



CONSTRUCTION KEY

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

GROSS INTERNAL FLOOR AREAS:

- Overall: 178.3 m²
- Communal Circulation: 0 m²
- Basement Flat: 40.9 m²
- Upper Maisonette: 137.4 m²

new 1800mm high close boarded timber fence on 450mm high brick dwarf wall

existing door opening infilled in half brick thickness (to retain evidence of opening) and wall rendered and painted to match existing

new cast iron wvp

brick spandrel and sub cill removed below sash window. new outward opening painted timber double doors and fanlights (double glazed laminated glass)

new condensing boiler located at low level in purpose-made painted blockboard cupboard in chimney breast recess

throughout the basement - existing screed removed and floor slab insulated with 50mm rockfloor insulation and 18mm chipboard/plywood

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

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

NOTE:
all ceiling plasterboard to be replaced throughout the basement flat (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.

Rev C - 06/05/16 - as revision cloud
Rev B - 05/04/16 - secondary glazing added and garden shed removed

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	drawing BASEMENT PLAN - PROPOSED	date JULY 2015	checked XX		