






sycamore tree - OHG's tree surgeon to advise complete removal or crown reduction (Jacob Tree Ltd)

sycamore tree

Rear Garden

**CONSTRUCTION KEY**

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

new condensing system boiler (flue coloured black)

SLIM RAD  
Utility Room  
WM

rwp

MH

svp

rwp

HWC

if existing joinery is beyond repair, non-original double doors to be replaced with outward opening painted timber double doors and fanlights above with laminated double glazing - see drawing P08

false string added onto existing outer string to mask new dry-lining

Bedroom

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

St  
RAD

Bedroom

**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.

high level electrical intake and meters cupboard to be reconstructed to match existing incorporating FD30S doors to achieve 30 minutes fire resistance

CCU

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

new inward opening four panelled door, generally to match original main front door at ground floor level, but with laminated obscure glass to upper panels. outward opening external metal security gate with letter box (painted black) as drawing 6214-FAC-D102

RAD

see drawing 6214-FAC-D285 for splayed reveal/dry-lining junction detail

new black painted ledged braced & battened outward opening vault door and frame

MH

new black painted ledged braced & battened inward opening vault door and frame

FAI

