

Case Study

Basement Conversion – Leamington Spa, Warks

Client:

Mr & Mrs Padley



Background:

Basement conversion within a Victorian terrace c.1835. Client required space for a home office, wine store and utility room.

To transform the basement into a useable living space, York stone flags were removed before lowering the floor by 100mm. A 620mm brick floor plinth was removed and the original lightwell adjusted to comply with the latest building regulations before a new hardwood window was fitted. Two further windows were installed within the aperture of the former coal chute and in the utility room. To the passage area, the arched roof was grit blasted to reveal the original brickwork. Original plaster lathe to walls and ceiling were removed and a cavity drainage membrane fitted together with new insulation boarding and plastering. The new concrete floor was overlaid with a new wooden floor and skirting boards fitted to the main room. York stone flags were then re-laid in the other basement rooms. A radiator was installed to provide heating and to eliminate any future water ingress, a pump installed in the under floor slab. Wall and spotlights completed the project.

Waterproofing Method: Waterproof concrete floor, [Safeguard UK CDM system](#).

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