

tree ○

CONSTRUCTION KEY

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

Communal Garden

new brick garden wall with brick on edge coping, 2050mm high above patio - secondhand London stocks with flush pointing

450 mm high brick wall in secondhand London stock bricks

planting bed

raised planter

new ledged braced & battened door and frame

950 mm high brick wall in secondhand London stock bricks

Patio

Communal Patio

new double glazed white painted timber door

water butt

svp

new cast iron svp

new double glazed timber windows and doors

new double glazed timber windows and doors

position of phone-TV-sky & cable sockets

throughout basement: existing screed removed from concrete floor. 50mm flooring grade mineral wool and finished with 18mm T&G flooring grade chipboard.

blocking to fireplace opening to be removed. new mantelpiece & surround with opening modified and hearth tiled (as drawing 6214-FAC-D101) with connection for electric fire.

separating partition to be upgraded to 1 hour fire resistance

Living/Dining

Bedroom

rad

rad

St

new condensing boiler (flue coloured white)

new studwork partitions (non loadbearing) finished with plasterboard, plain skirtings ex. 150mm high, flush timber fire doors, timber linings & ogee architraves.

Kitchen

F/F

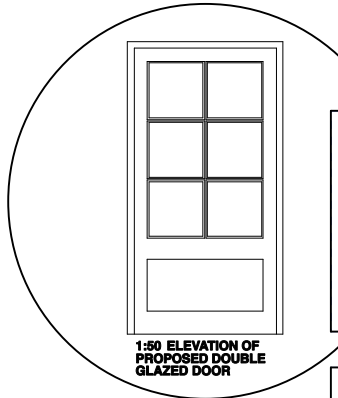
existing glazed door replaced with painted timber semi-glazed door and frame with laminated double glazing

Selectaglaze secondary glazing system - see drawings 6214-FAC-D01 & D02

WM

DW

obscure (white) glass to sashes and door



metal security gate

MH

MH

NOTE:

All ceiling plasterboard to be replaced throughout the basement (1 hour fire resisting) on resilient bars.

External and party walls - to be surveyed by damp proofing specialist and areas of dampness re-injected & re-plastered. All skirtings to be renewed to match existing.

All internal doors renewed as solid timber flush fire doors.

no. 4 new black painted ledged braced & battened outward opening vault doors and frames



	PROJECT 5 ARCHITECTURE LLP 8 Waterson Street London E2 8HL T: +44 (0)20 7739 9131 F: +44 (0)20 7739 3687 E: info@p5a.co.uk	job title 11 AMPTON STREET, LONDON WC1X 0LT drawing BASEMENT PLAN - PROPOSED	scale 1:50 @ A3 date JUNE 2014	drawn SA checked XX	drawing no. 6214-AS11-P01