



CONSTRUCTION KEY

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

new timber close boarded fence to replace existing fence

rear garden lowered by approx 150 mm

new cast iron waste pipe

wp

rwp

new outward opening painted timber double glazed door

new outward opening painted timber double doors and fanlights (double glazed)

new condensing boiler (flue coloured black)

lower floor level by approx 300 mm to improve headroom to 1930 mm

Bedroom

rad

Bathroom

rad

St

St

new storage cupboard

concrete floor throughout the basement to be insulated with 50mm flooring grade mineral wool and finished with 18mm T&G flooring grade chipboard - total height increase of 68mm

suggested position of phone-TV-sky & cable sockets

rad

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

no.2 new black painted ledged braced & battened outward opening vault doors and frames

new painted timber semi-glazed door and frame to match existing but with laminated double glazing

1:50 ELEVATION OF PROPOSED DOUBLE GLAZED DOOR

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.

All internal doors renewed as solid timber flush fire doors

vaults not surveyed



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	drawing BASEMENT PLAN - PROPOSED	date JULY 2014	checked XX		