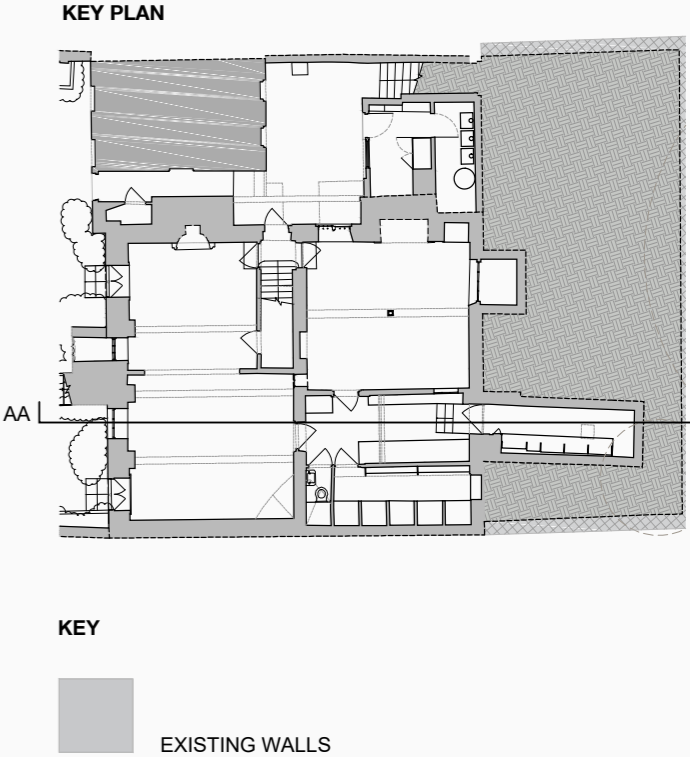


EXISTING SITE PHOTOS

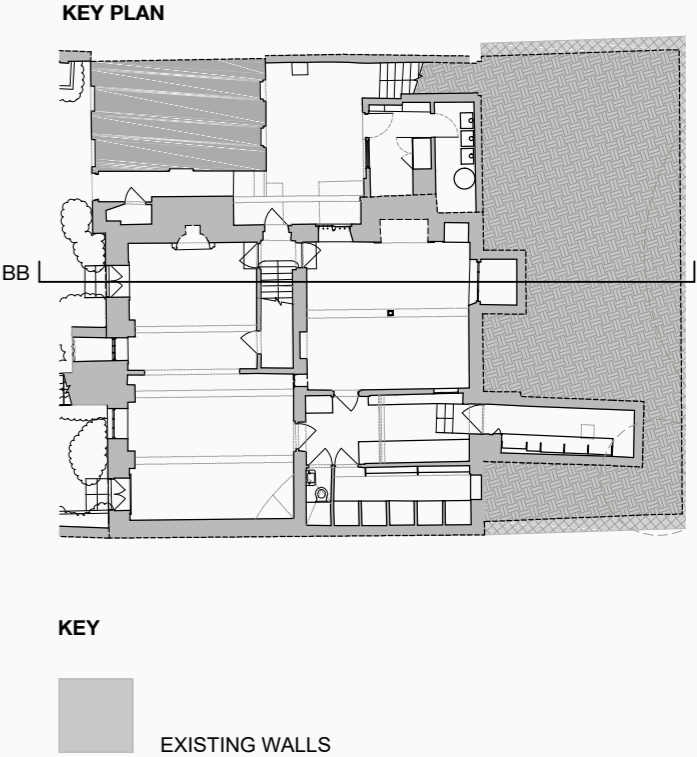


# EXISTING SECTION AA



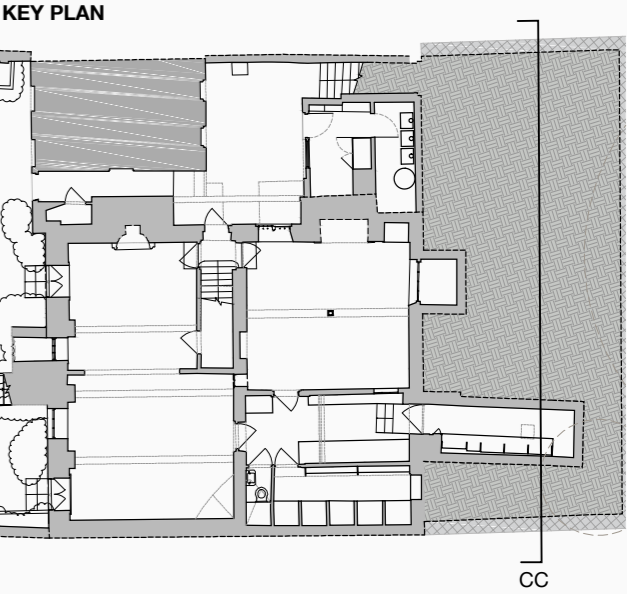
0 10m

# EXISTING SECTION BB



0 10m

# EXISTING SECTION CC



KEY

EXISTING WALLS

00 EXECUTIVE SUMMARY

01 INTRODUCTION

02 EXISTING CONDITION

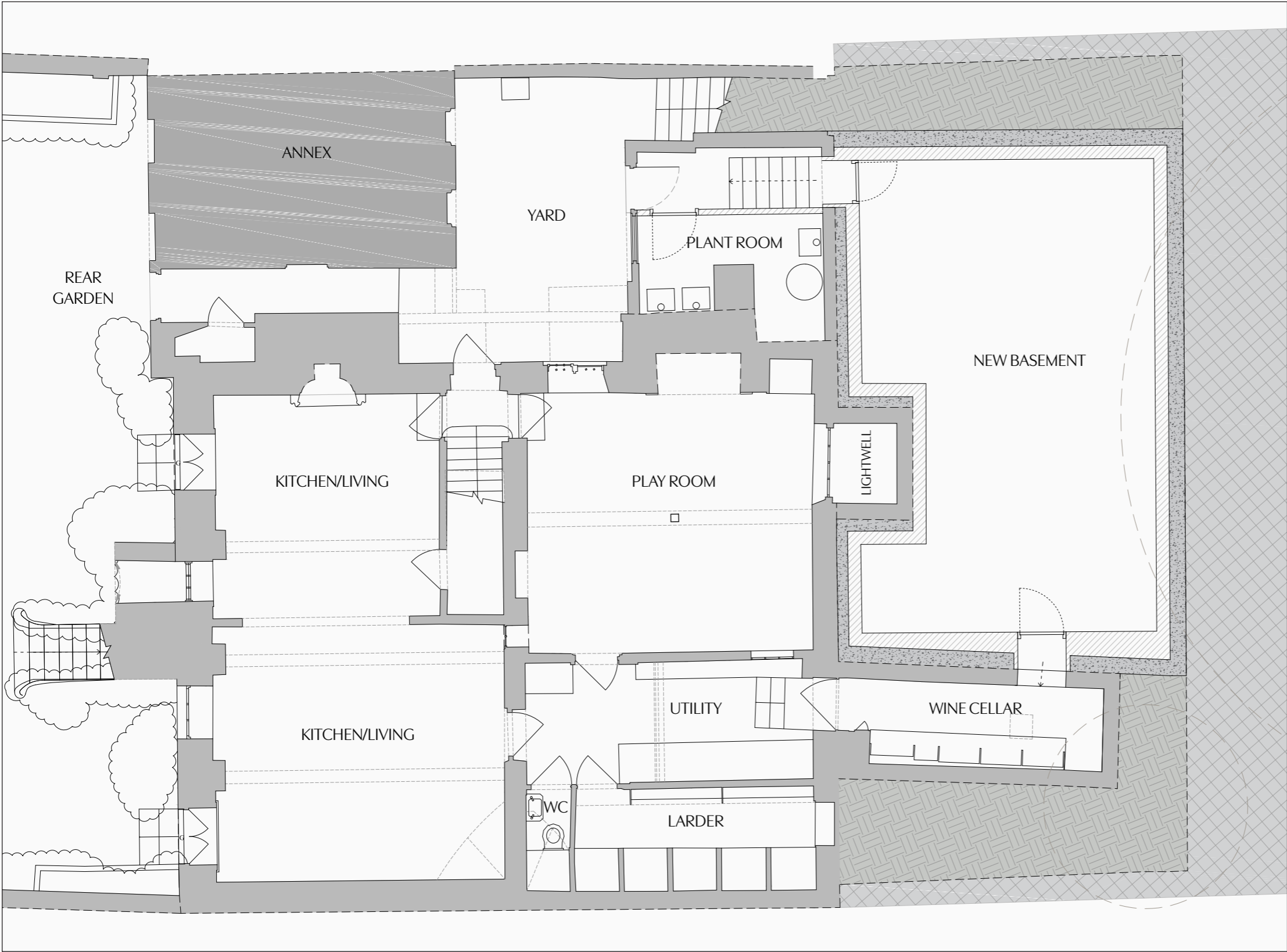
*PROPOSALS*

03 BASEMENT EXTENSION

04 FRONT GARDEN LANDSCAPING

	BASEMENT EXTENSION
PRE-APP FEEDBACK 16.02.2023	<ul style="list-style-type: none"><li>• The proposed basement extension would extend under the majority of the front garden and would manifest itself above ground by way of a skylight concealed within the garden border. It would be accessed via the existing wine cellar which extends out to the front of the original building, under the front garden.</li><li>• In this case, on the basis that the proposed basement extension would be accessed via the existing wine cellar, through a modest doorway, it is not considered that the proposal would cause undue harm to the special architectural and historic interest of the host building.</li><li>• As noted in relation to the application at 5 The Grove, a basement in the proposed location is not atypical of houses of this style.</li><li>• However, the manifestation above ground level (the skylight in the front garden) is not considered to be acceptable, as it would signal from the outside that there is a room under the front garden (where one would not originally have been).</li></ul>
DESIGN RESPONSE	<ul style="list-style-type: none"><li>• The proposed basement has been sensitively designed so that it does not imbalance the spatial layout of the lower ground floor. By providing primary access through the wine cellar and secondary access through the plant room, the proposed basement is disconnected from the rest of the floor plan.</li><li>• Following the feedback from the pre-application the proposed skylight in the front garden has been omitted from the proposal. Once constructed, the basement will not be visible from ground level.</li></ul>

# PROPOSED LOWER GROUND FLOOR PLAN



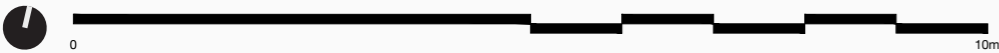
A new basement extension is proposed under the front garden up to the front boundary line, set back from adjacent properties and abutting the existing play room, wine cellar and plant room. Careful consideration has been paid to minimise the impact on the existing fabric by retaining both existing lightwells with minor demolition only affecting ancillary spaces (plant room and wine cellar).

Primary access is provided via the wine cellar to ensure that the lower ground floor spatial layout is not imbalanced by the extension. Secondary access is provided through the existing plant room via a new staircase down to the level of the proposed basement.

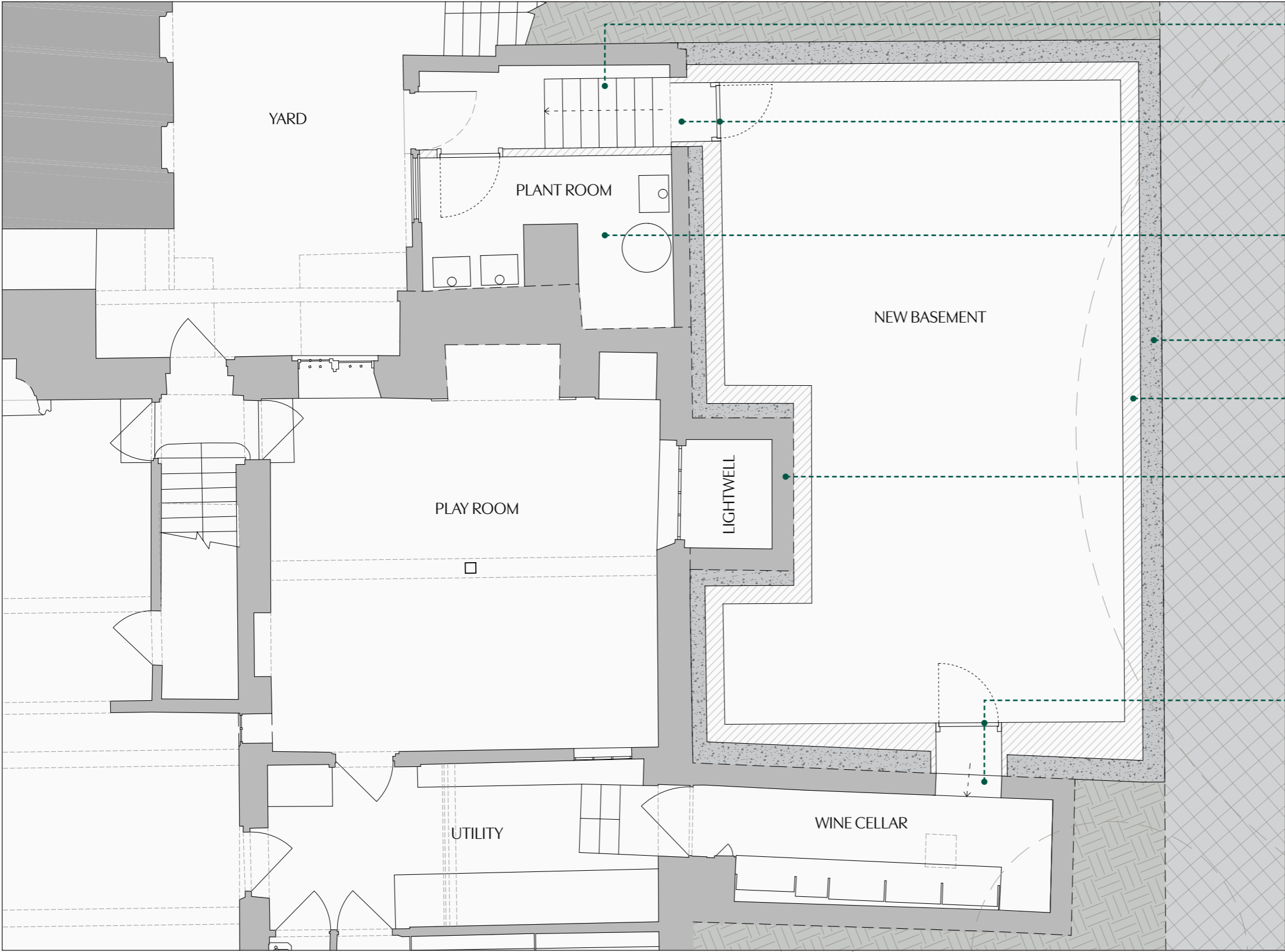
No skylights are proposed in the extension, therefore the basement would not be visible from ground level.

## BASEMENT CONSTRUCTION

The basement extension is proposed to be constructed from reinforced concrete, thermally insulated, waterproofed using an integrated basement waterproofing system and internally lined with plasterboard.



# PROPOSED LOWER GROUND FLOOR PLAN



New staircase to provide access to yard from proposed basement

New opening & door formed in existing plant room wall to provide secondary access to basement

Existing plant room reconfigured

Proposed basement structure built to front boundary line

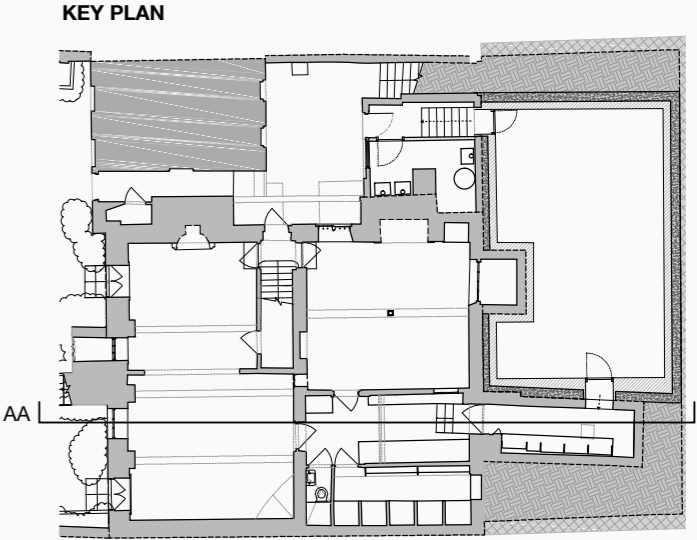
New thermally insulated plasterboard lining with integrated basement waterproofing system

Existing lightwell retained

New opening & door formed in existing cellar wall to provide access to proposed basement



# PROPOSED SECTION AA



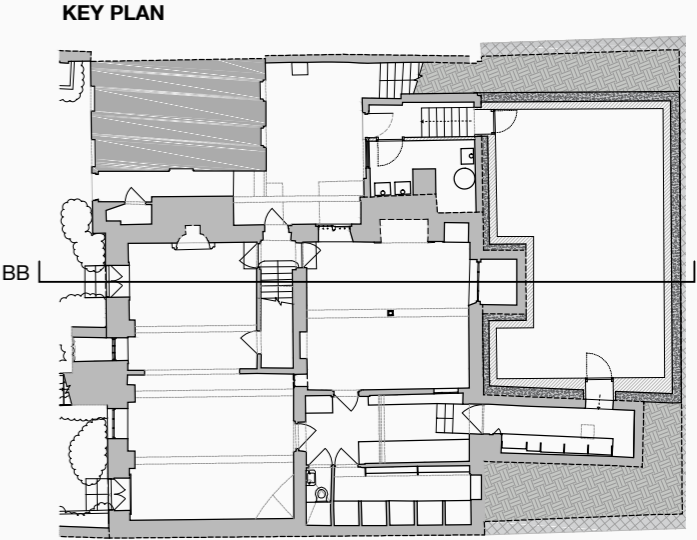
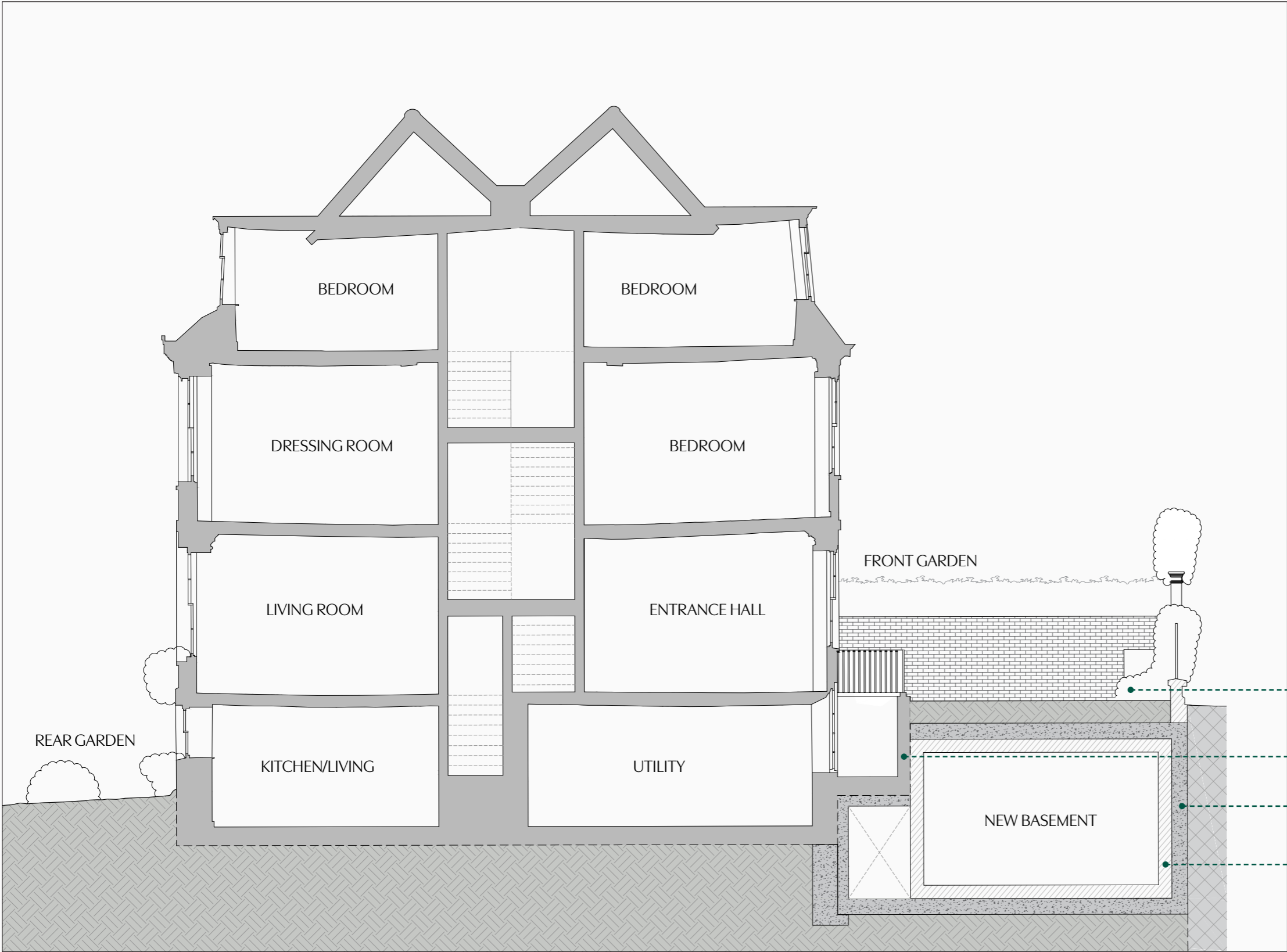
**KEY**

EXISTING WALLS

For front garden landscaping, refer to p.27 onwards

New opening & door formed in existing cellar wall to provide access to proposed basement

# PROPOSED SECTION BB



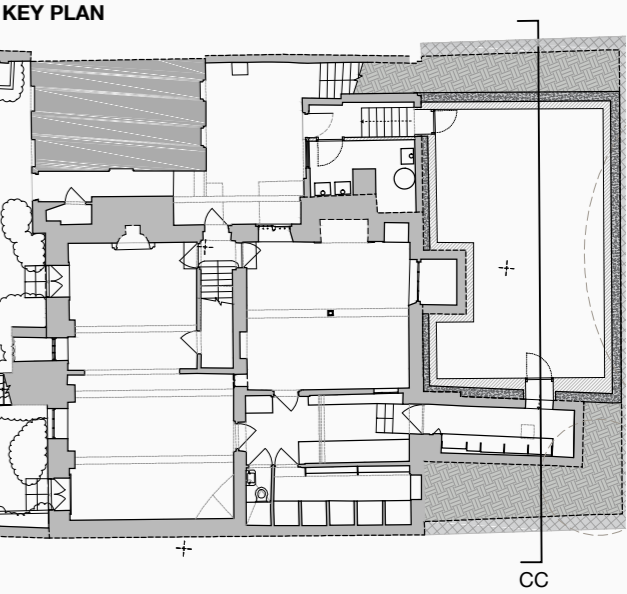
**KEY**

EXISTING WALLS

- For front garden landscaping, refer to p.27 onwards
- Existing lightwell retained
- Proposed basement structure built to front boundary line
- New thermally insulated plasterboard lining with integrated basement waterproofing system



# PROPOSED SECTION CC



KEY

EXISTING WALLS

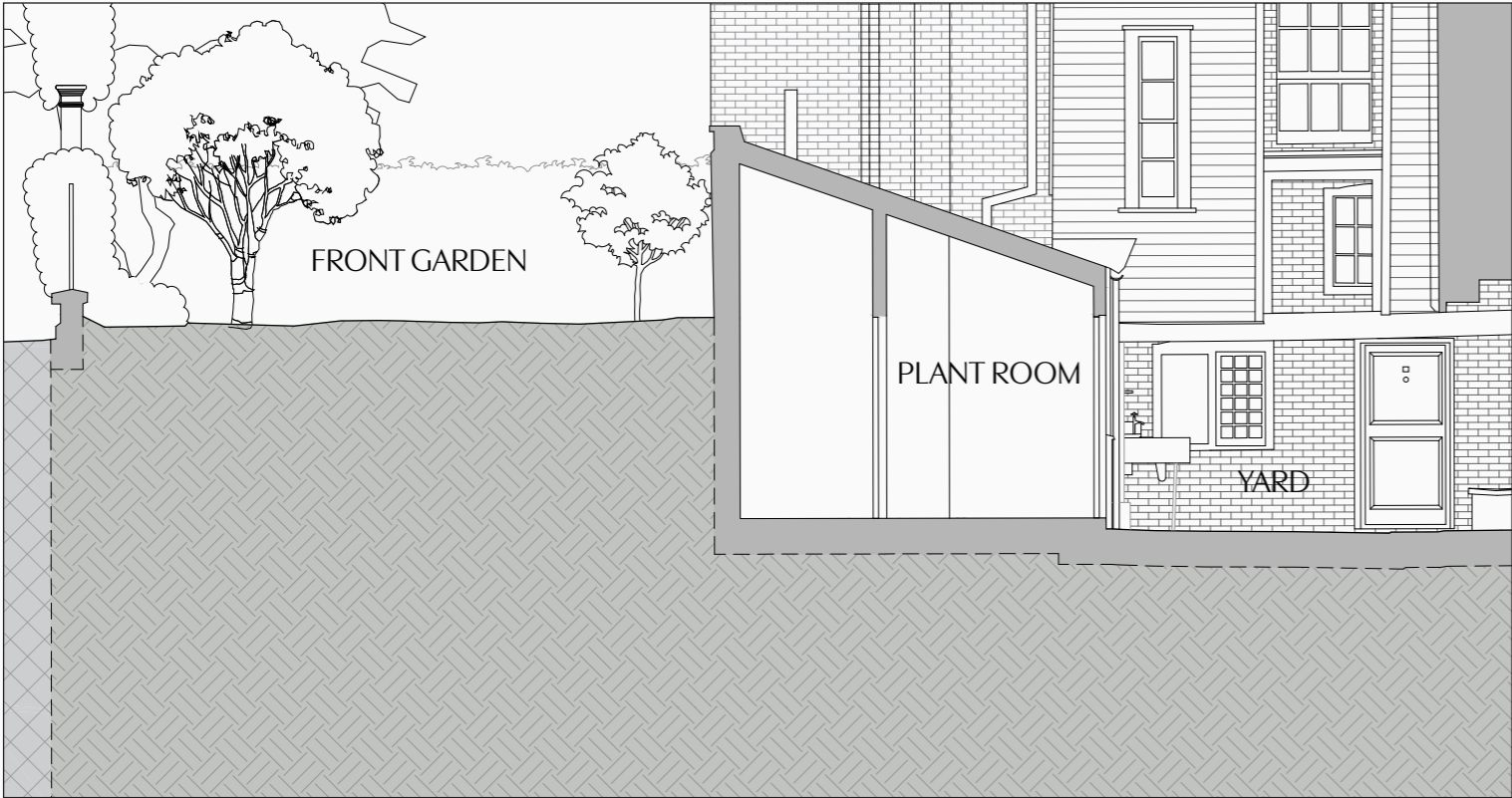
For front garden landscaping, refer to p.27 onwards

New opening & door formed in existing plant room wall to provide secondary access to basement

New opening & door formed in existing cellar wall to provide access to proposed basement

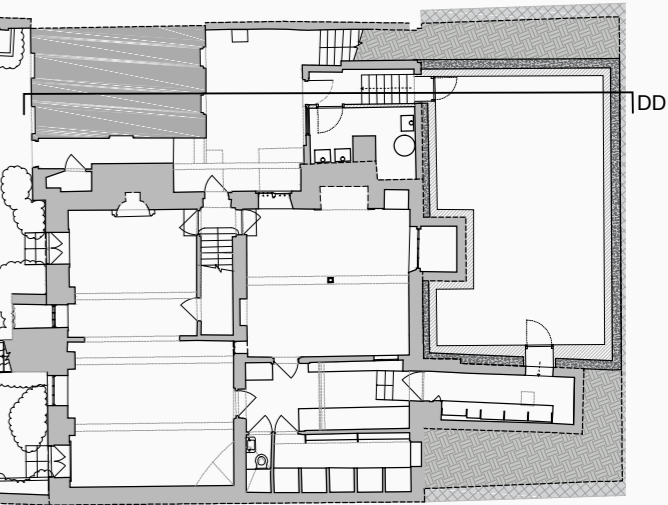
# PLANT ROOM RECONFIGURATION

EXISTING



A new staircase is proposed within the existing plant room to provide secondary access into the basement extension. To facilitate this, the existing plant and boilers will be reorganised within the space and separated from the staircase with a new plasterboard partition and door. This proposed alteration would not have an external visual impact on the existing single storey outbuilding and would retain the character of the adjacent yard.

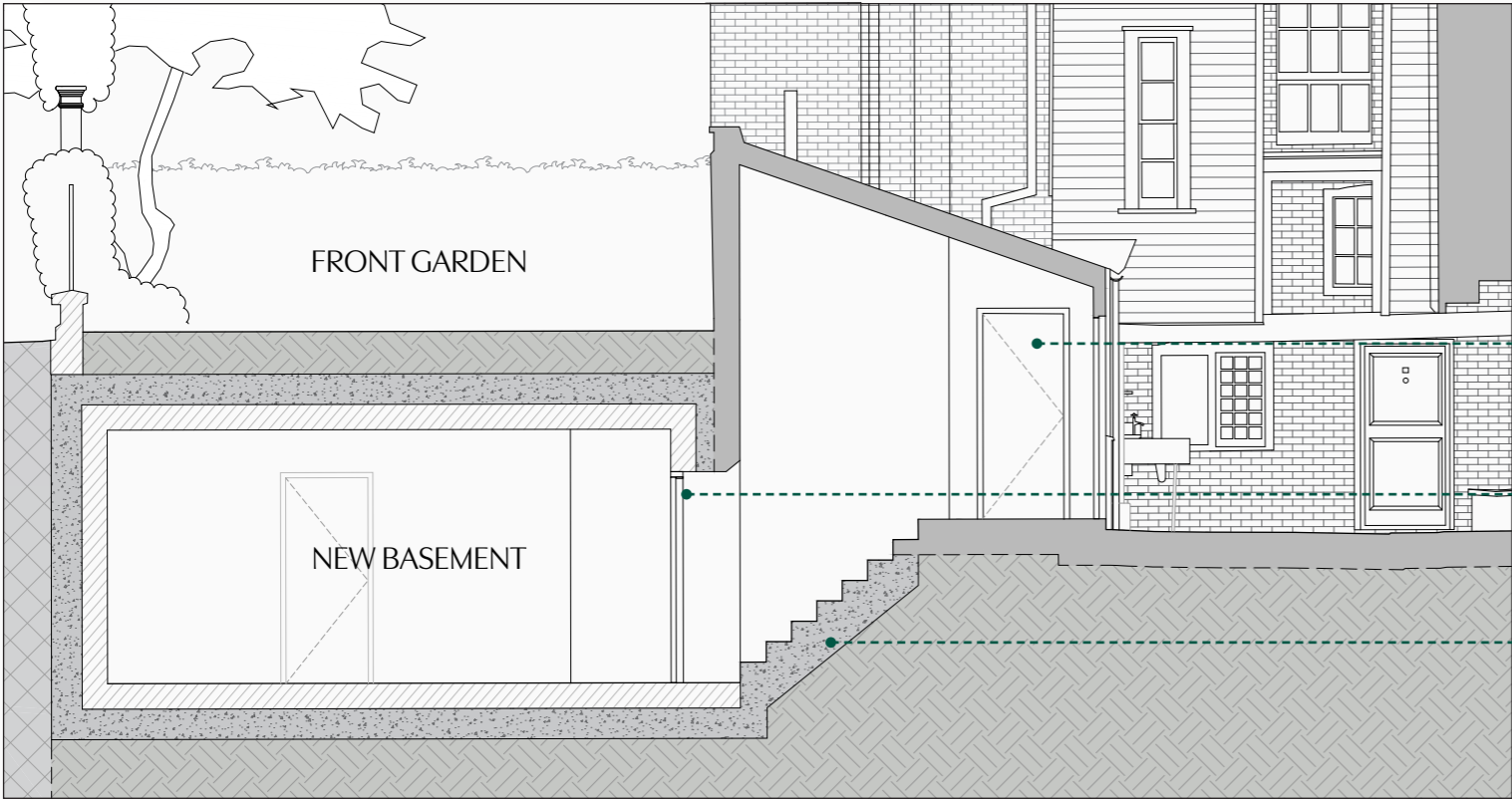
KEY PLAN



KEY

- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED BASEMENT STRUCTURE

PROPOSED



New door into plant room

New opening & door formed in existing plant room wall to provide secondary access to basement

New staircase to provide access to yard from proposed basement



00	EXECUTIVE SUMMARY
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	<i>PROPOSALS</i>
03	BASEMENT EXTENSION
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