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Drawn by  
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Date  
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Description  
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Job No

315

Project

West Bradley House

Title

Proposed Basement Plan

Drig No

315-315-MH-00-109-P1

Scale

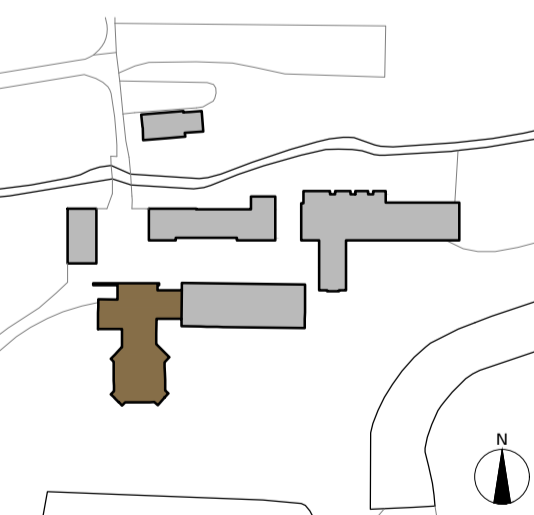
1:50@A1, 1:100@A3

Date of First Issue

March 2024

Status

Planning

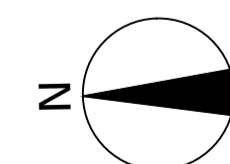
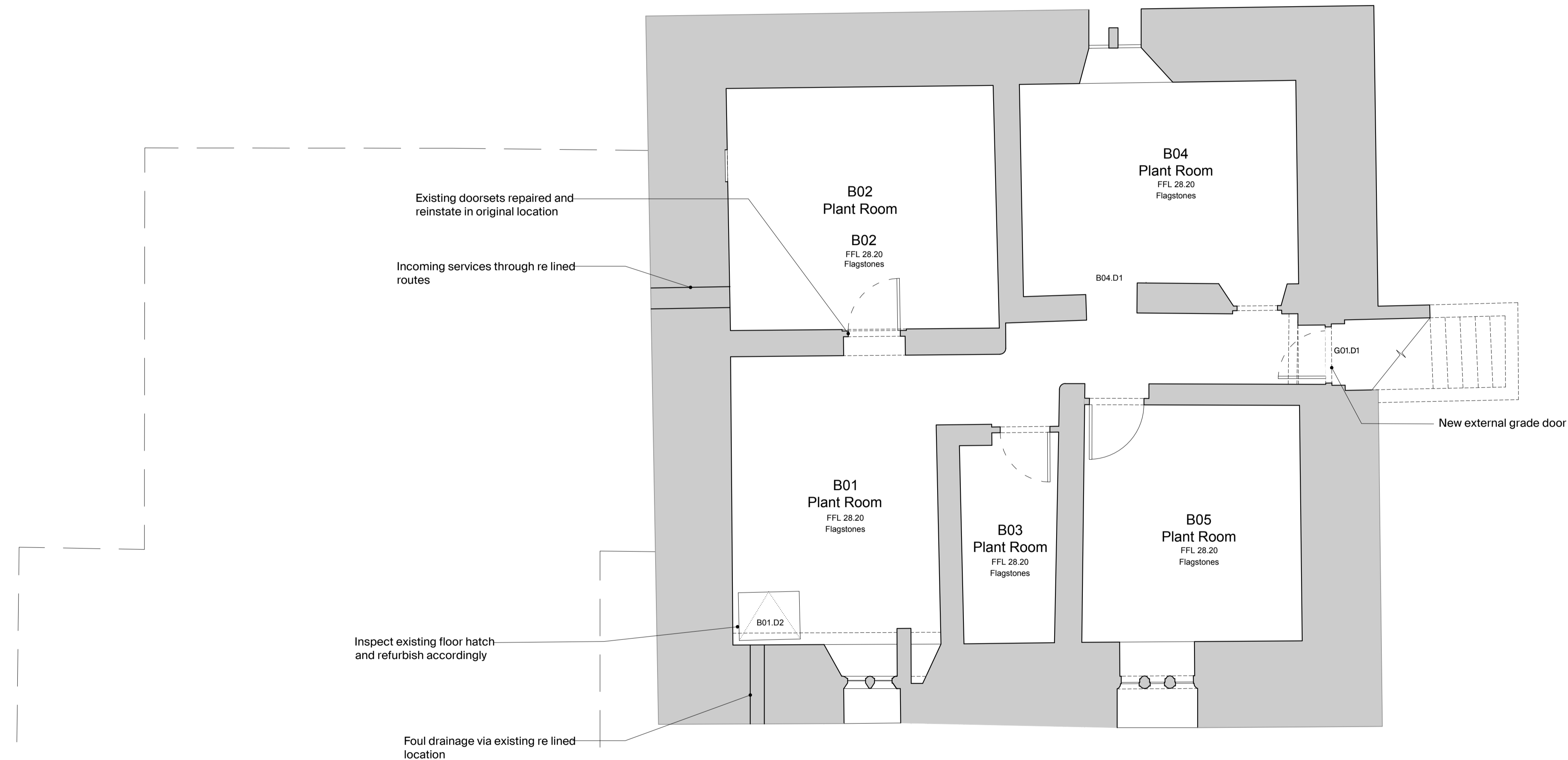


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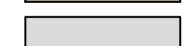
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**LEGEND**

-  Proposed Walls
-  Existing Walls

**General Notes:**

- Building to be subject to full service upgrade including electric, lighting, plumbing, drainage etc. New SVPs, mechanical and electrical services to be installed through existing walls, floors and ceilings where required using chases, penetrations and risers, made good to match existing finishes.
- Redundant surface mounted services and boxing to be removed.
- Repairs or alterations to windows and doors to be carried out as required to match existing where retained. All retained window and door sets, including shutters and shutter boxes to be inspected for defect and damage and refurbished accordingly. New panelled timber shutters to match extg to be reinstated where missing.
- All extg windows and external doors to be fully draught-proofed and thermally upgraded.
- Modern joinery and wall panelling to be removed in general.
- Localised repair works to be carried out as required on further inspection to match existing materials and details.
- Rain water goods replaced with heritage cast iron goods.
- All building materials to be locally sourced where possible. All removed stonework and bricks to be set aside to store for potential reuse.
- All new stone elements, including new stone steps, plinths and cornices to be made from salvaged stonework as far as reasonably practicable.
- Structural steel and timbers to be checked and replaced where necessary.
- Areas around demolition to be made good to match existing.
- All ground floor flagstones to be labeled, recorded and carefully lifted to allow installation of new insulated floor slab and waterproofing. Flagstones to be relayed in original location as per record survey.
- Original skirting's to be repaired and reinstated. In case of damage/defect, skirting's to be replaced to match extg.
- All chimney flues and draws to be inspected internally and externally for defects and damage and repaired accordingly. All chimney pieces, hearths, mantels and chimney breasts to be inspected for defects and damage, repaired accordingly and cleaned.
- All extg stone walls and all stone elements including sills, steps, plinths, cornices, decorations, mouldings, stone/concrete/timber lintels, etc. to be inspected for defects and damage, repaired accordingly and lightly steam cleaned taking care of retaining historic patina. All missing/damaged elements to be replaced with new stone sections to match extg. Any damaged or loose stone to be repointed with lime mortar to match extg.
- All floor structures to be inspected for damage and defect and structurally strengthened or replaced where necessary.
- All floors to be acoustically upgraded.

**01 Proposed Basement Plan**  
1:50@A1, 1:100@A3

