

Section 1



Basement Alterations: Demolitions

Garden

Lower upper terrace of garden by approximately 1m down to the level of the lower garden including removal of external steps. All boundary walls to be retained as existing. Half meter width of existing upper level kept as raised beds to the garden perimeter acting as a retaining structure where required.

External Windows and Doors

Remove two windows (W-1.1/-1.2) and one door (eD-1.1) at rear garden elevation. Opening width (including arch over) retained and cill level dropped (W-1.2) for proposed relocated garden door.

Internal Partitions and Doors

Remove partitions P.1/2/4. Widen opening in partition P.2 and retain nibs on both sides. Remove all internal doors to demolished partitions.

Flooring

The modern screed floor substrate is in a poor condition and the levels across the plan vary by up to 10cm. It is proposed to break out and remove the screed and modern plastic membrane and remove.

Rainwater and Foul Drainage

Remove PVC rainwater and foul drainage goods.

Basement Alterations: Additions

Reconfigured Layout

The proposed alterations at basement level will achieve the primary spatial objective of this application: to revert the property to a single family dwelling house. The basement will be used as an open plan kitchen and dining area of a size appropriate to a large single family dwelling. A small WC is also proposed. The mechanical and electrical installation of the property will be rationalised and incoming utilities, meters, boiler etc. will be located in the front part of the basement within the vaults and under the external staircase.

External Windows and Doors

New window and door units to the rear garden elevation to suit proposed basement layout. Door eD-1.3 will be a fully glazed single leaf door (details to be reserved by condition). It is proposed that the original window W-1.2 (to be removed) will be reused to (W-1.5) to replace the modern casement window; the lowered garden level will enable the taller opening to be formed that will accommodate the original sash window and the opening will be widened (enlarged brickwork opening to be reserved by condition).

Internal Partitions and Doors

An internal partition (P.5) and door (ID-1.5) are proposed for the new WC. A small internal opening and glazed door is proposed between the basement entrance lobby (rm-1.6) and the adjacent vault (rm-1.7) to create a wine store that is accessible internally.

Structural

A steel lintel will be required to form the opening in the spine wall (P.2). Structural posts or padstones on which the lintel bears will be built into the retained wall nibs.

Flooring

It is proposed to install an insulated concrete slab with a modern damp proof membrane that can be fully lapped with the damp-proofing repairs noted below. Timber flooring will be laid over the new ground floor slab.

Rainwater and Foul Drainage

A rationalised drainage design is proposed from the upper levels for rainwater and foul connections. At basement level, the downpipes will terminate in sealed gullies to connect into existing below ground drainage.

Fixtures and Fittings

The concept for the proposed basement layout is to incorporate storage and appliances into full-height units along the flank walls of the space, with a freestanding kitchen island with oven, hob, hood and basin within the open plan. The chimney breasts will be retained and one will be utilised for a log-burning stove to be built into the perimeter units; upgrade works to the chimney flues will be undertaken to meet current standards. The new lighting will be a mix of wall and ceiling lights.

Damp-proofing

It is proposed to address the problem of rising damp with a chemically injected damp proof course and structural waterproofing to the perimeter of the retained internal and external walls. The damp-proofing will be concealed by the built-in fittings or finished in a suitable breathable plaster and paint.

Garden

Retaining walls (approximately 1m high) will be constructed to the perimeter of the excavated garden at the edge of raised beds thus avoiding work at the boundary walls which are not to be altered although some local repointing and repair may be required. A low external store will be incorporated into the line of the raised beds. Timber trellising will form part of client's new garden planting design.

Mechanical and Electrical Services

A rationalised mechanical and electrical design is proposed for the entire property in order to revert it back to a single family dwelling house. The incoming utility supplies and meters will be consolidated in the basement (rm-1.6). One vault (rm-1.8) will be utilised as a boiler room with a hot water cylinder. The boiler flue will be in the same location as the flue from the existing basement boiler within the front light well. It is proposed to incorporate underfloor heating into the new floor build-up.

Basement Maintenance / Like-for-like Repairs

Internal Staircase

The existing original staircase will be retained, repaired and redecorated. A new runner will be laid over the stair.

External Windows

The existing original window (W-1.3) will be retained, overhauled, repaired and renovated. Any replacement joinery necessitated by repairs to rotten or damaged sections will match original in profile and finish.

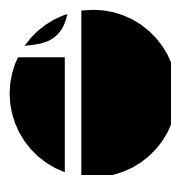
External Doors

Doors to light well and vaults are non-original, painted solid timber to be either renovated or replaced to match.

Front Lightwell, Vaults & External Staircase

The front light well surface paving will be renovated and repaired. The external steps will have the modern screed laid over the original stonework carefully stripped back and the stone surfaces renovated. If the treads are not deemed to be of an acceptable quality for an exposed finish then they will be resurfaced in York Stone. The waterproof render to the vaults will be repaired or replaced. The lightwell floor paving will be removed, cleaned and re-laid on one level to falls that address the ponding and vegetative growth issues that have been identified.

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8 Rothwell Street		Drawing Number: 1506_L111	
Stage 0 Draft	-	08.01.16	Planning Draft
Strip-out	A	16.02.16	F
Planning Draft	B	02.03.16	06.06.16
Technical Draft	C	17.03.16	
Planning	D	25.03.16	
Est Repairs Pricing	E	08.04.16	
Drawn by: LK	Date: 06.06.16	Rev: F	1:50 @A3
Proposed Basement Plan			Status: Planning revised