





Wall Key

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

B GA Plan Level B1 Basement Floor

1 : 100

GENERAL NOTES

External Walls

- Strip off all unnecessary services.
- Repoint where necessary, clean brickwork.
- Make good exposed existing walls following demo.
- New areas of external wall/infill to be in brick reclaimed from elsewhere on the building/site. Brick bond, mortar colour, joint width and pointing to match.

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.
- Timberwork Overhaul, carry out like for like repairs.
- Windows facing London Road to be secondary glazed.
- Trickle vents provided to all existing windows.

Internal Floors

- Ground suspended floors – lift floorboards, insulate below, replace floorboards, and reinstate skirtings 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, new timber skirtings to match existing profile, reinstate existing joinery, architraves and features or renew with age appropriate replacements.

Walls

- Perimeter walls / party walls – remove plaster finishes, line with insulated plasterboard and retain coving, 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.

Joinery

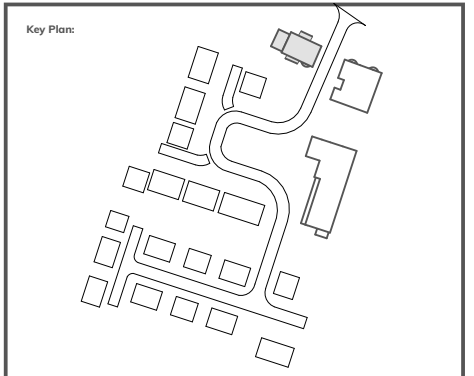
- Overhaul, carry out like for like repairs.

Stairs/balustrades

- Overhaul, repair like for like.

Services

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



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 minor elevational alterations. | MJ | JC |
| P3 | 2023-09-18 | Revised layout to retain existing stair. | MJ | JC |
| P4 | 2023-10-17 | Planning Submission | MJ | JC |



LONDON ROAD NEWARK

Job Number:

23-0030

Client Name:

Bildurn Properties

Project Address:

London Rd, Newark NG24

1TW

Director / Associate:

Matthew Branton

Project Lead:

Sarah Boxford

Status:

A3 Planning

Functional Breakdown:

B1 - Building 1

Sheet Size:

A3L

Scale:

1 : 100

Drawing Name:

GA Basement Floor Plan Proposed - Block 1

Full Document Reference:

| Identification / Location | | | | Sheet Number | | |
|---------------------------|------------|----------|-------|--------------|-------|--------|
| Project | Originator | Function | Space | Form | Disc. | Number |
| BLR-FEA-B1-B1-DP-A | | | | | | 2210 |

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P4

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