



Basement Plan

Drawing key:

Timber:

- All existing joist and rafter types listed below are modern, installed during recent works:
- ← A → Existing 175x75 C24 joists at 400-430mm c/c
  - ← B → Existing 150x75 C24 joists at 400-430mm c/c
  - ← C → Existing 100x75 C24 joists at 400mm c/c

Walls:

- New brickwork - all brickwork infills to be fully toothed and bonded with existing brickwork
- Existing masonry
- Existing non-load-bearing walls (historic or recently installed, as noted)
- Non-load-bearing timber studwork walls installed during recent works
- Existing (recently installed) load-bearing timber studwork wall, comprising 95x70 C24 studs at 450mm c/c approx; to be retained
- Existing (recently installed) load-bearing timber studwork wall, comprising 42x95 C24 studs at 400mm c/c approx; to be retained
- New load-bearing timber studwork wall, comprising 50x100 C24 studs at 400mm c/c max, and 100x50 bottom and top plates. Double studs to be used at all wall corners and ends. Solid timber noggins to be installed between all studs, at 900mm vertical c/c max.

Other / general:

- Existing foundation under / structure under
- New foundation under / structure under
- Existing mass concrete or precast padstone (installed during recent works)
- Existing beams, trimmers, or lintels, to be retained - material/function and details as noted on plans. For further details (including whether the members are historic or installed recently) refer to drawings series 11-15
- Proposed beams, trimmers, or lintels
- Structure to be demolished

GENERAL NOTES:

1. All Studio Strukt drawings are to be read in conjunction with the relevant Architects, Engineers and Specialist Supplier's drawings and specifications.
2. Do not scale from any Studio Strukt drawings. Use stated dimensions only. All dimensions to be verified on site by contractor.
3. Fire protection, thermal and sound insulation, and waterproofing are outside of Studio Strukt's scope. Any such elements are shown indicatively only.
4. The Contractor is responsible for ensuring the stability of all structures within and adjacent to the site at all times during the contract, and is to design and provide all temporary works required.
5. All work subject to Building Control approval, Party Wall agreement, and Listed Building consent. Formation levels of all foundations to be approved on site by Building Control inspector.
6. All Studio Strukt plans are drawn 'looking down' and show structure within and immediately below the floorlevel the plan refers to. For example, a 1st floor plan shows 1st floor joists, beams within and under 1st floor, and lintels above openings at ground floor level.

Unless noted otherwise, all existing steelwork, concrete and timber structures shown on this drawing are non-historic elements installed during the recent construction works.

All historic timber, steel, and concrete members are marked with (H).

Unless noted otherwise, all masonry structures are assumed to be historic.

All existing member sizes marked with (\*) are based on previous engineer's drawings and have not been verified on site. All other existing member sizes are based on on site measurements.

A	Revised as clouded, issued for submission to the Council	03/12/24	BK
-	Issued for comments/coordination	28/11/24	BK
Rev	Description	Date	By

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**PRELIMINARY**  
Not for construction

Scale	Date	By	Checked
1:50 @ A1	15/11/2024	BK	
Project			
9 The Mount London NW3 6SZ			

Title  
Proposed structural works:  
Basement Plan

Drawing No.	Rev.
24-034/21	A