

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. Simon Templeton,
Templeton Associates,
44 Wimpole Street,
London,
W1M 7DG

AMSE

APPLICATION NO: PP/00/02798

APPLICATION DATED: 30/11/2000

DATE ACKNOWLEDGED: 7 December 2000

APPLICATION COMPLETE: 05/12/2000

DATE TO BE DECIDED BY: 30/01/2001

SITE: 18 Ladbroke Gardens, London, W11 2PT

PROPOSAL: Enlarge right hand garden level window by raising its head height to line with existing pair of windows alongside. To enlarge left hand side of rear basement well to line through with right hand side of well. To then glaze over the top of the enlarged well to create a new internal space.

ADDRESSES TO BE CONSULTED

- 1. 16-20 (CONSEC) LADBROKE Gdns.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

15

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- The Environment Agency
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA
- Govt Office for London

✓
Set
21/12/2000

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 18 Ladbroke Gardens

18 LADBROKE GARDENS

POLLING DISTRICT EA

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP002798 | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use		PSC	LSC	AI	SV	SNCI	REG 7	ART IV
								C	N							
3			K23 ✓												✓	✓

Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer

	16	Ladbroke Gardens	W11 2PT
Flat A	16	Ladbroke Gardens	W11 2PT
Flat B	16	Ladbroke Gardens	W11 2PT
Flat C	16	Ladbroke Gardens	W11 2PT
Flat D	16	Ladbroke Gardens	W11 2PT
Flat E	16	Ladbroke Gardens	W11 2PT
	17	Ladbroke Gardens	W11 2PT
	18	Ladbroke Gardens	W11 2PT
Flat 1:	18	Ladbroke Gardens	W11 2PT
Flat 2: 1st/2nd	18	Ladbroke Gardens	W11 2PT
Flat 3: 3rd/4th	18	Ladbroke Gardens	W11 2PT
	19	Ladbroke Gardens	W11 2PT
	20	Ladbroke Gardens	W11 2PT
1st Floor Flat	20	Ladbroke Gardens	W11 2PT
2nd Floor Flat	20	Ladbroke Gardens	W11 2PT
3rd/4th Floor Flat	20	Ladbroke Gardens	W11 2PT
Basement Flat	20	Ladbroke Gardens	W11 2PT
Ground Floor Flat	20	Ladbroke Gardens	W11 2PT

Total Number of Properties Found ~~18~~ 15

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02797/AP

CODE A1

Room No:

Date: 8 December 2000

DEVELOPMENT AT:

8 Penzance Place, London, W11 4PA

DEVELOPMENT:

Extension to roof to provide studio space.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990
(development affecting the character or appearance of a Conservation Area or
adjoining Conservation Area)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

The Occupier
FILE COPY
FILE
FILE

Switchboard: 020-7937-5464
Extension: 2079/2080
Direct Line: 020-7361- 2079/2080
Facsimile: 020-7361- 3643
Date: 8 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02798/DT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 18 Ladbroke Gardens, London, W11 2PT

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

Enlarge right hand garden level window by raising its head height to line with existing pair of windows alongside. To enlarge left hand side of rear basement well to line through with right hand side of well. To then glaze over the top of the enlarged well to create a new internal space.

Applicant Ms. Susie Rogers, 18 Ladbroke Gardens, London, W11 2PT

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

NOTICE OF A PLANNING APPLICATION



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notice is hereby given the Royal Borough of Kensington and Chelsea Council **KENSINGTON
AND CHELSEA**
an application:

- (a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

NOTICE OF A PLANNING APPLICATION

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

NOTICE OF A PLANNING APPLICATION SCHEDULE

Reference: PP/00/02798/DT Date: 15/12/2000

18 Ladbroke Gardens, London, W11 2PT

Enlarge right hand garden level window by raising its head height to line with existing pair of windows alongside. To enlarge left hand side of rear basement well to line through with right hand side of well. To then glaze over the top of the enlarged well to create a new internal space.

APPLICANT Ms. Susie Rogers,

Attached to
notes as
15/12/00 09:30
[Signature]

[Exp 5/1/1]

① PC ② DJ

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	✓	C	SW	SF	ENF	AO ACK
20 DEC 2000							(36)
APPEALS	IO	REC	...	FWD PLN	CON DES	FEES	

templeton associates
architects and designers

e.mail: s.templeton@btinternet.com
tel / fax: 020 7224 5761

pasquale amodio	AA Dip
bernd felsinger	BA arch Dip arch
jonathan rowley	BA arch Dip arch
simon templeton	BA arch Dip arch (Dist) RIBA

To: Mr Taylor @ RBK&C Planning Dept.
 Date: 14/12/2000
 Re: 18 Ladbroke Gardens, London W11 2PT
 Fax No.: 020 7361 3463
 No. of Pages: One

✓
ET
20/12/2000

Dear Mr. Taylor

Ref. No.: DPS/DCN/PP/00/02798

We have today received with thanks your confirmation of receipt for our application relating to 18 Ladbroke Gardens.

If you have any queries regarding our proposals or would like to arrange to visit the premises and discuss our proposals in person, then please do not hesitate to be in touch.

Yours sincerely,

9.30

Tues 9th Jan '01

Jonathan Rowley

17 LADBROKE GARDENS
LONDON W.11 2PT
020 7221 4516

① Ach
② DT

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	J	C	SW	SE	ENF	AO ACK		
10 JAN 2001							(37)		
7 th January, 2001									
MAIL	IO	REC	ARB	FWD PLN	CON DES	FEEB			

Mr M.J. French,
Planning and Conservation,
The Town Hall,
Hornton Street,
London W.8 7NX

Dear Mr French,

00/2798
ET
10/1/2001

Thank you for your letter regarding the proposed alterations to 18 Ladbroke Gardens. Unfortunately, perhaps due to the season, we only received this letter just before Christmas, and no yellow planning application seems to have been put outside the property.

In the past ten years, or so, an enormous amount of work has been carried out at these premises both internally and externally. It must be noted that this is an area prone to subsidence and so any excavations can affect the entire terrace. For these reasons I am very strongly against any further excavation leading to a probable weakening of the foundations.

Subsequent to the digging out of the cellar at 18 Ladbroke Gardens last summer, our cellar has flooded. Whether it is a result of #18's excavations or not, is yet to be ascertained.

I have looked at the proposed plans, lodged at the Town Hall and would wish you consider the following points.

As all the houses in the terrace are considered by the Royal Borough of Kensington and Chelsea to have "important rear elevations", it seems the proposed plans contravene the Ladbroke Conservation Area guidelines in the following respects:

C. Buildings #4, page 7 – no other house in the terrace has a similar glass infill roof.

C. Buildings #6, page 8 – the proposed new stairs from the basement level dressing room protrude a further metre into the private garden. Furthermore, by creating this extra habitable space the garden will be reduced by approximately, 1/6th.

C. Buildings #10, page 8 – the substantial enlargement of the window at the garden level, would appear to be intentionally ignoring the architectural continuity of the rear elevations of the terrace.

Internally, I am extremely anxious that in moving the staircase (within the flat) there appears to be no structural support for the buildings main staircase which is extremely heavy, due to its being constructed of stone for two storeys. I trust the Boroughs District Surveyor will look into this matter.

I would be most grateful if you could advise me as to the date of the hearing for the application.

Thank you for your attention to this matter.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Lawrence Greenough', with a large flourish at the end.

Lawrence Greenough

① Ash
② DT

19 Ladbroke Gardens
London W11 2PT
020 7229 0096

31 December 2000

Mr M.J French
Director Planning and Conservation
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

CT
3/1/2001.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC		C	SW	SE	ENF	AG ACK
-3 JAN 2001 (36)							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sir

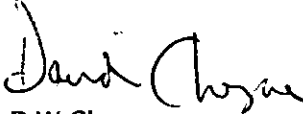
Proposed Development at 18 Ladbroke Gardens London W11 2PT

Reference: DPS/DCN/PP/00/02798/DT

I refer to the planning application made for the above building.

The current application means that the integrity of the rear elevations of the terrace is being undermined. The digging out and glazing over of a further part of the garden will adversely affect the look of the building and be detrimental to efforts to preserve the Terrace as a whole. It should be borne in mind that the rear of the buildings in Ladbroke Gardens are finished to a high standard with full stucco and ornamental balcony railings (a number of which remain). The proposed development will affect this adversely.

Yours faithfully


D W Cheyne

bl in + p c ack ⇒ DT.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
31 JAN 2001							
FEES	IO	REC	ARB	FWD PLN	CON DES	FEES	

templeton associates
architects and designers

44 wimpole street, london W1M 7DG
e.mail: s.templeton@btinternet.com
tel / fax: 020 7224 5764

pasquale amodio	AA Dip
bernd felsinger	BA arch Dip arch
jonathan rowley	BA arch Dip arch
simon templeton	BA arch Dip arch (Dist) RIBA

Letter to

Derek Taylor
Royal Borough of Kensington and Chelsea
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

✓
31/1/2001

26th January 2001

Dear Mr. Taylor,

Re: 18 Ladbroke Gardens, London W11 2PT
Ref: PP/00/02798/CHSE

Very many thanks for the Permission for Development that we received today.

We will supply you with details of the glazing for the basement well as soon as we have resolved the detail with our contractor.

Yours sincerely,

Simon R. Templeton

Simon Templeton

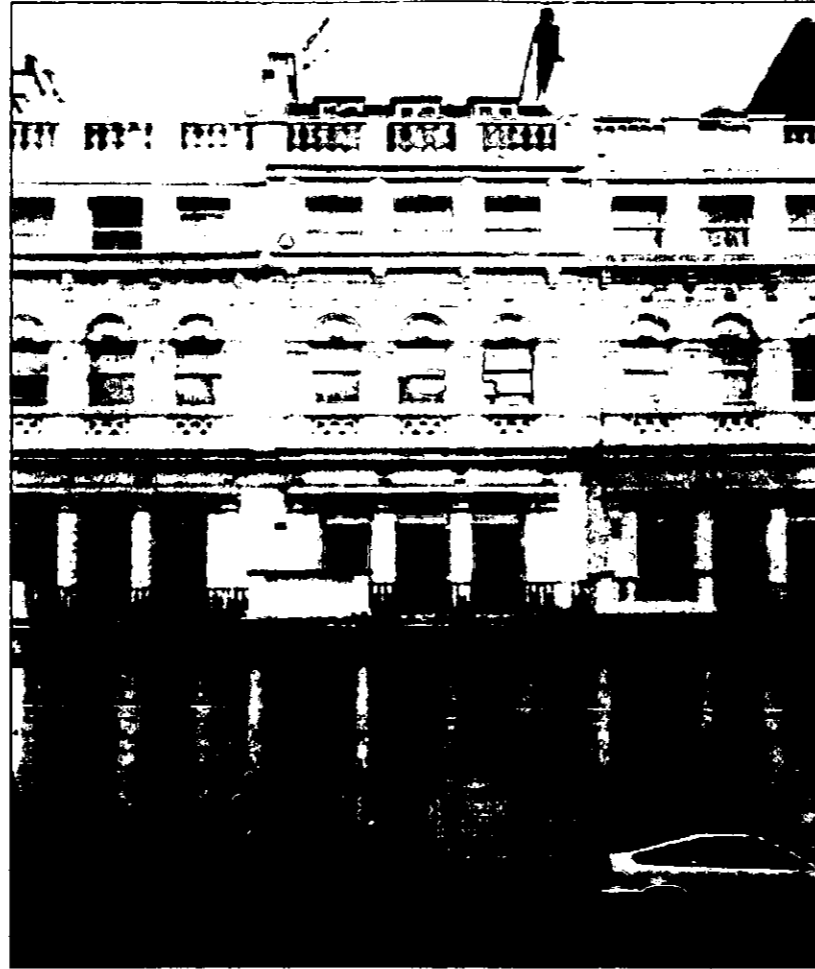
templeton associates

architects and designers

Simon Templeton BA Arch Dip Arch (Dist) RIBA
44 Upper Wimpole Street, London W1M 7DG
tel: 0207 224 5766
e.mail: s.templeton@btinternet.com
mobile: 0468 960 588

Planning Application

PP002798
R.B.K.&C.
TOWN PLANNING
4 - DEC 2000
RECEIVED



**18 Ladbroke Gardens
London W11 2PT**

PP002798

Letter of Introduction

PP002798

Simon Templeton BA Arch Dip Arch (Dist) RIBA
44 Upper Wimpole Street, London W1M 7DG
tel: 0207 224 5766
e.mail: s.templeton@btinternet.com
mobile: 0468 960 588

Project Description

Domestic Refurbishment of Ground Floor Maisonette at 18 Ladbroke Gardens, London W11 2PT

The proposal is to refurbish the existing Ground Floor Maisonette at 18 Ladbroke Gardens, London W11 2PT.

The only visible proposed works, involve raising the head height of one of the existing rear windows to line through with 2 existing windows alongside.

We are also seeking permission to increase the size of the existing basement level well so that it forms a consistent line across the rear plan of the property. We then intend to cover this extended well with a glass roof, thereby bringing it inside the building envelope. We intend to maintain the existing access to the garden from basement level and as a result of "squaring off" the well, would seek to move this stair slightly further into the garden.

Having glazed over the existing basement well, we seek permission to open another doorway from the basement in to this new enclosure in the existing rear well.

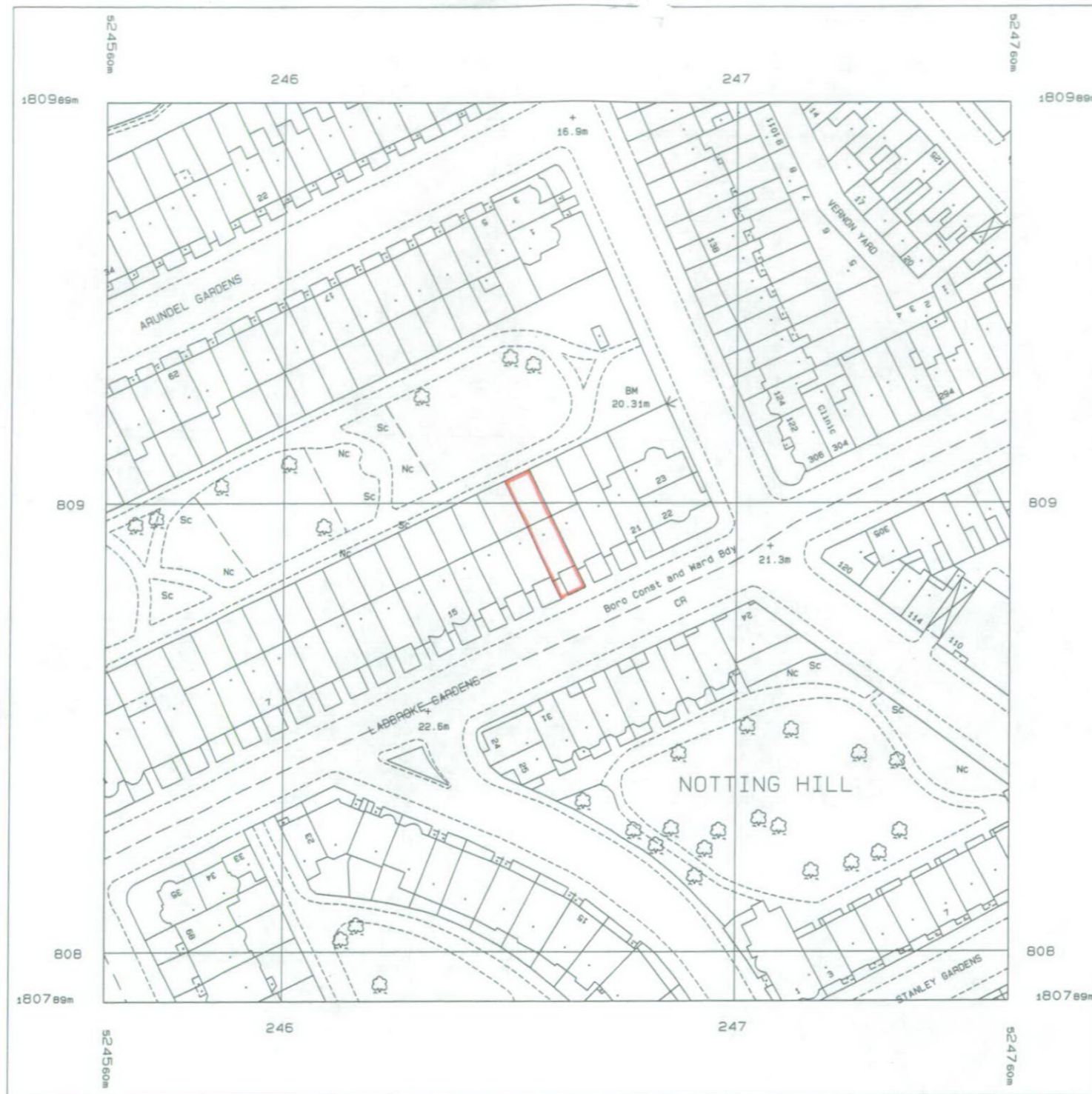
Conclusion

We believe that the impact of these proposals will have a minimal impact upon the rear elevation. Only the raised window head height will be perceptible, as the new glazed roof to the extended well will be below the garden level, and thus virtually invisible. Likewise, the new opening at basement level into the extended, covered well, will not be visible

PP002798

Location Plan
@ 1:1250

PP002798



PP002798

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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: TQ2480NE

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 524660 180889
 Supplied by: Stanfords, London WC2
 Serial Number: 34404



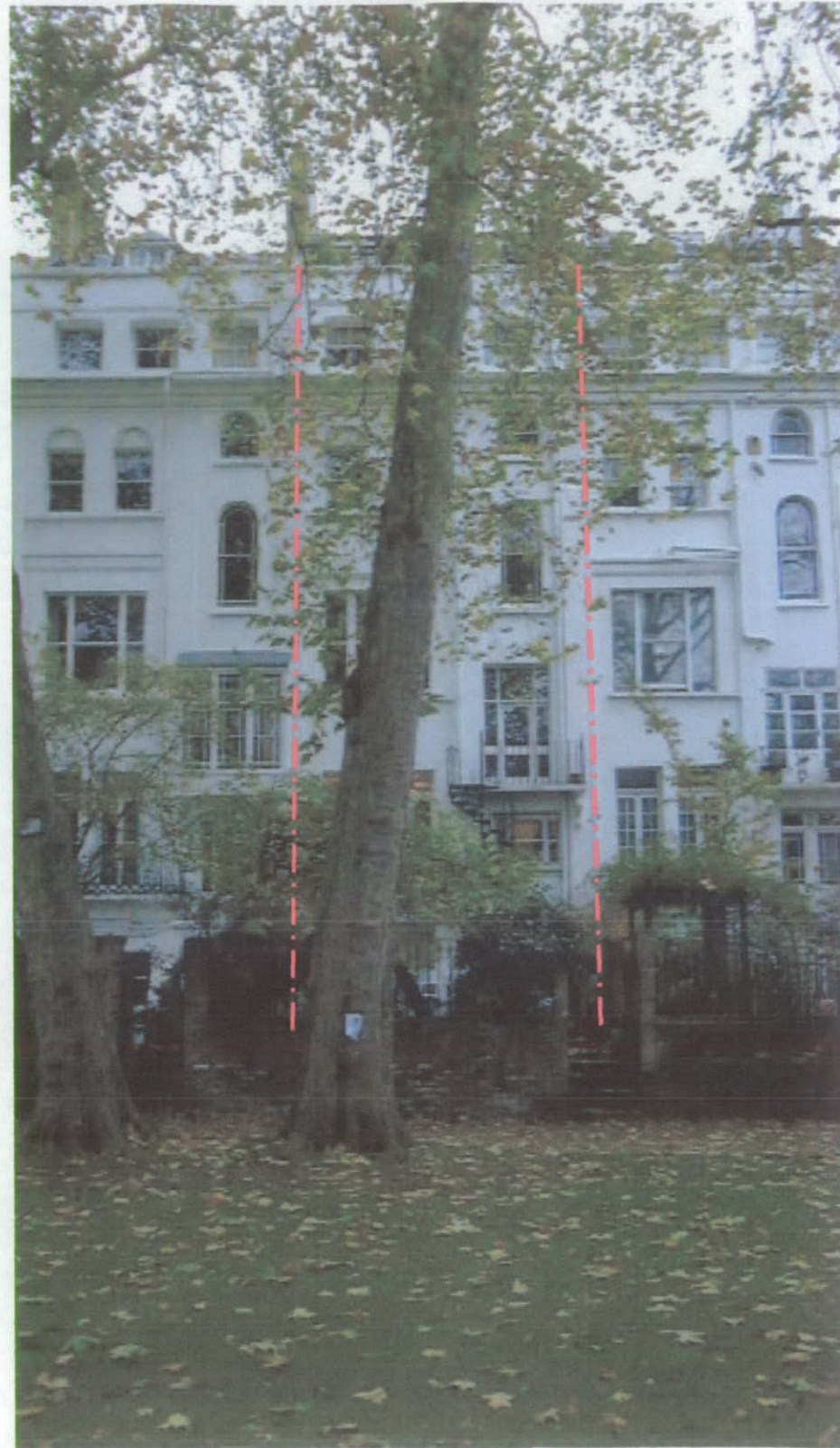
Photographic Reference

PP002798



PP002798

Existing Front Elevation



PP002798

Existing Rear Elevation from Communal Garden



LINE OF EXTENDED
WELL AND STAIR SLOT

LINE OF PROPOSED
RAISED EXISTNG WINDOW

PP002798

Existing Rear Elevation



LINE OF PROPOSED
RAISED EXISTING WINDOW

LINE OF EXTENDED
WELL AND STAIR SLOT

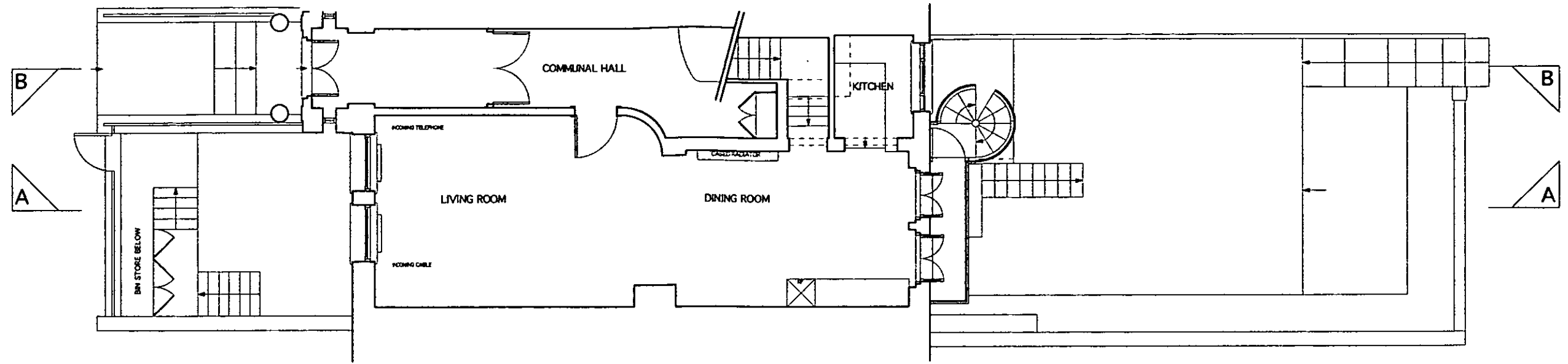
PP002798

Existing Rear Basement Well

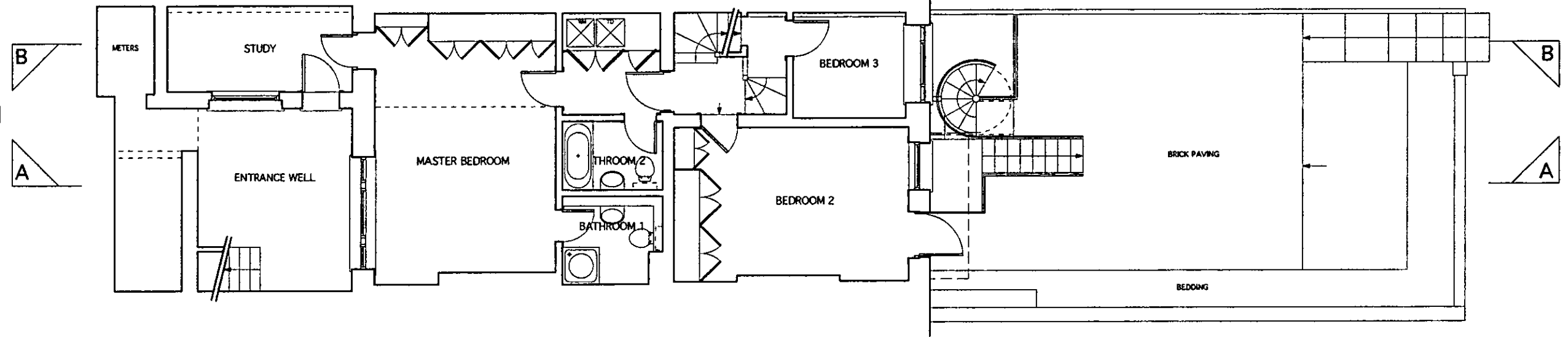
Existing Drawings

PP002798

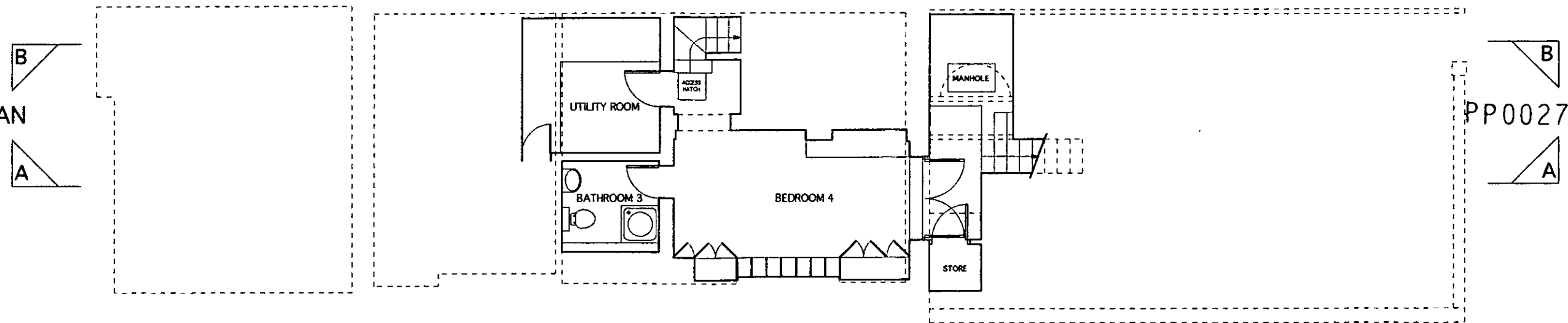
HALL LEVEL PLAN



GARDEN LEVEL PLAN

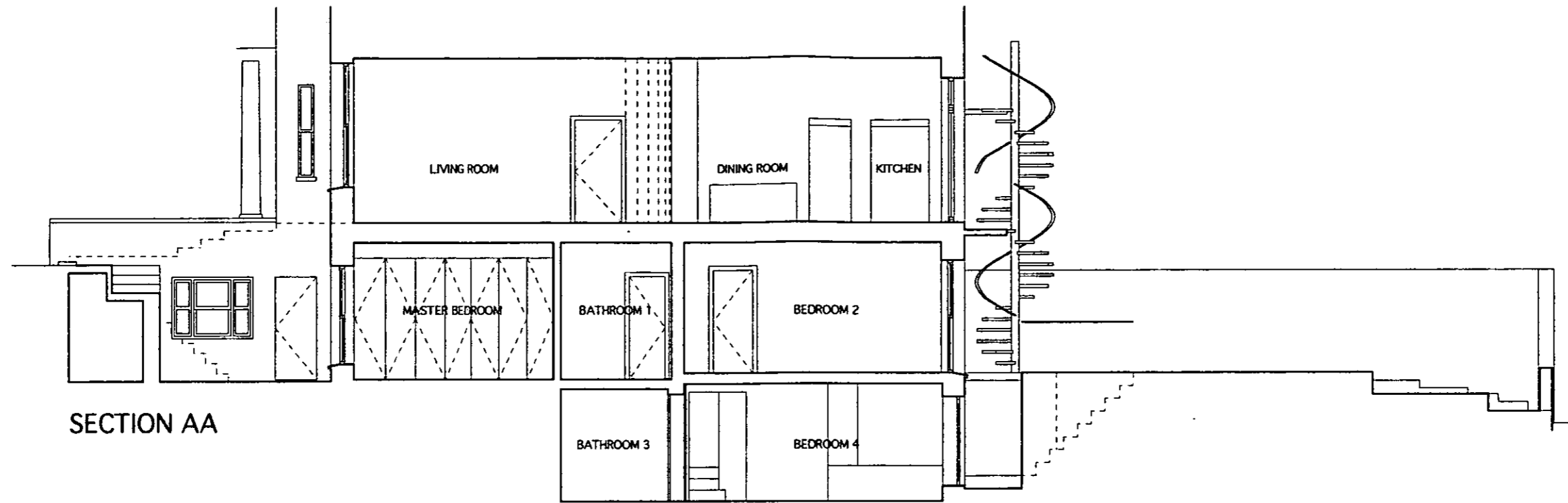


BASEMENT LEVEL PLAN

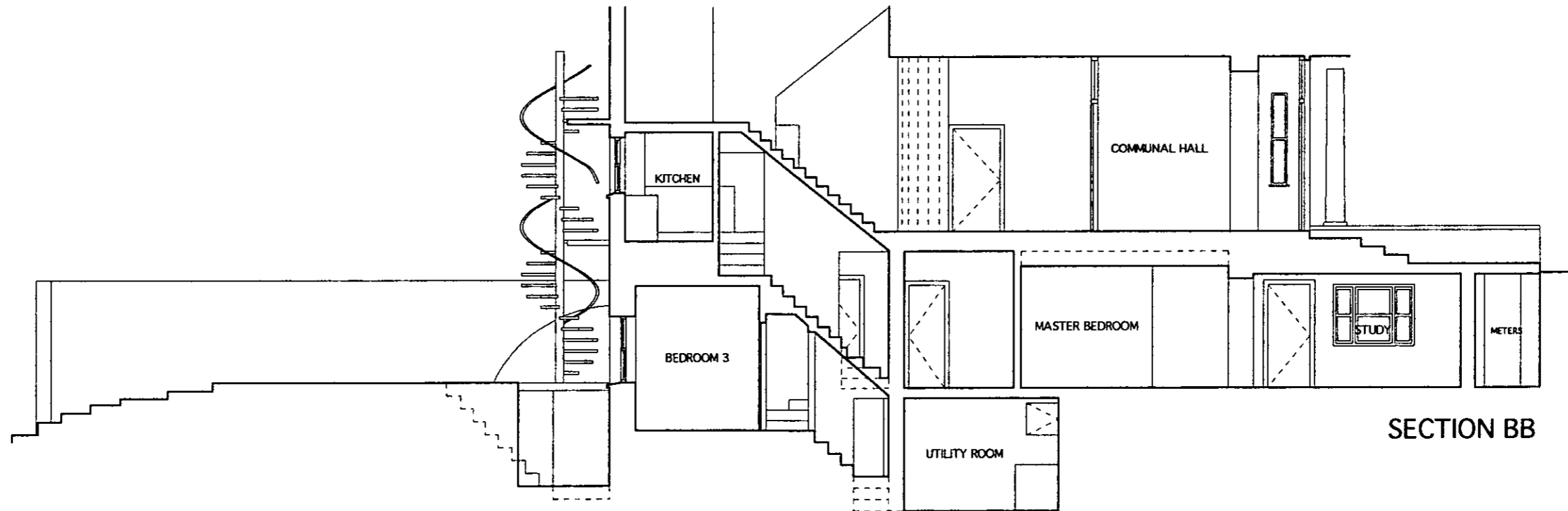


PP002798

templeton associates architects and designers Seven Templeton St Arch Op Arch C100 15A site office: 24 Upper Wimpole Street, London W1M 7TA tel: 0171 224 5788 fax: 0171 224 5788 mobile: 0428 300 328	project 18 Ladbroke Gardens Notting Hill Gate	scale 1:100	date drawn 09/2000	dwg no. LBG 001/100
	title Existing Plans	drawing not to be scaled	revision date	



SECTION AA



SECTION BB

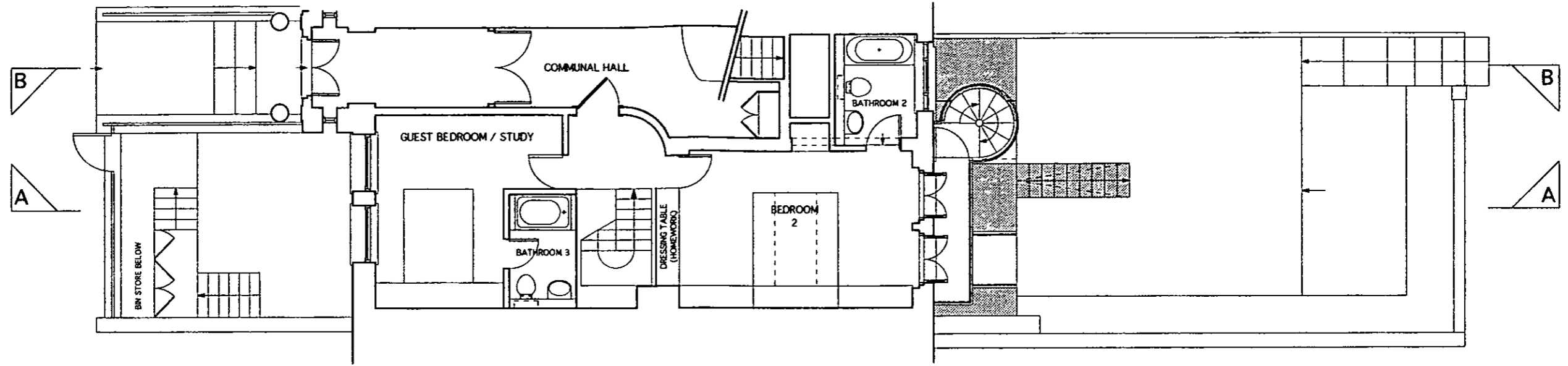
PP002798

templeton associates architects and designers <small>Simon Templeton BA Arch Dip Arch (Dip) RM 200 OFFICE: 21 Upper Woburn Street, London W1U 7TA tel: 0171 224 5700 fax: 0171 224 5700 mobile: 0448 880 028</small>	project 18 Ladbroke Gardens Notting Hill Gate	scale 1:100	date drawn 09/2000	dwg no. LBG 002/100
	title Existing Section AA & BB	drawing not to be scaled	revision date	

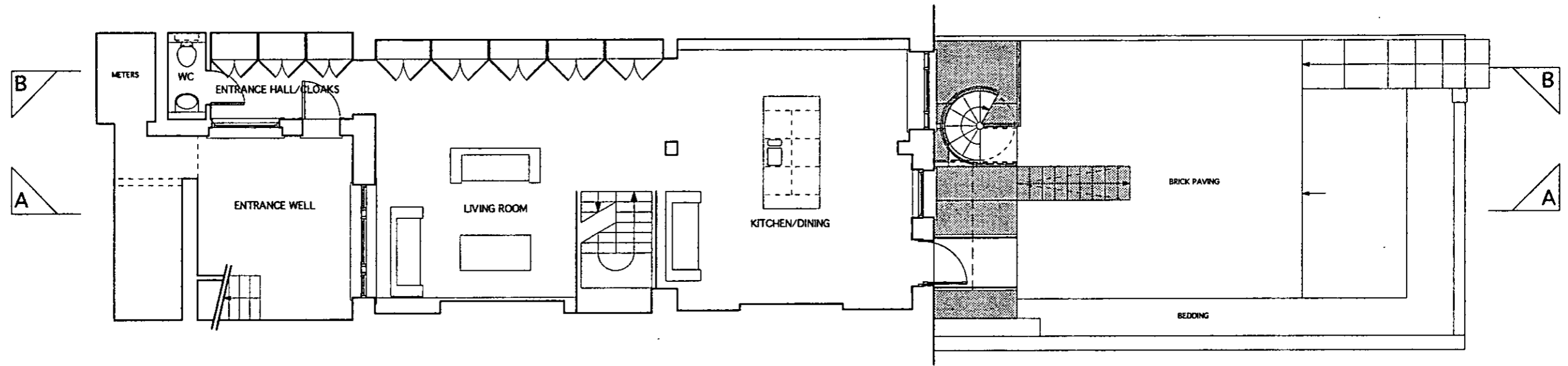
Proposed Drawings

PP002798

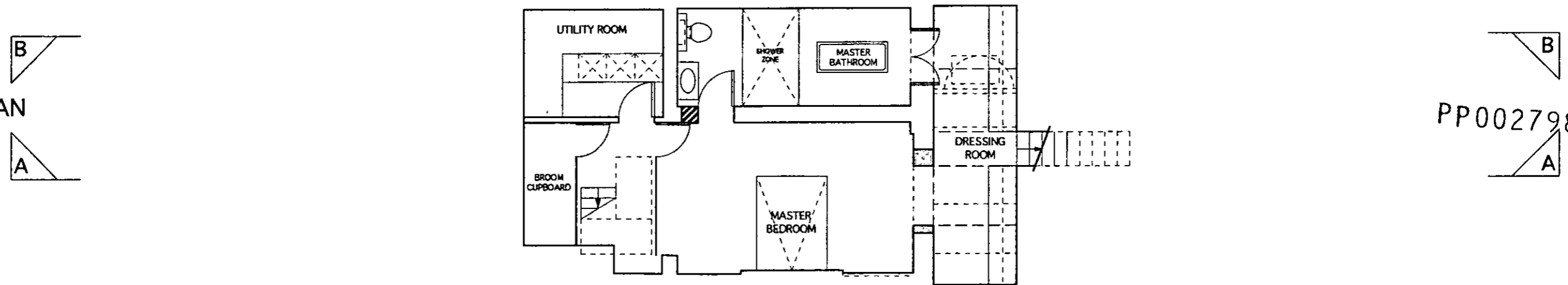
HALL LEVEL PLAN



GARDEN LEVEL PLAN

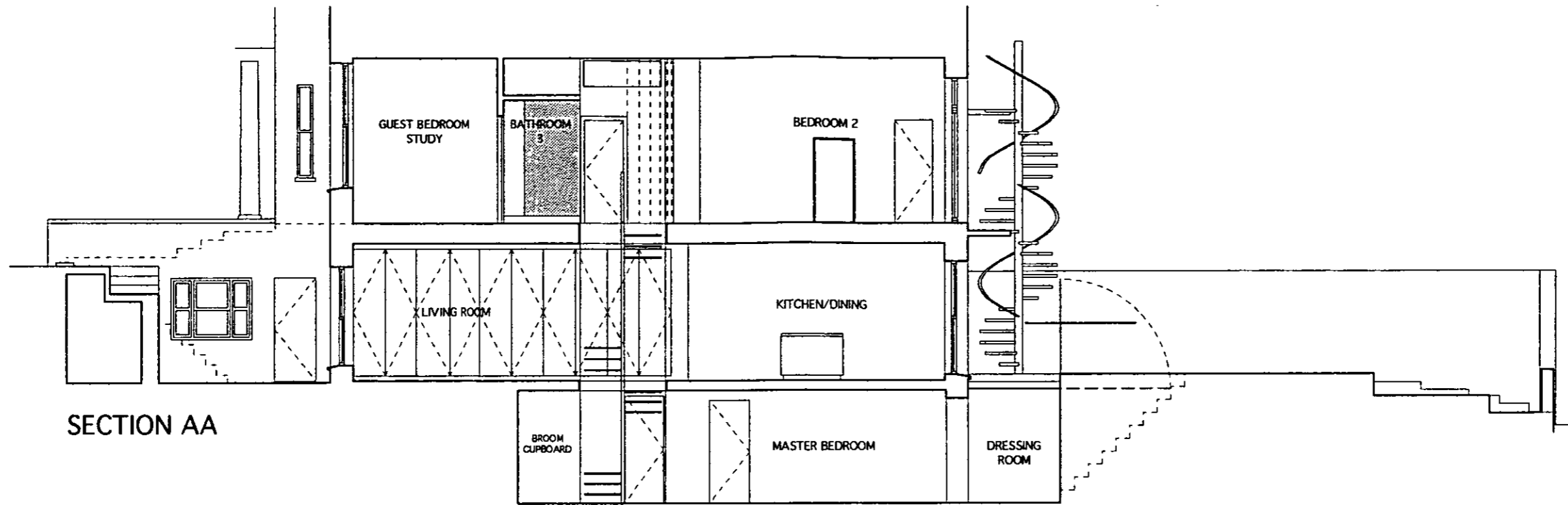


BASEMENT LEVEL PLAN

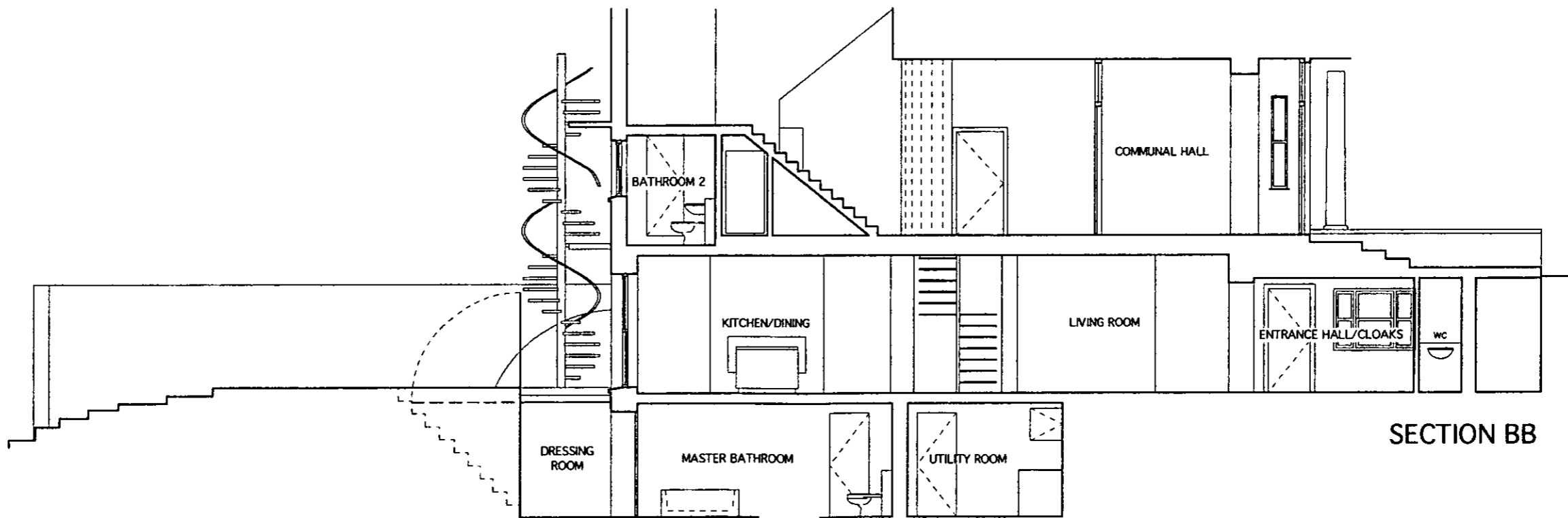


PP002798

templeton associates architects and designers <small>Shop 1, 18 Ladbroke Gardens, London W11 2DB</small> <small>18 Ladbroke Gardens, London W11 2DB</small> <small>0171 224 5700</small> <small>0448 388 338</small>	project 18 Ladbroke Gardens Notting Hill Gate	scale 1:100	date drawn 10/2000	dwg no. LBG P001/100
	title Proposed Plans	drawing not to be scaled	revision data	



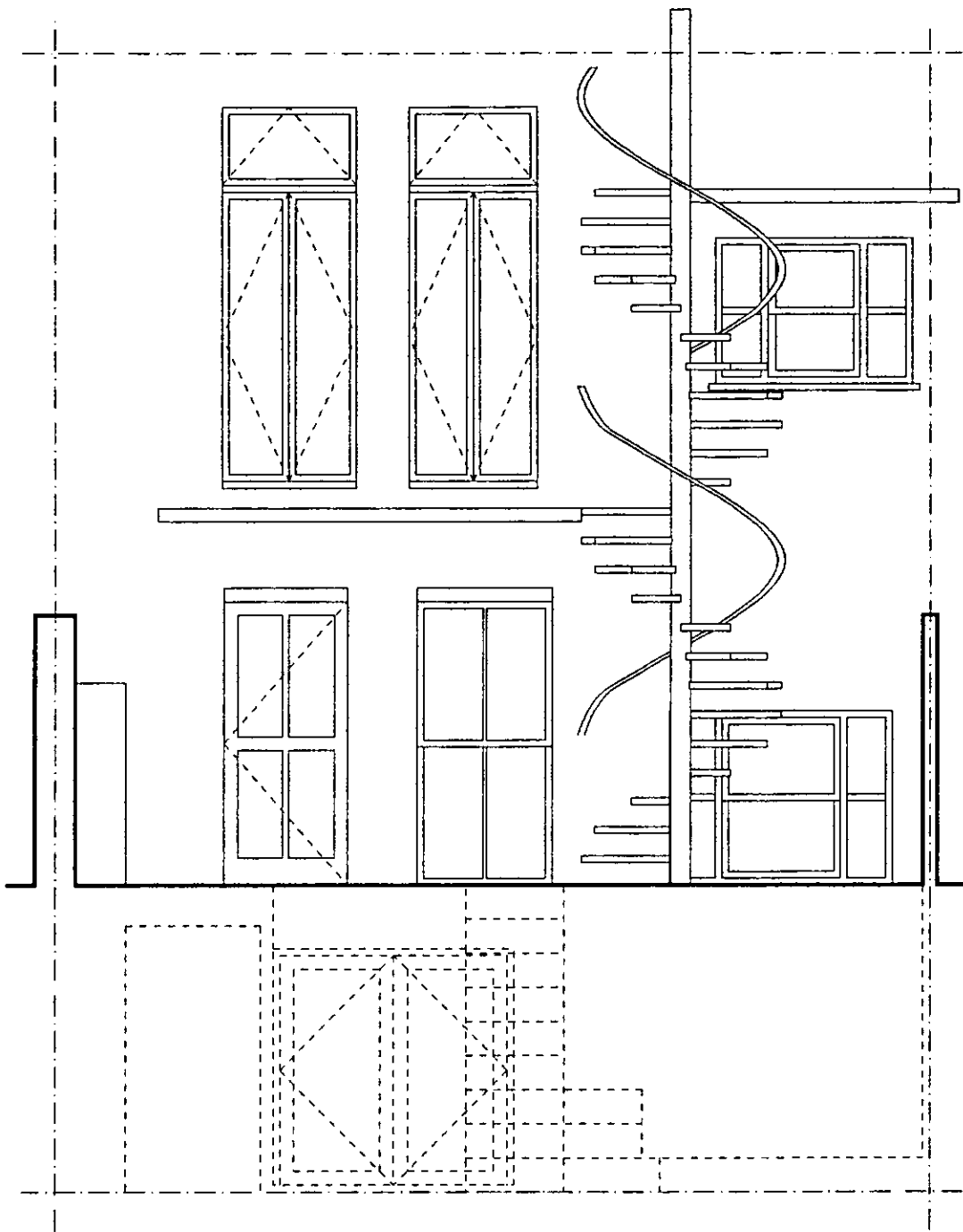
SECTION AA



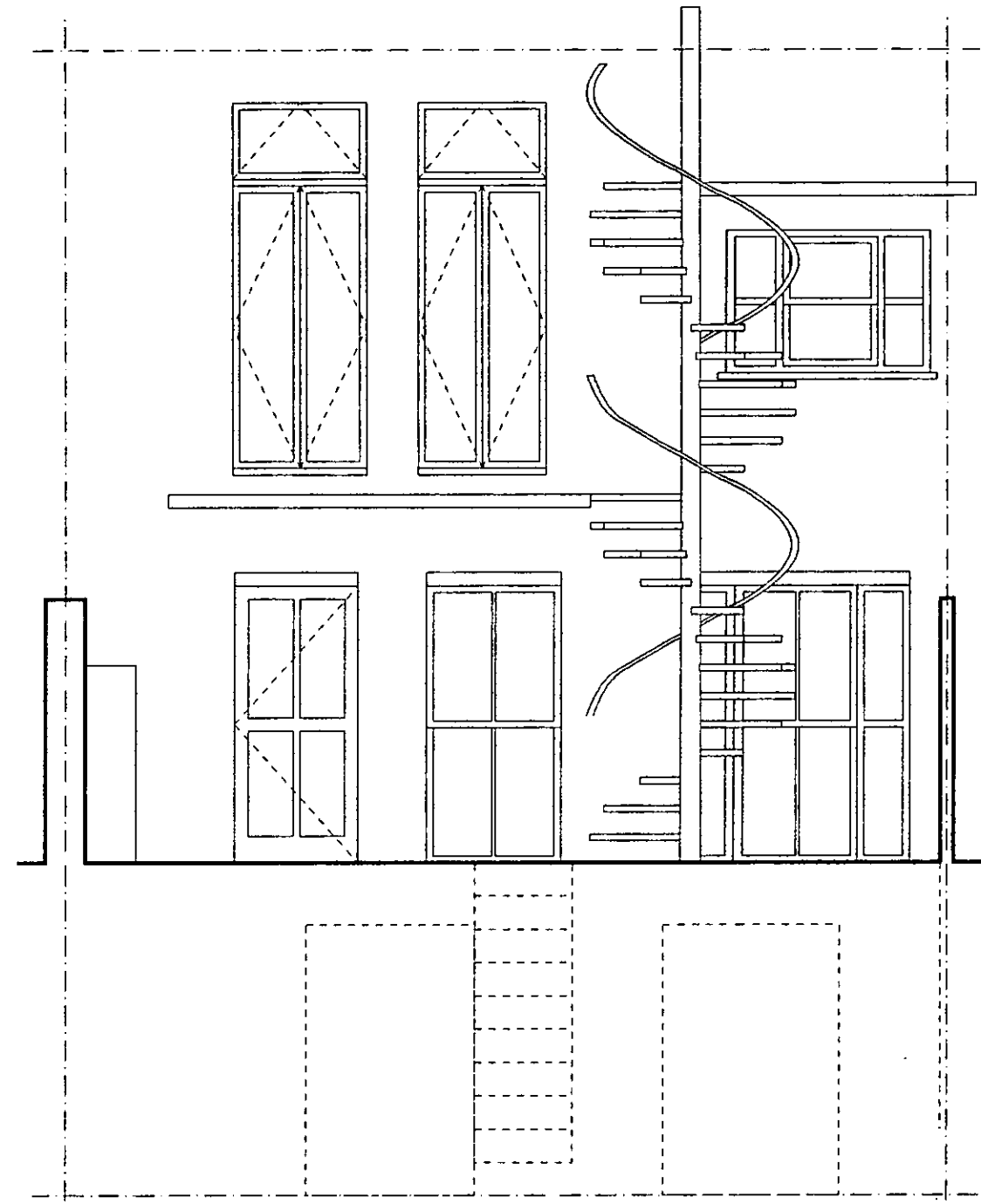
SECTION BB

PP002798

templeton associates architects and designers <small>Seven Templeton Bk Arch Dip Arch (CI) MBA 8th floor, 24 Upper Wimpole Street, London W1m 7TA tel: 01753 254 5788 fax: 01753 254 5788 email: s.templeton@templeton.com website: 0400 900 999</small>	project 18 Ladbroke Gardens Notting Hill Gate	scale 1:100	date drawn 09/2000	dwg no. LBG P002/100
	title Proposed Section AA & BB	drawing not to be sealed	revision data	



EXISTING



PROPOSED

PP002798

templeton associates architects and designers <small>Simon Templeton BA, AIA, Dip Arch (2000) RIBA 24 Upper Weymouth Street, London W1R 7TA tel: 0171 234 1788 email: info@templetonassociates.com website: www.templetonassociates.com</small>	project 18 Ladbroke Gardens Notting Hill Gate	scale 1:50	date drawn 09/2000	dwg no. LBG P003/100
	title Existing and Proposed Rear Elevation	drawing not to be scaled	revision date	

PP002798

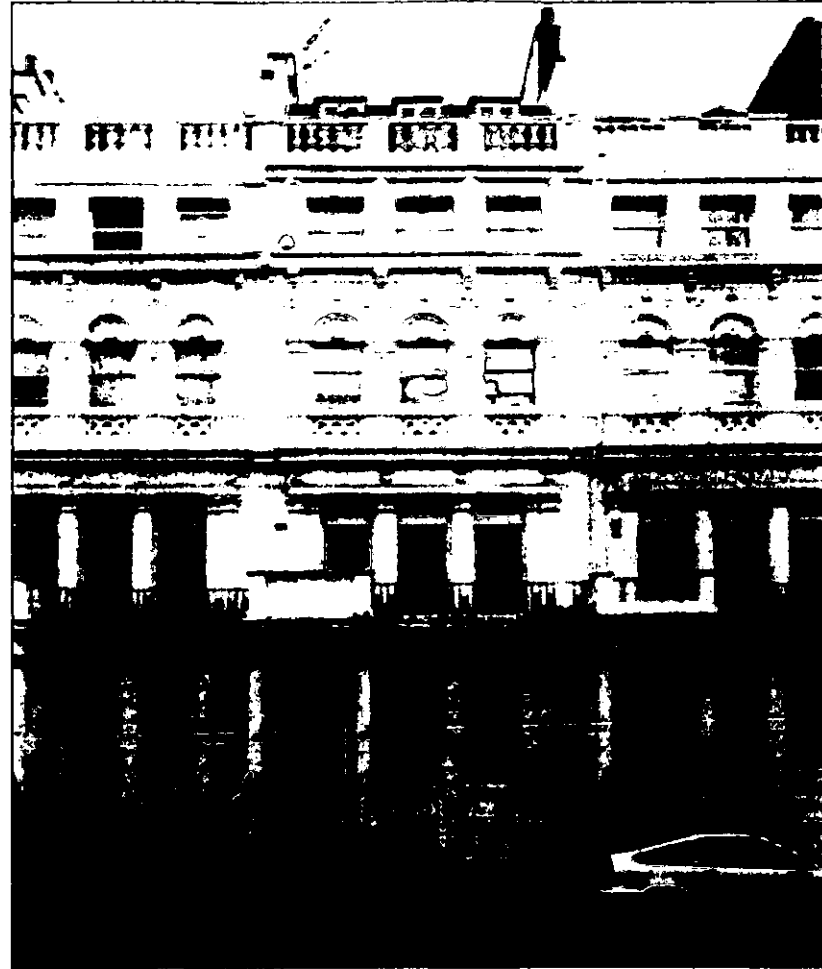
templeton associates

architects and designers

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tel: 0207 224 5766
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mobile: 0468 960 588

Planning Application

PP002798



**18 Ladbroke Gardens
London W11 2PT**

PP002798

Letter of Introduction

PP002798

Simon Templeton BA Arch Dip Arch (Dist) RIBA
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Project Description

Domestic Refurbishment of Ground Floor Maisonette at 18 Ladbroke Gardens, London W11 2PT

The proposal is to refurbish the existing Ground Floor Maisonette at 18 Ladbroke Gardens, London W11 2PT.

The only visible proposed works, involve raising the head height of one of the existing rear windows to line through with 2 existing windows alongside.

We are also seeking permission to increase the size of the existing basement level well so that it forms a consistent line across the rear plan of the property. We then intend to cover this extended well with a glass roof, thereby bringing it inside the building envelope. We intend to maintain the existing access to the garden from basement level and as a result of "squaring off" the well, would seek to move this stair slightly further into the garden.

Having glazed over the existing basement well, we seek permission to open another doorway from the basement in to this new enclosure in the existing rear well.

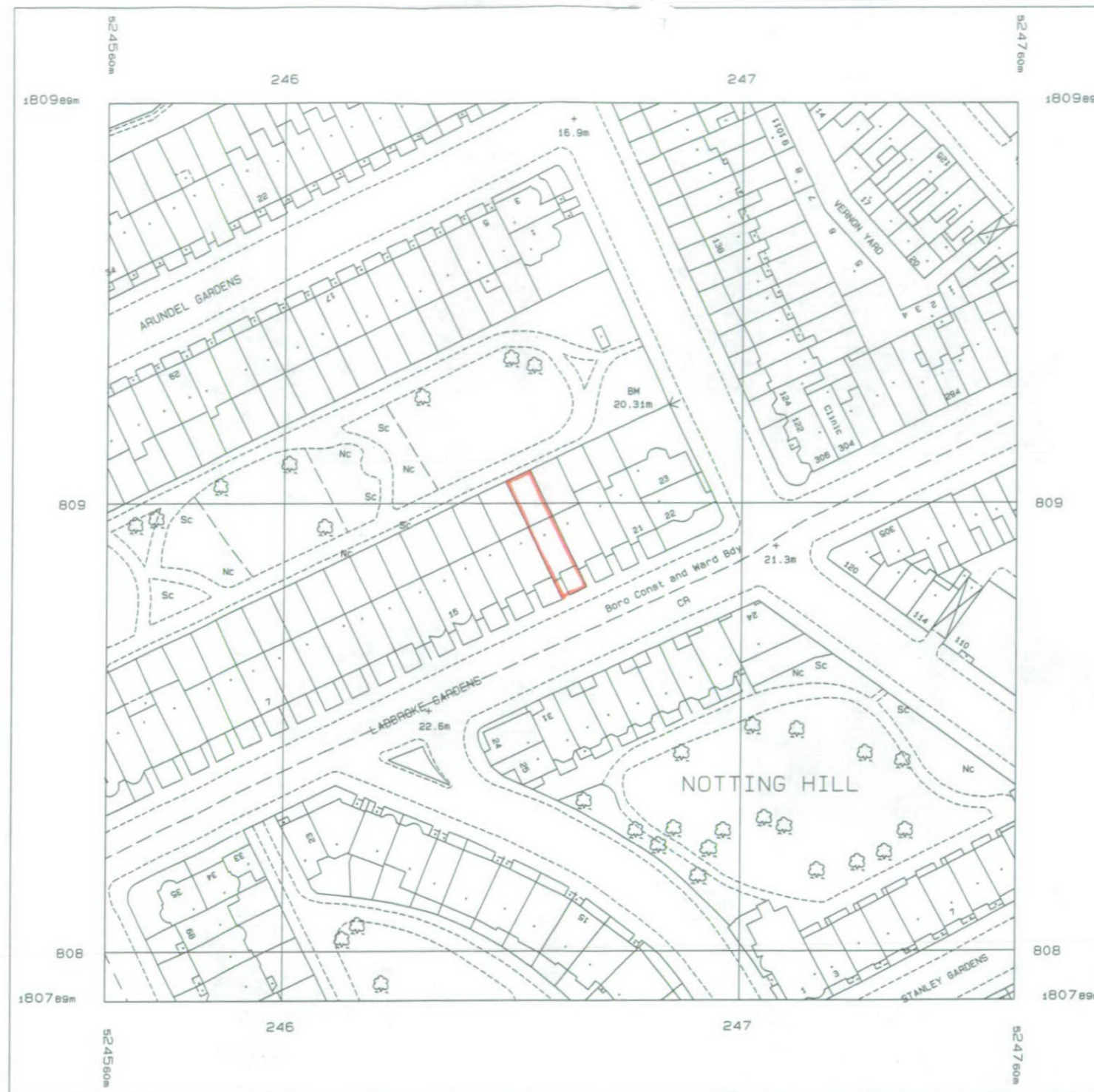
Conclusion

We believe that the impact of these proposals will have a minimal impact upon the rear elevation. Only the raised window head height will be perceptible, as the new glazed roof to the extended well will be below the garden level, and thus virtually invisible. Likewise, the new opening at basement level into the extended, covered well, will not be visible

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Location Plan
@ 1:1250

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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: TQ2480NE

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 524660 180889
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 Serial Number: 34404



Photographic Reference

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Existing Front Elevation



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Existing Rear Elevation from Communal Garden



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LINE OF EXTENDED
WELL AND STAIR SLOT

LINE OF PROPOSED
RAISED EXISTING WINDOW

Existing Rear Elevation



LINE OF PROPOSED
RAISED EXISTING WINDOW

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LINE OF EXTENDED
WELL AND STAIR SLOT

Existing Rear Basement Well