



DISCLAIMER:
 Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to RJHA. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
 There is a risk of injury or death in construction if works are not properly planning and supervised. The contractor must not undertake any elements of the work without first having carried out the necessary risk assessments and prepare detailed method statements.

NOTES
 GIA UNIT 1 (Basement): 67,55 SQM
 GIA UNIT 2 (GF,FF,SF,Loft): 237 SQM

STAGE
PLANNING

SCALE RULE
 1:100 @ A3 // 1:50 @ A1

KEY

- EXISTING WALL
- PROPOSED WALL
- WOODEN FLOOR
- STONE/TILE FLOOR
- EXISTING BASEMENT OUTLINE
- REVISIONS

REV.	DESCRIPTION:	BY	DATE
P-	ISSUED	CM	12.10.2021
P1	ISSUED	CM	11.01.2022
P2	ISSUED	CM	11.10.2022

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Client	MR & MRS CADISH		
Address	53 GLEMORE ROAD NW3 4DA		
TITLE	BASEMENT PLAN AS PROPOSED		
DRAWING	2105_02-09		
REV.	P2	SCALE	AS STATED
STATUS	PLANNING	DRAWN	CM
DATE	11.10.2022	CHECKED	RJH

PURPLE LINE INDICATES THE PREVIOUS APPROVED BASEMENT EXTENSION (REF. 2017/2575/P)

THE EXISTING WINDOW TO BE REMOVED TO FORM A SECURE AND PRIVATE DOOR ENTRANCE WITH A SIDE WINDOW, RETAINING THE ORIGINAL EXTERNAL FEATURES

PROPOSED LOCKABLE (SECURE) CYCLE STORAGE

EXISTING LIGHTWELL LEVEL TO BE LOWERED WITH ADDITIONAL STEPS TO BE ADDED TO THE EXISTING STAIRCASE EXTERNALLY TO ENSURE A SUITABLE INTERNAL HEAD HEIGHT IS PROVIDED INTERNALLY.

EXISTING DOOR TO BE REMOVED AND REPLACED WITH A HIGH LEVEL WINDOW TO ENSURE VENTILATION

ENLARGEMENT OF THE EXISTING BASEMENT, IN ACCORDANCE WITH POLICY BE2 WHICH DOES NOT COMPRISE MORE THAN ONE STOREY IN ACCORDANCE WITH THE POLICY A5.

THE UNIT IS DESIGNED TO A HIGH STANDARD IN ACCORDANCE WITH POLICY D1. THE FLAT IS DUAL ASPECT TO INCLUDE AMENITY SPACE (FRONT AND REAR) WHICH WOULD DRAMATICALLY IMPROVE THE LIVEABILITY OF THE FLAT IN ACCORDANCE WITH THE PRE-APPLICATION ADVISE. THE INTERNAL LAYOUTS ARE SPACIOUS COMBINED WITH THE PROPOSED CEILING HEIGHTS AND ACCESS TO EXTERNAL AMENITY WOULD PROVIDE HIGH QUALITY, DESIRABLE ACCOMODATION.

THE EXTERNAL FRONT ALTERATIONS ARE MINIMAL AND THE POLICIES B15, B16,B17,B18 HAVE BEEN TAKEN IN CONSIDERATION

GLAZED DOUBLE DOOR THAT HELPS THE FLOW OF DAYLIGHT THROUGH THE SPACE AND ALLOWS NATURAL CROSS VENTILATION

FRENCH DOOR WITH SIDE GLAZED PANELS. THE OPENING ENSURE PHISICAL & VISUAL CONNECTION TO THE REAR GARDEN.

THE EXCAVATION OF THE REAR LIGHTWELL DOES NOT COMPROMISE THE VALUE OF THE REAR GARDEN AND IT DOES NOT RESULT IN ANY LOSS OF TREES OR VALUABLE PLANT ENSURING THE PRESERVATION OF THE GREEN CHARACTER OF THE AREA. ALTHOUGH IT CREATES A PRIVATE EXTERNAL AMENITY SPACE THAT WILL IMPROVE THE LIFE QUALITY OF THE OCCUPANCY

EXTENT OF THE EXISTING PROPERTY AT GROUND FLOOR

BASEMENT EXTENSION, IN ACCORDANCE WITH POLICY A5, DOES NOT EXTEND BEYOND THE FOOTPRINT OF THE ORIGINAL BUILDING IN ACCORDANCE WITH POLICY A5 AND HAS A MINIMAL IMPACT ON THE HOST BUILDING REMAINING SUBSERVIENT TO THE MAIN PROPERTY & IS LESS THAN 1.5 TIMES THE FOOTPRINT OF THE HOST BUILDING IN AREA.