawing 190\_482 and 490 for elevations.

New timber and steel outdoor canopy structure. Refer to drawing 190\_491 for detailed information.

New grassed area with fruit trees.

New low level timber fence with gate.

New raised planter forming boundary to main playground with built-in seating to both sides. Refer to drawing 190\_492 for detailed information.

Existing pavement light.

Existing 1000mm dia. pavement light.

**B01\_Kitchen**  
 New serviced kitchen. New built in kitchen units with worktop and appliances.  
 New sinks and drainer connected into new drainage system.

New high level mechanical extract to kitchen, wc and shower room. Ducted within boxed out wall. Outlet on external wall.

**B02\_WC/Shower Room**  
**B03\_WC**  
 New WCs and shower. Sinks and WCs connected into new drainage system.

New high level mechanical extract unit located within lowered ceiling void.

New high level ventilation ducting concealed within boxed out section.

New built-in seating, bookshelves and storage, from stained birch-faced plywood.

New Jaymart 'Syncoir' entrance mat.

New built-in storage cupboard.

Stairs to remain sealed off.

New dry lining and high performance insulation to existing retaining wall. Refer to drawing 190\_464 for detail.

New built-in storage, from stained birch-faced plywood.

Section of existing structural masonry wall demolished to form 600mm wide piers.

New steel beam supported on concrete padstones. To Structural Engineer's detail.

New raised planter.

Ground Floor

First Floor

Second Floor

Basement

Rev	Description	Drawn	Chk'd	Aprvd	Date
D	Amendment to existing structural wall to B06. min. 1100mm piers retained to either side of new opening.	SI	LA	LA	31.05.11
C	Amendment to existing structural wall to B06. 600mm piers to be retained to either side of new opening.	SI	LA	LA	19.05.11
B	Addition of external canopy structure.	JS	LA	LA	05.05.11
A	Omission of external canopy structure.	SI	LA	LA	28.04.11

Notes:

**Walls**

**Retaining walls**  
 Dry line existing walls, and fix timber battens and high performance insulation in place.

**All walls**  
 Plaster skimcoat applied throughout, one coat of PVA mix solution, painted finish, one undercoat to appropriate specification plus two top coats of matt emulsion.

Chase in all existing and new electric cables. Cables to be located within studwork where possible. Chasing to be kept to a minimum.

**Existing Woodwork**

Skirting boards, architraves, door frames etc. Clean down existing internal painted woodwork. New undercoat plus two top coats of eggshell.

**Floors**

**Existing floors**  
 Strip out all existing floor coverings to expose timber floorboards. Sand and clean floor boards to obtain smooth clean finish prior to sealing. Carry out necessary repairs to boards and replace with new where appropriate. To be agreed with Architect on site.

Finish floorboards with two coats of clear satin wood varnish.

**Heating**

New LST radiators to be connected into existing heating system via valved-off pipes.

**Lighting**

Exterior:  
 New wall-mounted lights to replace existing.  
 Interior:  
 Pendant lights throughout.

**Fire Protection/Warning**

**NOTE**  
 All fire protection and warning provisions installed to basement under earlier renovation work. Conditional Building Control approval awarded.



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Client	LB Camden/PHPS	Date	01.04.11
Scale	1:50	Size	A1
Job	Primrose Hill Primary School	Purpose of Drawing	PLANNING
DO NOT SCALE FROM DRAWING ALL DIMENSIONS IN MM ALL DIMENSIONS TO BE CHECKED ON SITE COPYRIGHT ADAMS & SUTHERLAND LTD.		Drawing No. <b>190_NS_PL_460</b>	Revision <b>D</b>