

repair broken steps and refix handrail  
 new black painted ledged braced & battened outward opening vault doors and frames

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false string added onto existing outer string to mask new dry-lining  
 new solid timber fire door fitted to existing door opening

if existing joinery is beyond repair, non-original glazed door to be replaced with painted timber glazed door & frame (pattern 10 full height glazed with laminated double glazing)

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

Rear Garden

**CONSTRUCTION KEY**

-  existing retained
-  line over/under/behind
-  demolished
-  new construction
-  28mm thick drylining (incorporating Newton 503 mesh & 12.5mm plasterboard)

new cast iron WVP

non-original door and casement window to be replaced with new outward opening painted timber double doors and fanlights (double glazed) - see drawing P08

existing screed to be removed and concrete slab made good throughout the basement. RIW Sheetseal DPM + 50mm flooring grade mineral wool finished with 18mm T&G flooring grade chipboard

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

see drawing 6214-FAC-D259 for splayed reveal/dry-lining junction detail

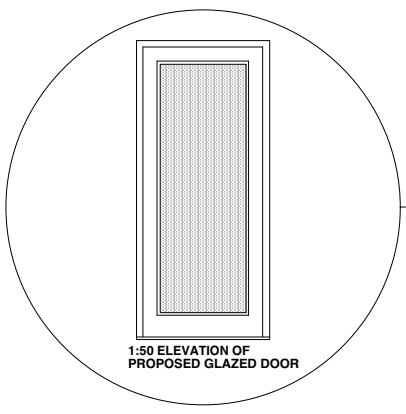
**NOTE:**


Existing brick walls (external walls, spine walls, party walls & partition walls) - to be surveyed by damp proofing specialist and areas of dampness re-injected if necessary. All skirtings to be renewed to match existing.

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

Existing, flush internal doors to be replaced with solid timber flush fire doors.

Defective, non-original sash windows to be replaced like-for-like but without horns and using stretched ovolo mouldings/glazing bars & hardwood cills.



	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 <b>20 AMPTON STREET, LONDON WC1X 0LX</b>	scale <b>1:50 @ A3</b>	drawn <b>SA</b>	drawing no. <b>6214-AS20-P01</b>
	drawing <b>BASEMENT FLOOR PLAN - PROPOSED</b>	date <b>SEPT 2017</b>	checked <b>XX</b>		