

top section of rear garden wall to be rebuilt following removal of Buddleia plants

tenant's existing wooden pergola and deck to be removed

new painted timber casement window double glazed with white obscure laminated glass & painted precast concrete sub cill - see drawing P08

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.

new painted timber glazed door & frame (pattern 10 full height glazed with obscure laminated double glazing) - see drawing P08

worktop set at 750mm above floor supported on end panels and with 3 no. 500mm wide x 900mm high wall units over

100 x 50 studs + 18mm ply

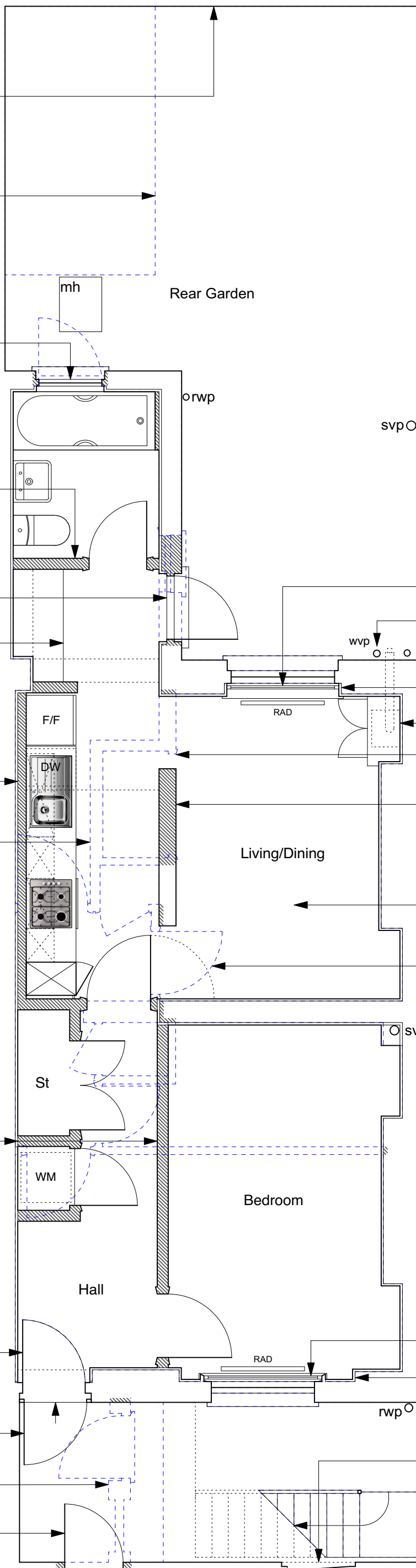
non-original partitions removed as shown

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.

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

non-original wall and joinery (current entrance hall) demolished and all surfaces reinstated, concrete floor removed down to level of paving and entire area repaved with concrete paving slabs

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



CONSTRUCTION KEY

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

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

new cast iron waste pipe

see drawing 6214-FAC-D282 for splayed reveal/dry-lining junction detail

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

new opening in existing brickwork wall

new brickwork wall to match adjacent

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

door removed and opening adjusted in existing brickwork wall

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.

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

see drawing 6214-FAC-D281 for splayed reveal/dry-lining junction detail

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

defective metal staircase to be renewed

Rev A - 30/01/18 - new cast iron wp to rear elevation

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	drawing BASEMENT PLAN - PROPOSED	date NOV 2017	checked XX		