

CHIMNEY STACK ABOVE
SUPPORTED AT GF LEVEL

THIS AREA TO BE EXCAVATED,
WITH NEW CONCRETE
RETAINING WALLS AROUND
PERIMETER

SUMP CHAMBERS

SOLID LINE INDICATES
TANKING SYSTEM

UNDERPIN PERIMETER WALLS
AND LOWER FLOOR
THROUGHOUT BASEMENT BY
1.5m APPROX TO
ACCOMMODATE
UNDERFLOOR HEATING AND
NEW TANKING SYSTEM.

NEW STEEL FRAME
CLAD IN BRICKWORK

CHIMNEY BREAST
RETAINED

OPENINGS ALTERED WITH
NEW TIMBER SASHES AND
INTERNAL SHUTTERS

EXTERNAL WELL RETAINED
AS EXISTING

UTILITY ROOM

STORE

NEW
MANHOLE

INVERT
LEVEL
-3.00

INVERT
LEVEL
-3.00
MANHOLE 2

NON-HABITABLE SPACE
BELOW EXISTING EXTENSION

EXISTING BRICK
VAULT TO BE
RETAINED AS EXISTING

REDUNDANT OPENING INFILLED

NEW DOOR
OPENINGS

F.F.L.
-2.110

CELLAR

TV ROOM

NEW STAIRCASE EXTENDED
DOWN TO LOWERED FLOOR LEVEL

EXISTING OPENING LOWERED TO FLOOR LEVEL
TO FORM NEW DOOR OPENING WITH FANLIGHT ABOVE

NEW OPENING IN EXISTING BRICK WALL





NEW EXCAVATION BELOW
ENTRANCE AREA WITH NEW
RETAINING WALLS AROUND PERIMETER

BMT RETAINING WALL SET BACK TO ACT
AS FOUNDATION TO REPLACEMENT
GARDEN WALL RELOCATED TO CLEAR
ORIGINAL FRONT FACADE AND REBUILT
IN BRICK TO MATCH ORIGINAL.

DRAINAGE PIPE

NEW
SHOWER
ROOM

INVERT
LEVEL
-3.25
MANHOLE 1

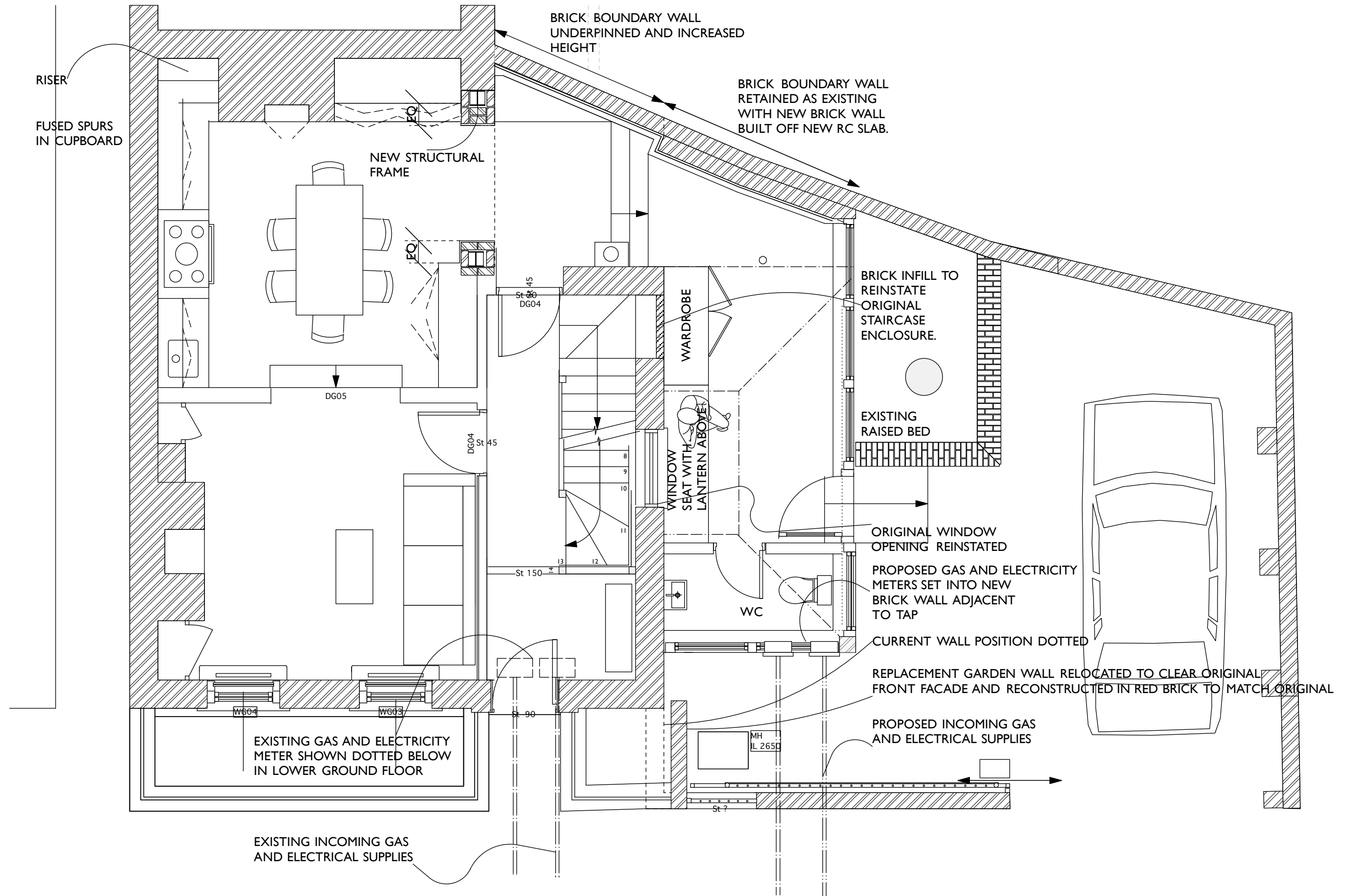
-  NEW RC UNDERPIN
-  EXISTING BRICK WALL
-  NEW BRICK WALL
-  NEW STUD WALL

ALTERATIONS TO 2 HAMPSTEAD SQUARE, LONDON NW3 1AB FOR SARAH AND PAUL ORCHART LOWER GROUND FLOOR PLAN AS PROPOSED

scale 1:50@A3 date 07 10 11

IAN HAY architect 11 Halton Road, London N1 2EN tel 020 7688 1589

drawing no. 136/11C.21 01 13

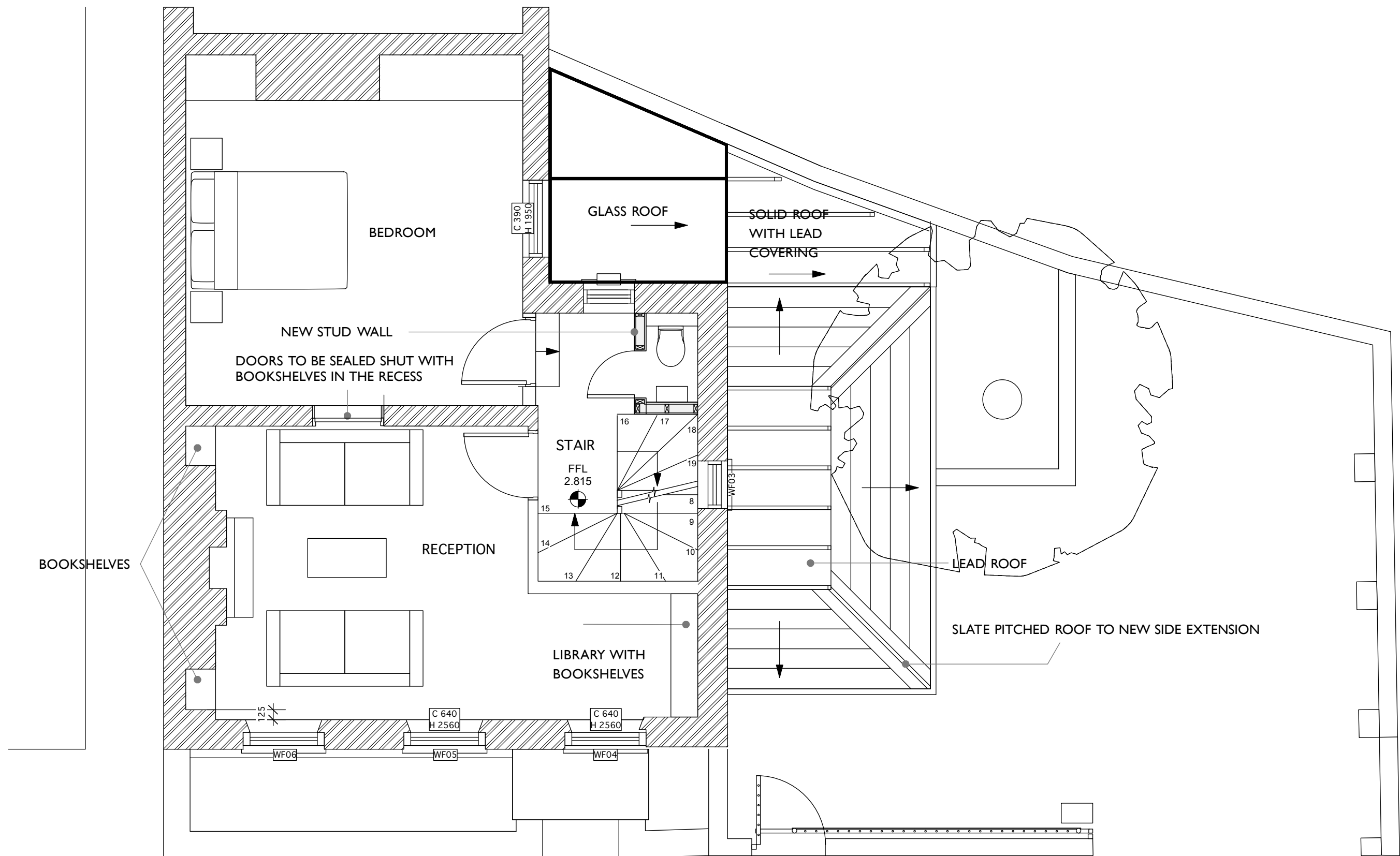





ALTERATIONS TO 2 HAMPSTEAD SQUARE, LONDON NW3 1AB FOR SARAH AND PAUL ORCHART
GROUND FLOOR PLAN AS PROPOSED OPTOION A

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IAN HAY architect 11 Halton Road, London N1 2EN tel 020 7688 1589

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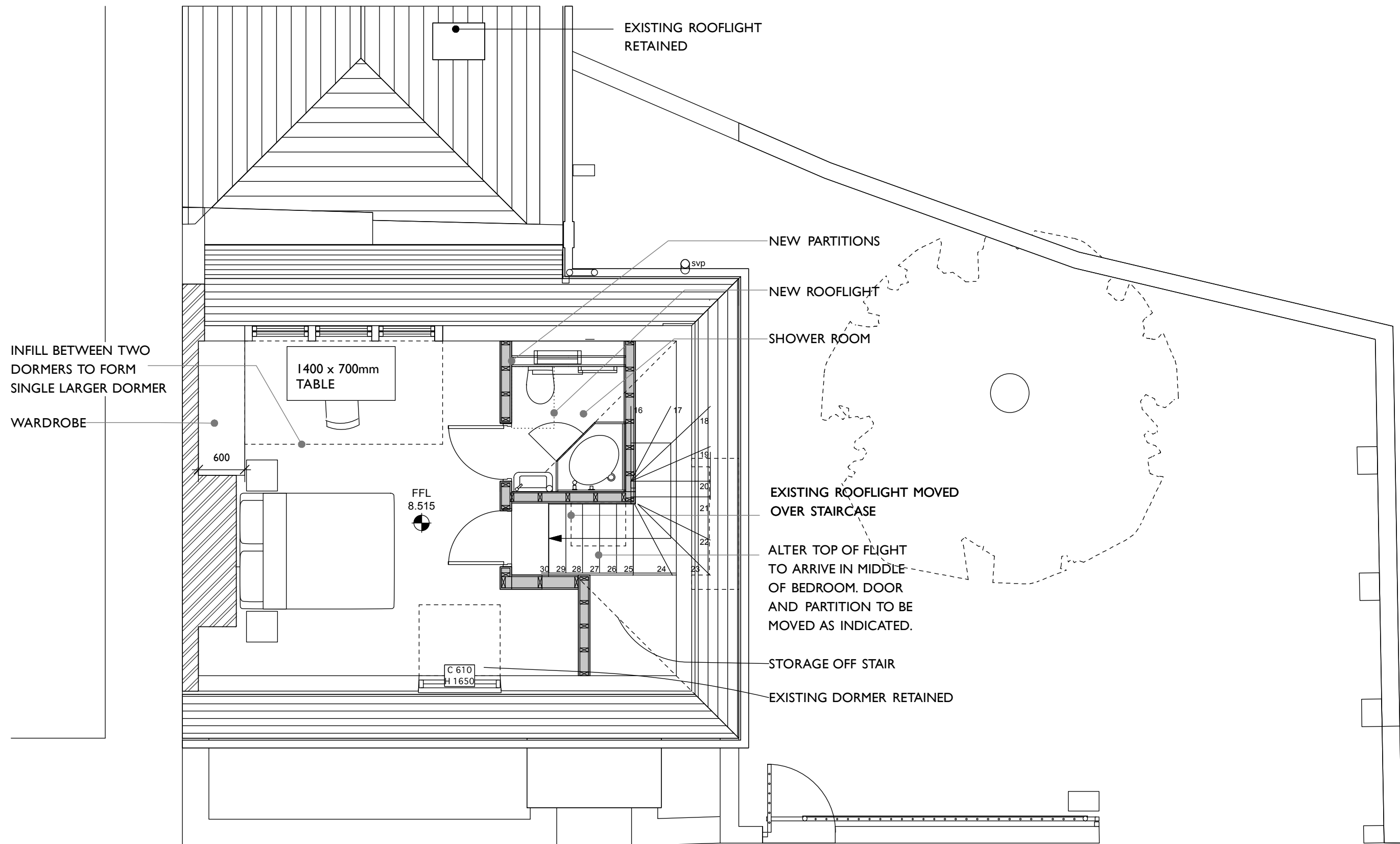
-  EXISTING BRICK WALL
-  EXISTING STUD WALL
-  NEW STUD WALL




ALTERATIONS TO 2 HAMPSTEAD SQUARE, LONDON NW3 1AB FOR SARAH AND PAUL ORCHART
FIRST FLOOR PLAN AS PROPOSED

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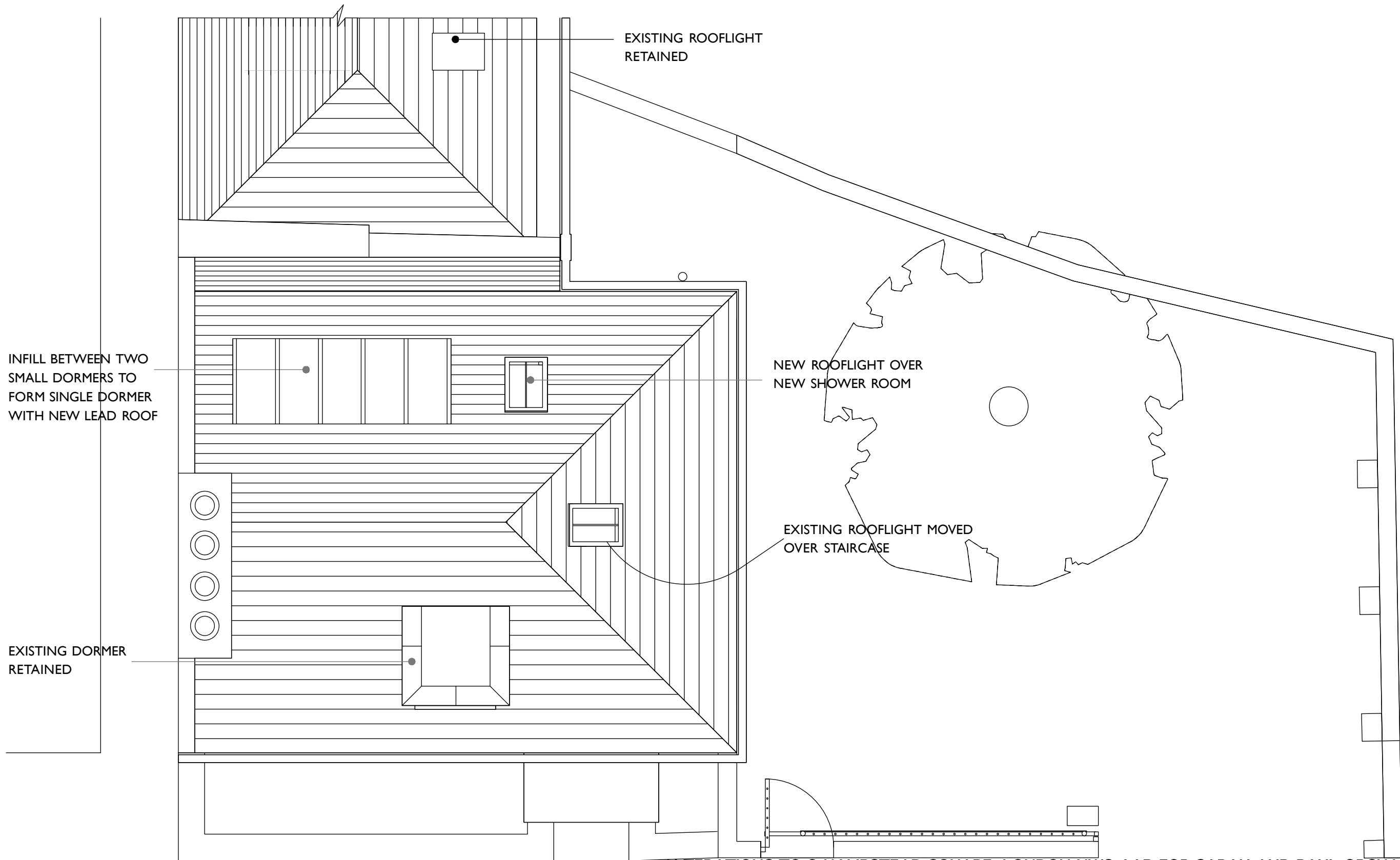
-  EXISTING BRICK WALL
-  EXISTING STUD WALL
-  NEW STUD WALL

ALTERATIONS TO 2 HAMPSTEAD SQUARE, LONDON NW3 1AB FOR SARAH AND PAUL ORCHART
THIRD FLOOR PLAN AS PROPOSED

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ALTERATIONS TO 2 HAMPSTEAD SQUARE, LONDON NW3 1AB FOR SARAH AND PAUL ORCHART

ROOF PLAN AS PROPOSED

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