B **GA Basement Floor Plan**
1 : 100

Wall Key

- Existing walls
- Proposed wall infill
- Proposed partitions
- Proposed wall lining

GENERAL NOTES

Floors

- Ground suspended floors – lift floorboards, insulate below, replace floorboards, replace skirtings and reinstate other joinery or renew with age appropriate replacements.
- Upper floors - lift floorboards, upgrade acoustic performance and fire separation above existing ceilings between joists, replace floorboards.
- Upper floors raised to accommodate service void and insulation, reinstate existing skirtings and joinery or renew with age appropriate replacements.

Walls

- Perimeter walls / party walls – remove plaster finishes, line with insulated plasterboard, replace skirtings or renew with age appropriate replacements.
- Retain existing fireplace surrounds.
- Generally, strip out all unnecessary services.
- Set back infill to existing openings to retain feature where possible.

Ceilings

- Overboard damaged ceilings. Redecorate covings. Carefully remove covings where new partitions meet ceiling, reinstate coving.

Doors

- Assess condition of existing doors and where necessary replace with period appropriate replacements.

Windows

- Assess on individual basis.
- Overhaul, carry out like for like repairs or replace with similar – existing windows to be draught stripped, new windows to be double glazed.
- Trickle vents provided to all existing windows.

Joinery

- Timber. Overhaul, carry out like for like repairs.

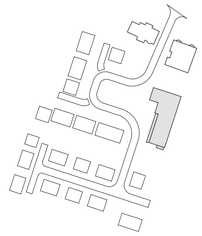
Stairs/balustrades

- Overhaul, repair like for like.

Services

- Services to be restricted to new partitions where possible.
- Services to existing walls to chase in plasterwork/walls or run in baton zone behind plasterboard.
- Ventilation via opening windows.
- Heating via localised boilers feeding wet wall mounted radiators.

Key Plan:



General Notes:

1. Do not scale off this drawing unless a scale bar is provided.
2. Any ambiguities, omissions and errors on this drawing should be notified immediately to the Architect before the commencement of works on site.
3. Dimensions are in millimetres unless otherwise stated.
4. Dimensions, unless otherwise indicated, are to the face of unfinished block walls or to the finished plaster face of stud partitions.
5. Dimensions are to be checked on site. Discrepancies are to be notified immediately to the Architect before the commencement of works on site.
6. All levels are in meters unless otherwise stated.
7. This drawing is to be read in conjunction with all other relevant drawings and specifications for this project.

Revision Notes:

Rev.	Date	Notes	Issuer	Checker
P1	2023-08-04	Preliminary Issue P1	IAT	JC
P2	2023-09-12	Refined layout with elevational alterations.	MJ	JC
P3	2023-10-17	Planning Submission	MJ	JC

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1:100

LONDON ROAD
NEWARK

Job Number:
23-0030

Project Address:
London Rd, Newark NG24 1TW

Client Name:
Bildurn Properties

Director / Associate:
Matthew Branton

Project Lead:
Sarah Boxford

Status:
A3 Planning

Functional Breakdown:
B3 - Block 3

Sheet Size:
A1L

Scale:
1 : 100

Drawing Name:

GA Basement Floor Plan Proposed - Block 3

Full Document Reference:

Identification / Location: Project, Originator, Function, Space
Sheet Number: Form, Disc., Number

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Document Number:
2230

Current Revision:
P3

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2023-10-17

FRANKLIN ELLIS ARCHITECTS

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