

NOTE - Basement below front garden shown on both drawings PL07 and PL01 for clarity. There is only one level of basement proposed below the front garden

LOWER GROUND FLOOR - AS PROPOSED

All dimensions to be checked onsite.
DO NOT SCALE THIS DRAWING

NOTES

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LEGEND

Existing Structure

Pendent light

Down light

GENERAL NOTES

STAIRCASE

Existing staircase is retained and fully refurbished. The existing handrail is retained while the existing spindles are proposed to be replaced with metal spindles. See separate CBL drawing for these details

DOWN LIGHTS

Existing down lights have been replaced with pendant lights in all the rooms except the kitchen, bathrooms and lower ground floor.

RADIATOR CASINGS

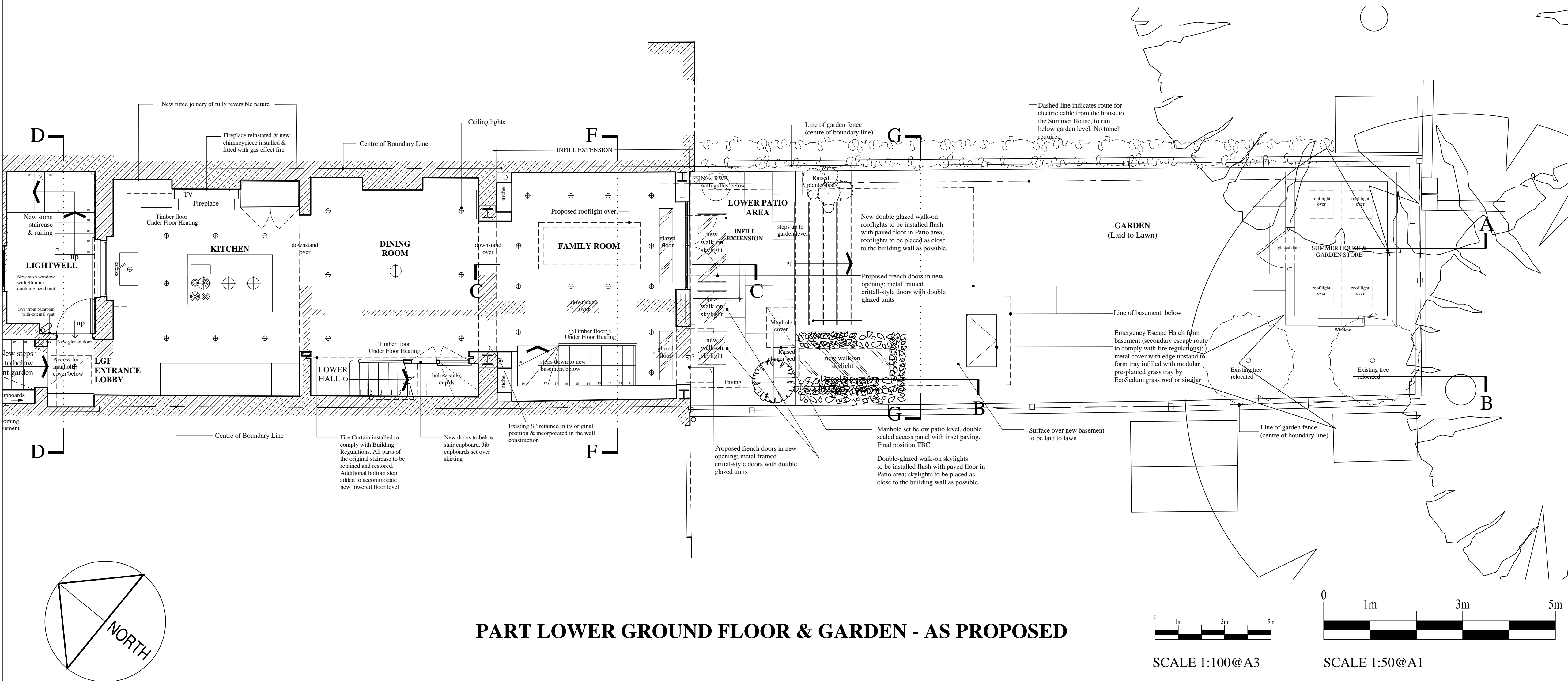
Existing non historic radiator casings through out. Existing panelling below windows to be fully restored.

UNDERFLOOR HEATING & EXISTING FLOORBOARDS

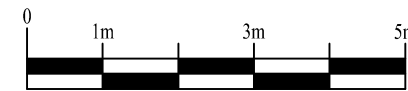
Wet system underfloor heating to be installed throughout. Existing floorboards, where original, to be carefully removed, marked and stored during installation and reinstalled following installation. Any boards damaged to be replaced with reclaimed boards to suit. See CBL drawing 904/PL08 for details.

STRUCTURAL DESIGN

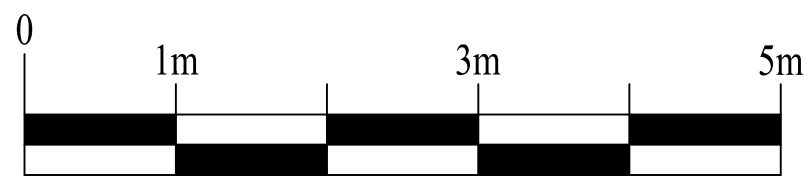
Please refer to Structural Engineer's Report and Drawings for details



PART LOWER GROUND FLOOR & GARDEN - AS PROPOSED



SCALE 1:100@A3



SCALE 1:50@A1

F	Amended LGF layout & Lower Patio inset skylight	27.09.2021
E	Amend front steps, summerhouse & grass garden hatch	15.03.2019
D	Adjusted Basement extension profile outline	11.01.2019
C	Planning Amendments - Sections lines for new sections FE, FE, GC added; note for incoming services route; garden rooflights repositioned to suit narrower rear basement; electric cable route to summer house indicated	12.12.2018
B	Post pre-planning amendments - garden rooflights moved closer to house; garden planters amended; structure & services indicated; emergency escape hatch repositioned; secondary glazing omitted	05.09.2018
A	Second Pre-Planning Application - Basement below rear garden added, closet wing rebuilt	11/12/2017
REVISIONS		



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Title Lower Ground & Garden Plans
- As Proposed

Project 14 Queen's Grove
St. John's Wood
London NW8 6EL

Client Mr & Mrs Nayar

Scale	Date	Drawn By
1:50@A1/ 1:100@A3	Nov 2016	db
Job Number	Drawing Number	Revision
904	PL01	F