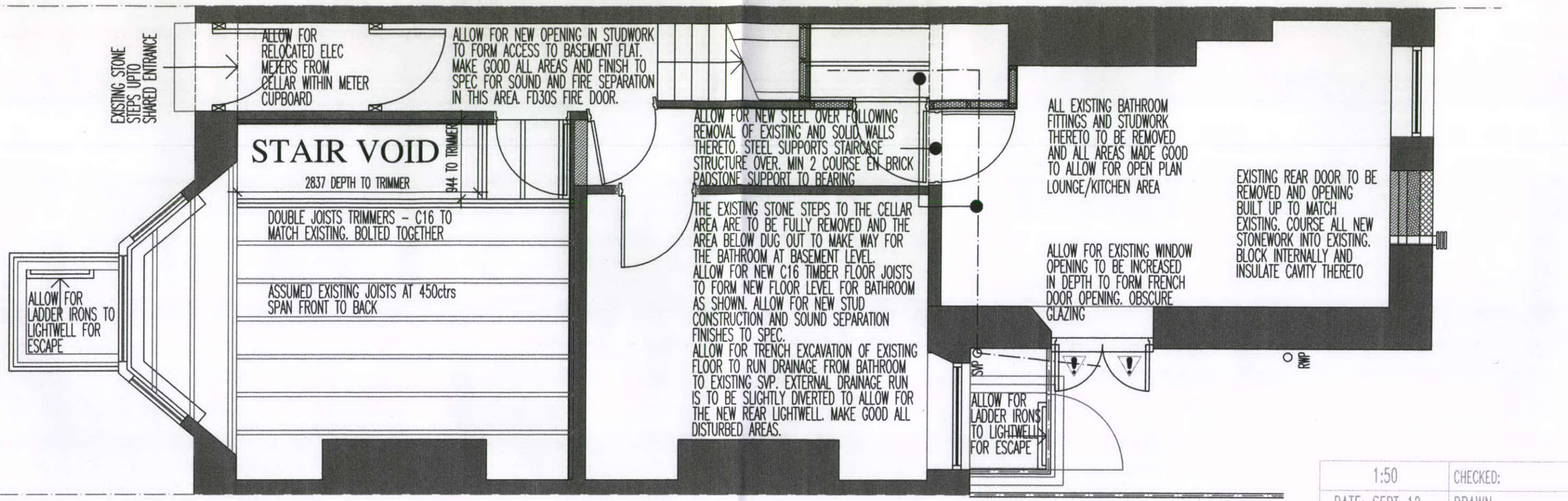
GROUND FLOOR LAYOUT - FLAT 1. AND 1A. 1:50



1:50	CHECKED:
DATE: SEPT 12	DRAWN:

THE PROPOSAL RELATES TO THE SUB DIVISION OF THE EXISTING GROUND FLOOR FLAT AND BASEMENT THERETO TO FORM A SELF CONTAINED BASEMENT FLAT. THIS IS A CONVERSION THAT HAS TAKEN PLACE TO NUMEROUS PROPERTIES ON THIS ROAD AND AS SUCH CARRIES A SUBSTANTIAL PRECEDENT. ALTHOUGH DIRECT PARKING ALLOCATED TO THE FLATS ARE NOT AVAILABLE, GOOD ON STREET PARKING IS AVAILABLE AS ARE NEARBY TOWN CENTRE CAR PARKS AND THUS THE PROVISION FOR ONE EXTRA PARKING SPACE CARRIES NO SIGNIFICANT ISSUE RELATING TO THIS CONVERSION.

THE GROUND FLOOR AND BASEMENT LEVEL RELATIONSHIPS ARE TO BE ALTERED WITHIN THE BUILDING TO ALLOW FOR A NEW ACCESS TO THE BASEMENT FLAT WITHIN THE SHARED LOBBY SPACE LEADING TO AN OPEN PLAN LOUNGE ROOM THAT LEADS DOWN TO THE KITCHEN AND FURTHER ACCOMMODATION BELOW VIA A NEW DOMESTIC STAIRCASE. THESE CHANGES WILL MEAN AN ALTERATION TO THE CURRENT GROUND FLOOR FLAT, BUT THIS STILL ALLOWS A REASONABLE AMOUNT OF DOMESTIC SPACE FOR THIS UNIT - FUNCTIONING AS A SMALL STUDIO FLAT. THE REMOVAL OF THE EXISTING CELLAR STEPS WILL ALLOW FOR THE REPOSITIONING OF THE CURRENT BATHROOM TO MAKE WAY FOR A SMALL SHOWER ROOM - ADEQUATE FOR THE SIZE OF APARTMENT. THE REMOVAL OF THE BATHROOM WILL IN TURN FREE UP SPACE TO THE REAR OF THE DWELLING WHICH WILL MEAN AN OPEN PLAN LOUNGE/KITCHEN CAN BE POSITIONED IN THIS AREA. CHANGES TO THE WINDOW AND DOOR RELATIONSHIPS IN THIS AREA ALLOWING FOR A BETTER USE OF SPACE AND KITCHEN UNIT AREA. NEW KITCHEN AND BATHROOM SUITES WILL BE TO A GOOD STANDARD IN THIS UNIT TO SELL THE REDUCED SPACE ON OFFER.

THE BASEMENT FLAT IS TO BECOME THE BIGGER OF THE TWO UNITS AND IS TO BE DESIGNED WITH A CONTEMPORARY OPEN PLAN LAYOUT OVER 2 FLOORS. THIS LAYOUT ALLOWS FLEXIBILITY IN ACCESS TERMS AND THE USE OF THE EXISTING OPENINGS FRONT AND BACK IN THE CURRENT CELLAR ARE TO BE OPENED UP ONTO INCREASED LIGHTWELL SPACES TO INCREASE THE AVAILABLE NATURAL DAYLIGHT AND ALLOW FOR FURTHER FIRE ESCAPE PROVISIONS FROM THIS UNIT, LADDER IRONS BEING FIXED TO THE LIGHTWELL WALLS FOR THIS PURPOSE. THESE LIGHTWELLS ARE TO BE WALLED IN NATURAL GRITSTONE TO MATCH THE EXISTING DWELLING AND WILL HAVE METAL RAILINGS AND SPINDLES PAINTED BLACK TO A HEIGHT OF 1050mm TO PREVENT FALLING AT GROUND FLOOR LEVEL (THESE WILL BE GATED FOR ESCAPE).

WITHIN THE BASEMENT, THE EXISTING FLOOR IS TO BE EXCAVATED TO ALLOW FOR AN INCREASE IN HEAD HEIGHT. TRIAL PITS ARE TO BE DUG TO ASSERTAIN THE NEED FOR UNDERPIN WORKS DEPENDING ON THE BASEMENT WALL DEPTH. THE NEW FLOOR IS TO BE A 150mm BASE SLAB ON COMPACTED BASE WITH A 1200g DPM AND 100mm XTRATHERM XT FLOORING INSULATION OVER WITH A 22mm T&G FINISH. THESE WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH A FULL OLDROYD xY TANKING SYSTEM AND INSULATION THERETO.

REFER TO SPECIFICATION AND DRAWING NOTES FOR FURTHER DETAIL INFORMATION.

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PROPOSED 05

FLAT 1/1A: 28 DARWIN AVENUE

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