



PROPOSED FORMATION OF A LOWER GROUND FLOOR LIGHTWELL WITH DUAL-SWEEP STAIRS TO REACH THE 'BRIDGE' ABOVE. EXTERNALLY THE LIGHTWELL WILL BE FINISHED WITH STONE PAVERS OR SIMILAR ON PEDESTAL SYSTEMS AND INCLUDE AN EXTERNAL LOG BURNER FIREPLACE UNDER THE BRIDGE. THE PROPOSED FLUE WILL REACH THE EXISTING GARDEN LEVEL AND CULMINATE WITHIN A RAISED PLANTER AT GARDEN LEVEL.

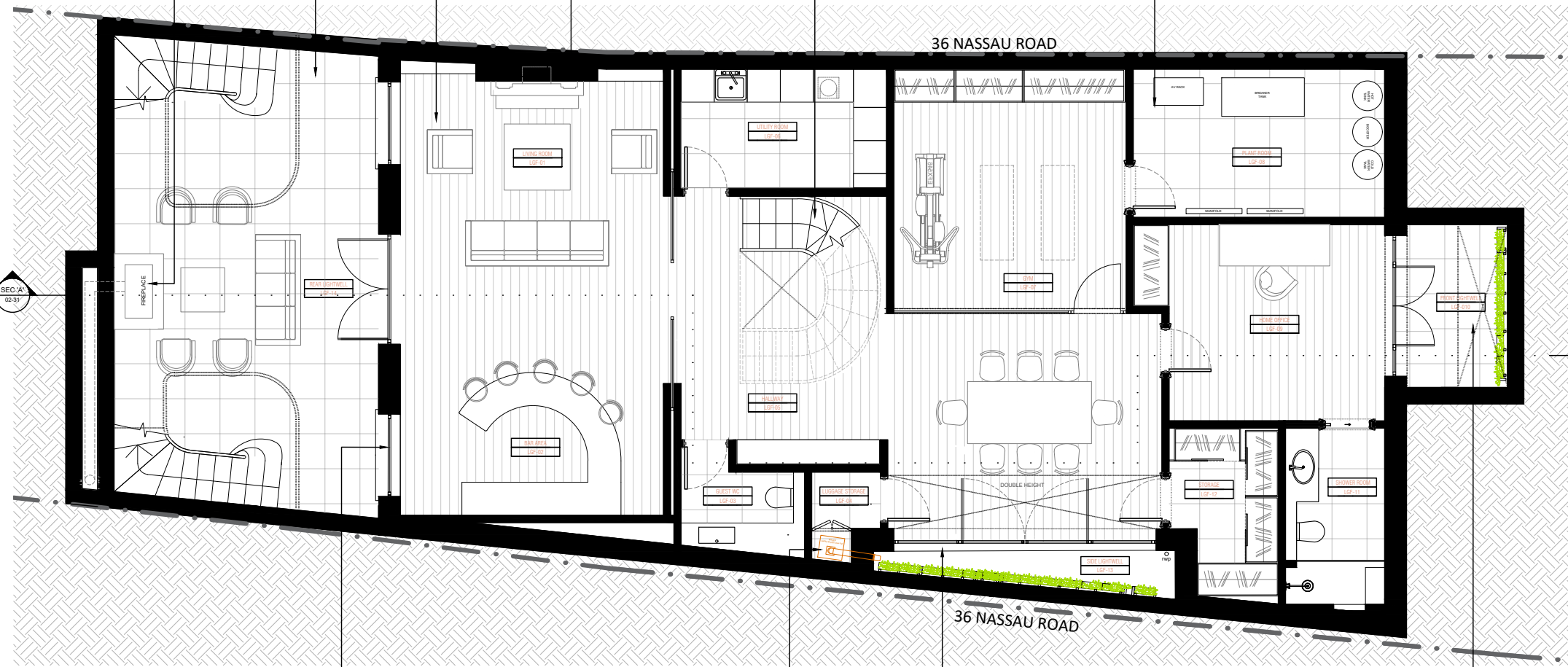
PROPOSED LOWER GROUND FLOOR EXTENSION TO FOLLOW THE FOOTPRINT OF THE PROPERTY AT GROUND FLOOR; THE PROPOSED EXTENSION IS NOT MORE THAN 50% OF THE EXISTING GARDEN OR OTHER UNDEVELOPED SPACE IN ALIGNMENT WITH POLICY LP11 OF THE LOCAL PLAN, PLEASE REFER TO THE ENCLOSED PLANNING, DESIGN AND ACCESS STATEMENT FOR THE FULL NUMERIC ANALYSIS ON THE EXTENSION.

THE PROPERTY IS LOCATED WITHIN FLOOD RISK ZONE 3 AND AS SUCH RELEVANT FLOOD RISK ASSESSMENT AND SUSTAINABLE URBAN DRAINAGE CONSIDERATIONS HAVE BEEN APPLIED TO THE DESIGN SOLUTION. PLEASE REFER TO THE DETAILED REPORT CONFIRMING MITIGATION METHODS, IMPROVEMENTS AND OVERALL COMPLIANCE BY CLANCY CONSULTING FOR FURTHER DETAILS.

PROPOSED FORMATION OF A REAR CHIMNEY BREASTS FOR THE LOWER GROUND AND GROUND FLOOR AND SECOND FLOOR LOG BURNER FIREPLACES; THE FLUE ROUTE WOULD BE TAKEN TO THE REAR LIGHTWELL AND DISPELLED TO AVOID THE NEED FOR AN EXTERNAL STACK IN THIS POSITION.

INTERNALLY THE PROPOSAL SEEKS TO PROVIDE FAMILY ENTERTAINMENT AND FLEXIBLE SPACES TO PROVIDE THE GROWING FAMILY WITH THE DESIRED AMENITIES WHICH INCLUDE UTILITY, GYM, HOME OFFICE, STORAGE AND PLANT ROOM.

THE PROPOSED PLANT ROOM WILL BE ALSO EQUIPPED WITH THE NECESSARY SUBJECT TO SPECIALIST DESIGN THE PROPOSED PLANT EQUIPMENT IS SHOWN FOR DIAGRAMMATIC PURPOSES, FULL M&E COORDINATION WILL BE PRESENTED TO BUILDING CONTROL AT SUCH TIME



THE PROPOSED REAR ELEVATION AT THE LOWER GROUND FLOOR CONSISTS OF FACING BRICK DETAILS AND METAL-FRAMED FRENCH DOORS AND WINDOW FINISHED IN 'BRONZE' OR SIMILAR; PLEASE REFER TO THE REAR ELEVATION FOR FURTHER DETAILS.

PROPOSED BOILER WITH EXTERNAL FLUE TO RUN ON THE SIDE LIGHTWELL. THE FLUE IS ACCESSIBLE VIA THE FRENCH DOOR FOR MAINTENANCE PURPOSES

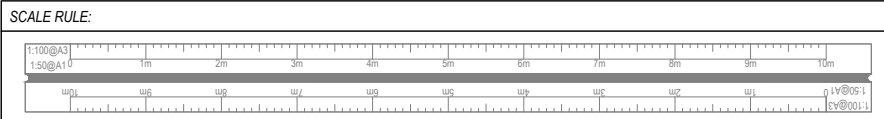
THE PROPOSAL SEEKS TO ADAPT THE EXISTING 'SIDE LIGHTWELL' TO BE A DOUBLE HEIGHT VOID SPACE EXTERNALLY PROVIDING ADDITIONAL NATURAL LIGHT TO THE LOWER GROUND FLOOR WITH A 'SET BACK' VOID INTERNALLY BEHIND THE GLAZING; THE GLAZING SEEKS TO REPLICATE THE ARCHED FORM WITH BRONZE OR SIMILAR METAL FRAMED WINDOW SYSTEMS. THE PROPOSAL SEEKS TO PROVIDE A 'GREEN WALL' TO THE BOUNDARY TO ENHANCE BIODIVERSITY AND IMPROVE THE INTERNAL 'OUTLOOK' VERSUS THE EXISTING ARRANGEMENT AT GROUND FLOOR CURRENTLY.

PROPOSED FRONT LIGHTWELL TO PROVIDE EXTERNAL AMENITY, NATURAL LIGHT AND VENTILATION TO THE HOME OFFICE; AT GROUND FLOOR LEVEL THIS WILL BE FORMED WITH A MINIMUM UPSTAND AND HORIZONTAL METAL GRILLE TO MINIMISE ANY VISUAL IMPLICATION OF THIS INTERVENTION, SIMILAR TO THE RECENT PRECEDENT CONSENTED AT NO.20 NASSAU ROAD (19/0342/HOT). PLEASE SEE 'SECTION A AS PROPOSED' FOR FURTHER DETAILS. THE LIGHTWELL AT LOWER GROUND FLOOR WOULD BE FINISHED IN WHITE-RENDER TO IMPROVE THE REFLECTIVITY OF NATURAL LIGHT.

1 LOWER GROUND FLOOR PLAN AS PROPOSED

02-09 SCALE: 1:100 @ A3 // 1:50 @ A1

**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 planned 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.



**KEY:**

|  |                  |
|--|------------------|
|  | EXISTING WALL    |
|  | PROPOSED WALL    |
|  | WOODEN FLOOR     |
|  | STONE/TILE FLOOR |

**NOTES:**

| REV. | DESCRIPTION:        | BY: | DATE:      |
|------|---------------------|-----|------------|
| P-   | ISSUED FOR PLANNING | CM  | 01.07.2024 |

STAGE: **PLANNING**

|   |                                     |                |           |
|---|-------------------------------------|----------------|-----------|
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| <b>Client</b>   | MR & MRS RICHARDS                   |                |           |
| <b>Address</b>  | 34 NASSAU ROAD SW13 9QE             |                |           |
| <b>TITLE</b>  | LOWER GROUND FLOOR PLAN AS PROPOSED |                |           |
| <b>DRAWING</b>  | 2313_02-09                          |                |           |
| <b>REV.</b>   | P-                                  | <b>SCALE</b>   | AS STATED |
| <b>STATUS</b>   | PLANNING                            | <b>DRAWN</b>   | CM        |
| <b>DATE</b>   | 01.07.2024                          | <b>CHECKED</b> | RJH       |