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The designs are based on the architectural model displayed by the RCB at exhibitions as part of the Basement Development Group initiative.

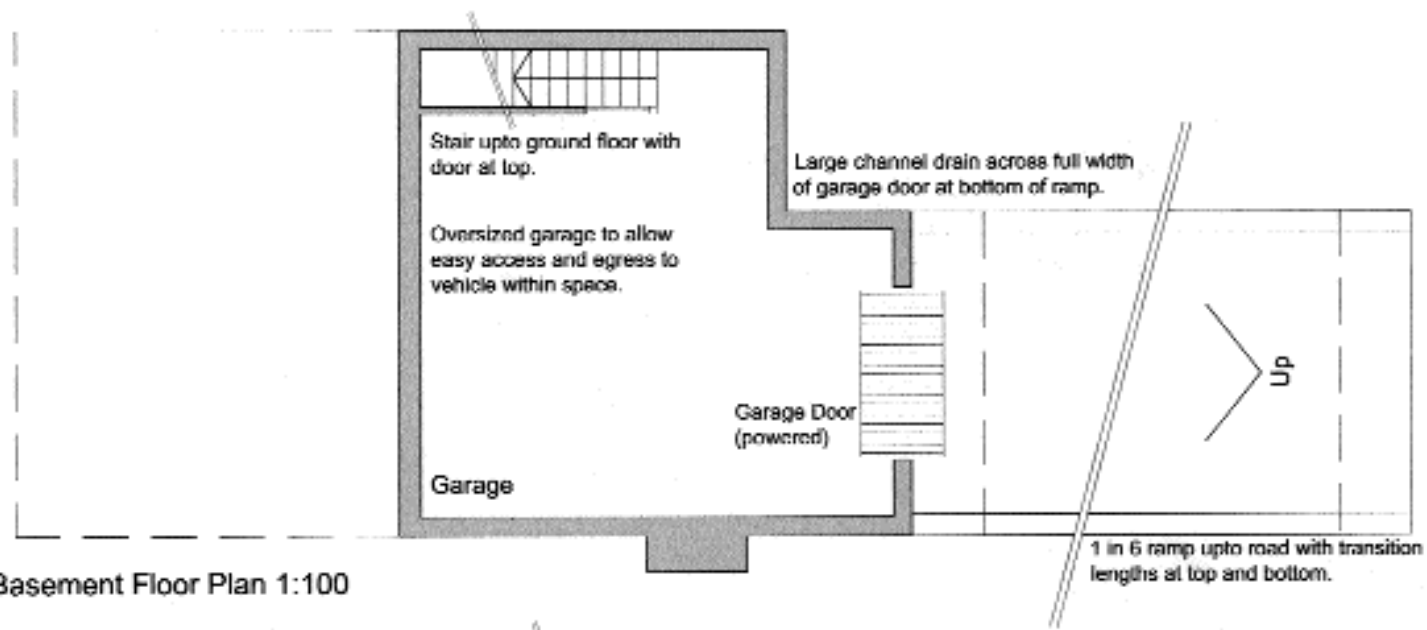
These August 2001 costs of new build basement construction are for guidance only and include labour, materials and plant but exclude developer's margin, land costs, professional and other fees.

It may be possible for Figura Design to provide definitive costs for a fully designed scheme.

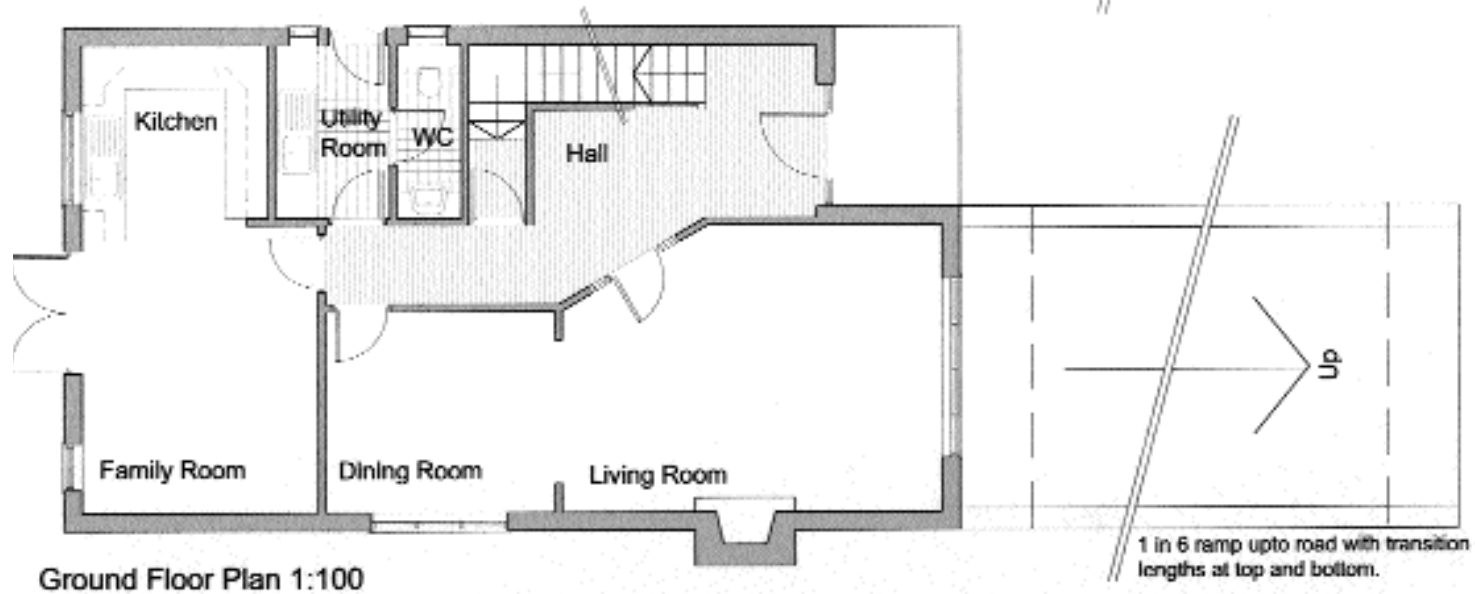
architects@figura-design.co.uk

6 MODEL BASEMENTS FROM FIGURA DESIGN

Design 1 - Basement Garage



Basement Floor Plan 1:100



Ground Floor Plan 1:100

COST OF BASEMENT CONSTRUCTION

£22,000 £580 per m²

Option 1 - Drawing 006/01

The following assumptions apply to the costing:

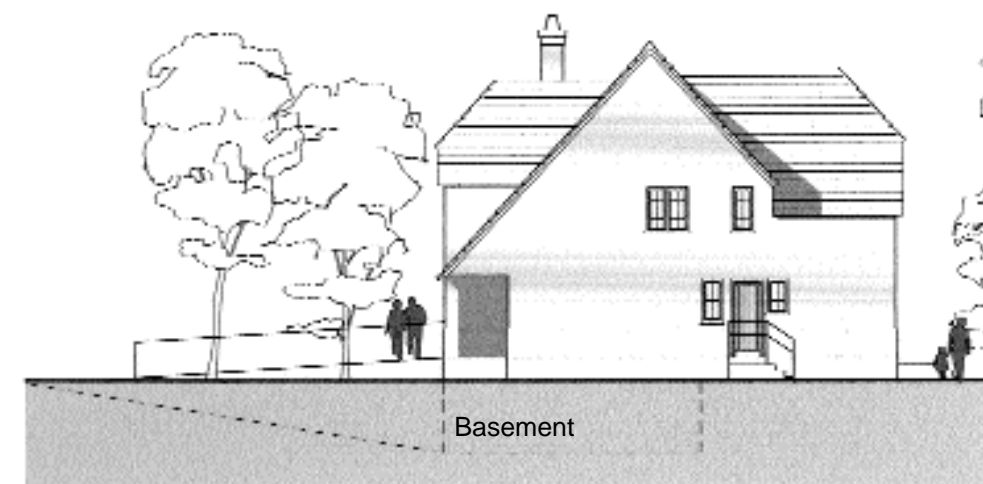
1. The basement site consists of sub-soil only with no excavation in any type of rock.
2. The site is not waterlogged.
3. The site drains are deep enough to accommodate foul drainage outfall from basement. Additional cost will be incurred if foul water drainage has to be pumped into the site drainage system.
4. One quarter of the excavated material from the basement etc can be accommodated on site as fill or embankments.
5. The surface water drainage from light wells etc can be discharged into soakaways situated on site.



Front Elevation 1:200

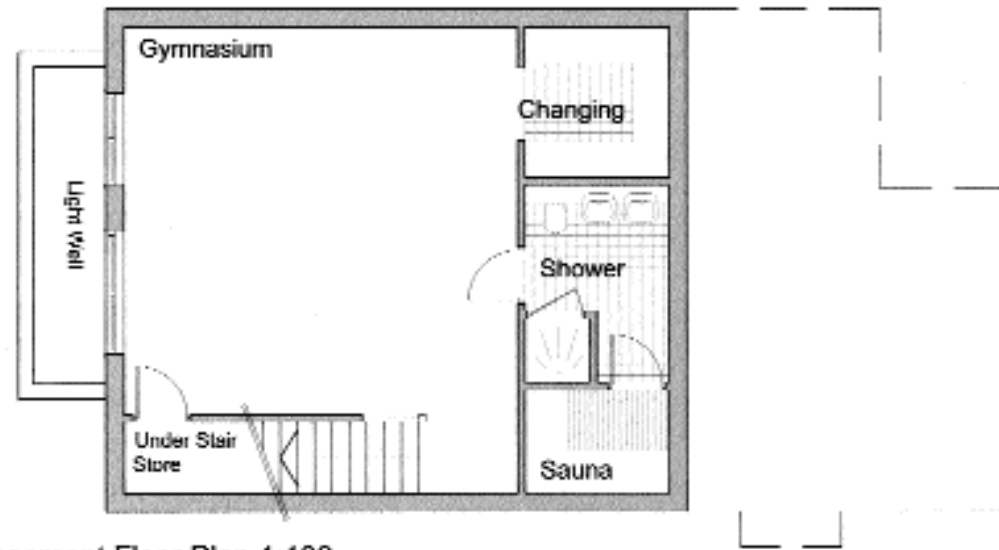


Rear Elevation 1:200

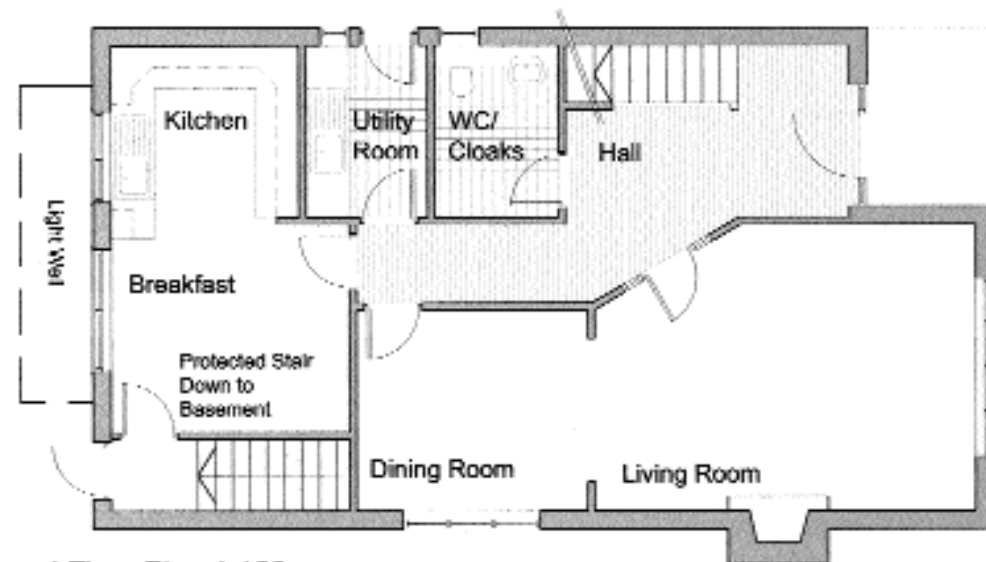


Side Elevation 1:200

Design 2 - Gymnasium



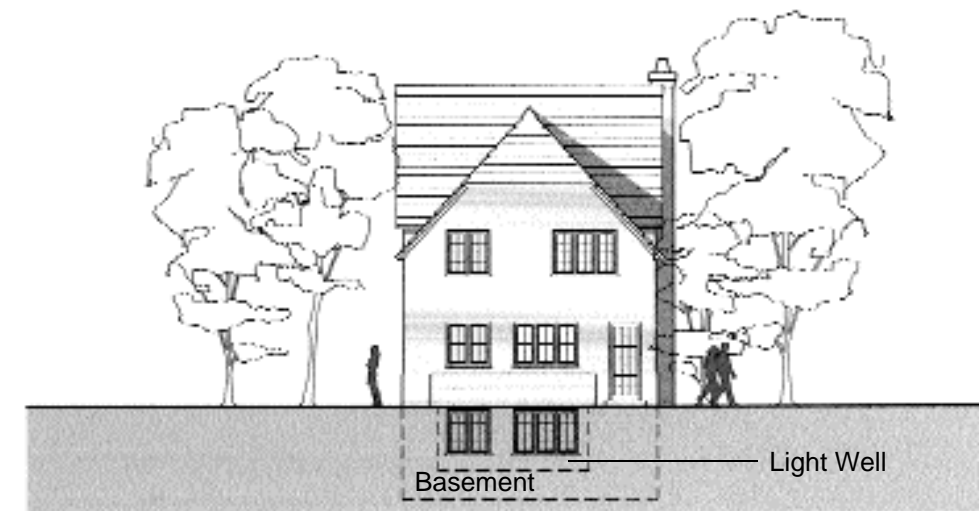
Basement Floor Plan 1:100



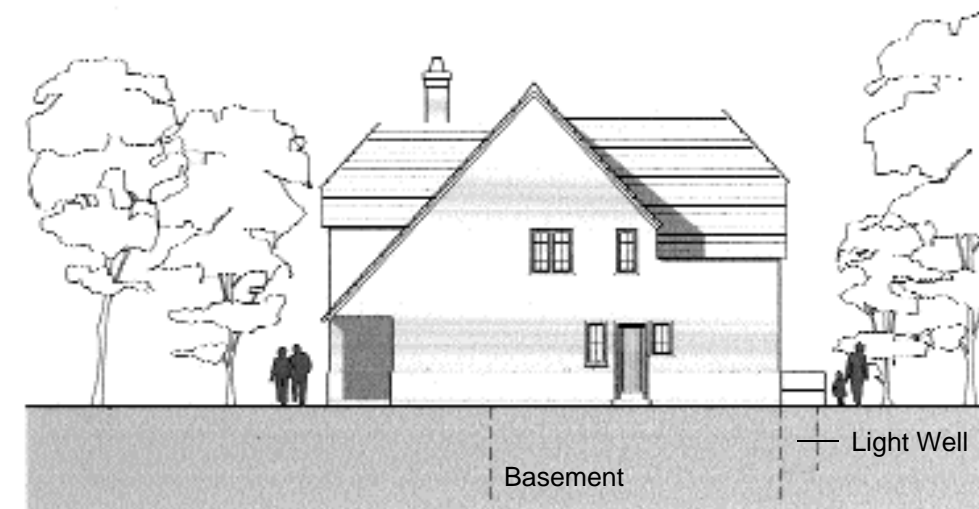
Ground Floor Plan 1:100



Front Elevation 1:200



Rear Elevation 1:200



Side Elevation 1:200

COST OF BASEMENT CONSTRUCTION

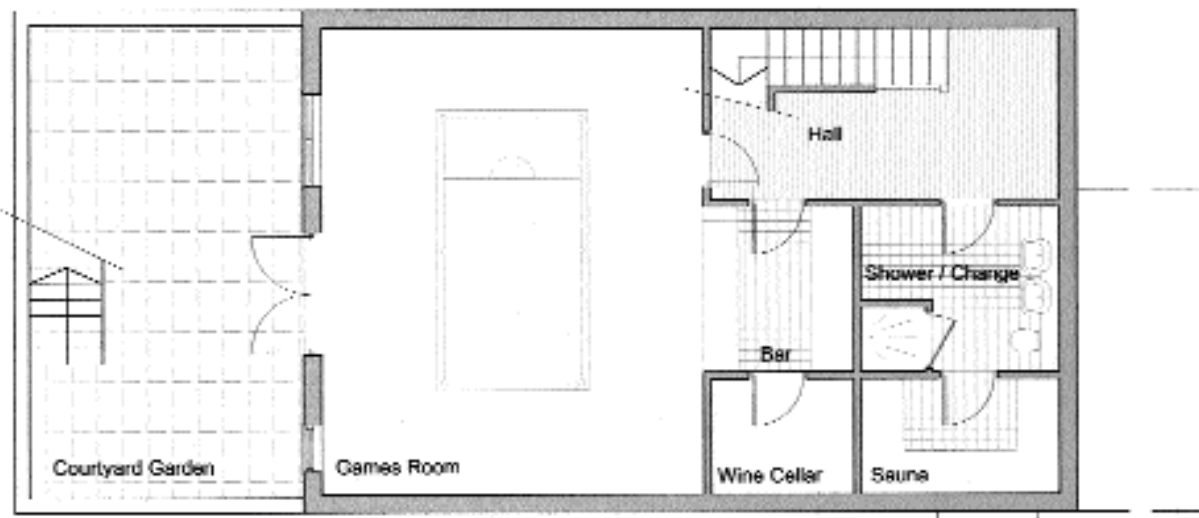
£41,000 £841 per m²

Option 2 - Drawing 006/02

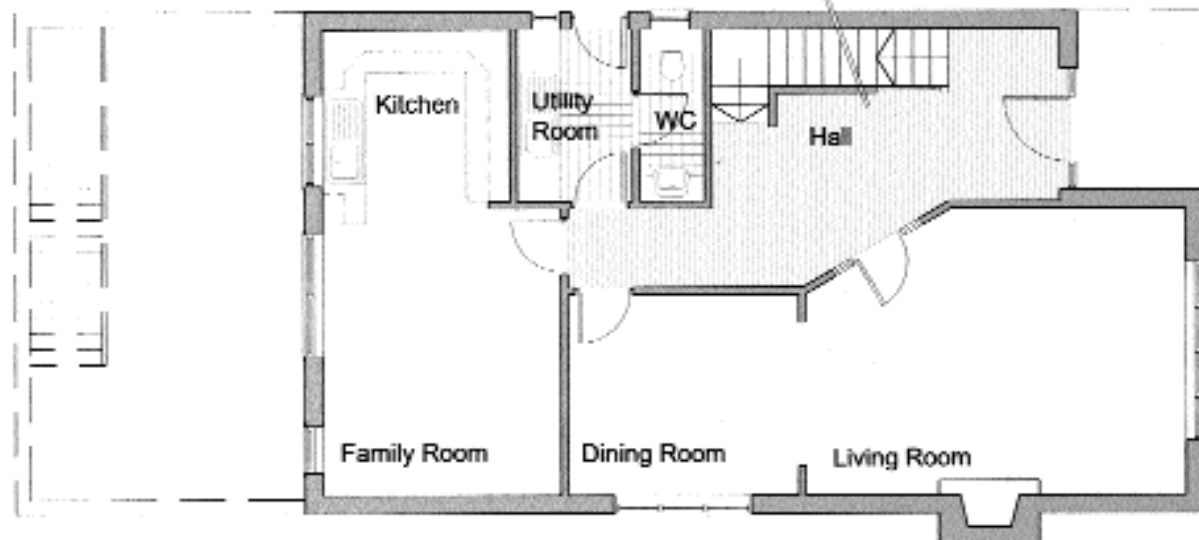
The following assumptions apply to the costing:

1. The basement site consists of sub-soil only with no excavation in any type of rock.
2. The site is not waterlogged.
3. The site drains are deep enough to accommodate foul drainage outfall from basement. Additional cost will be incurred if foul water drainage has to be pumped into the site drainage system.
4. One quarter of the excavated material from the basement etc can be accommodated on site as fill or embankments.
5. The surface water drainage from light wells etc can be discharged into soakaways situated on site.
6. The fit out of the gymnasium is excluded.

Design 3 - Courtyard Garden



Basement Floor Plan 1:100



Ground Floor Plan 1:100

COST OF BASEMENT CONSTRUCTION

Option 1 - Drawing 006/03

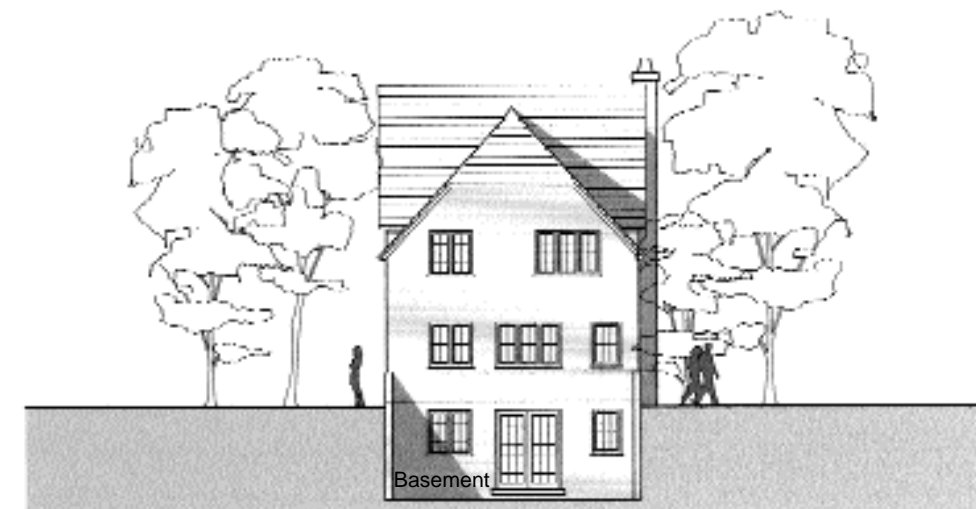
£64,000 £960 per m²

The following assumptions apply to the costing:

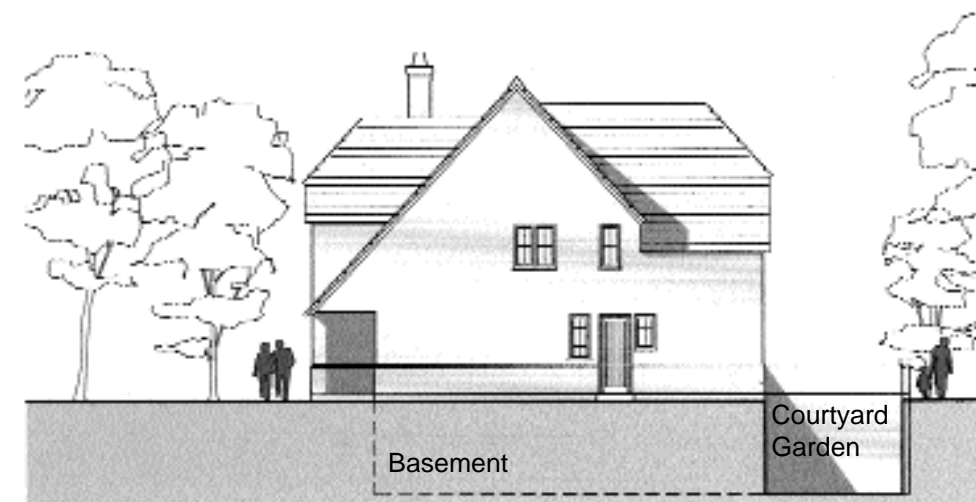
1. The basement site consists of sub-soil only with no excavation in any type of rock.
2. The site is not waterlogged.
3. The site drains are deep enough to accommodate foul drainage outfall from basement. Additional cost will be incurred if foul water drainage has to be pumped into the site drainage system.
4. One quarter of the excavated material from the basement etc can be accommodated on site as fill or embankments.
5. The surface water drainage from light wells etc can be discharged into soakaways situated on site.
6. The fit out of the games room, bar and wine cellar is excluded.



Front Elevation 1:200

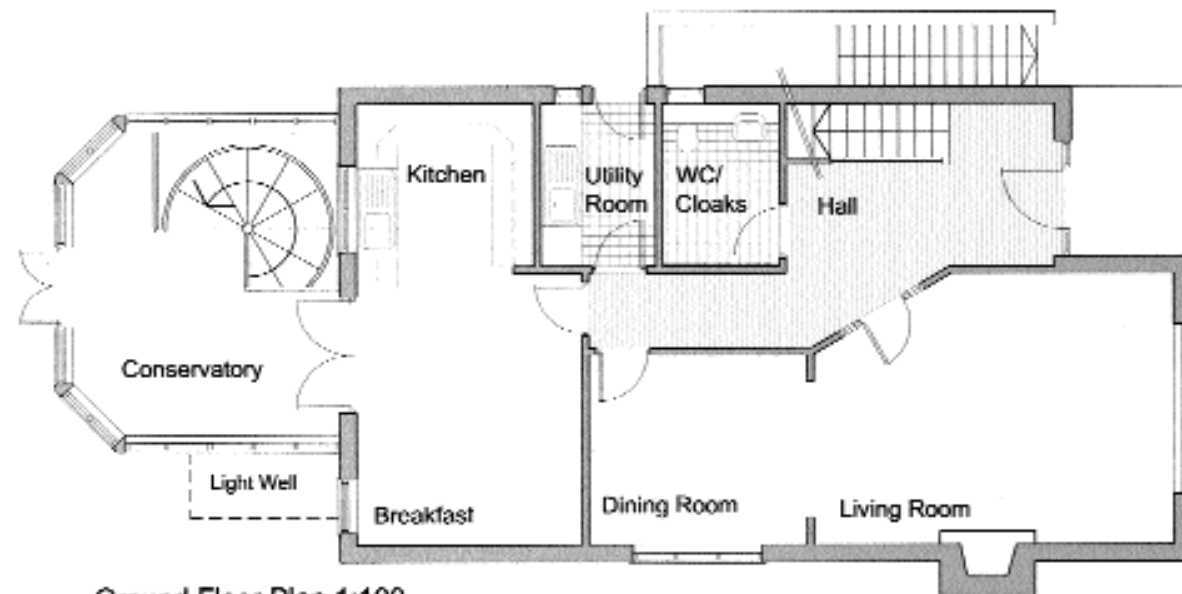
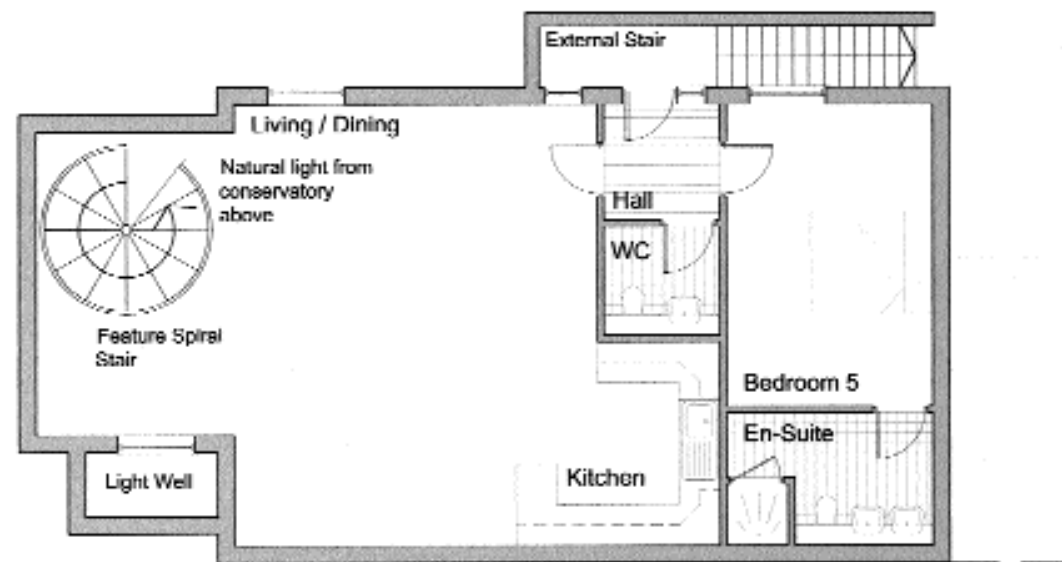


Rear Elevation 1:200



Side Elevation 1:200

Design 4 - Bedroom / Bedsit



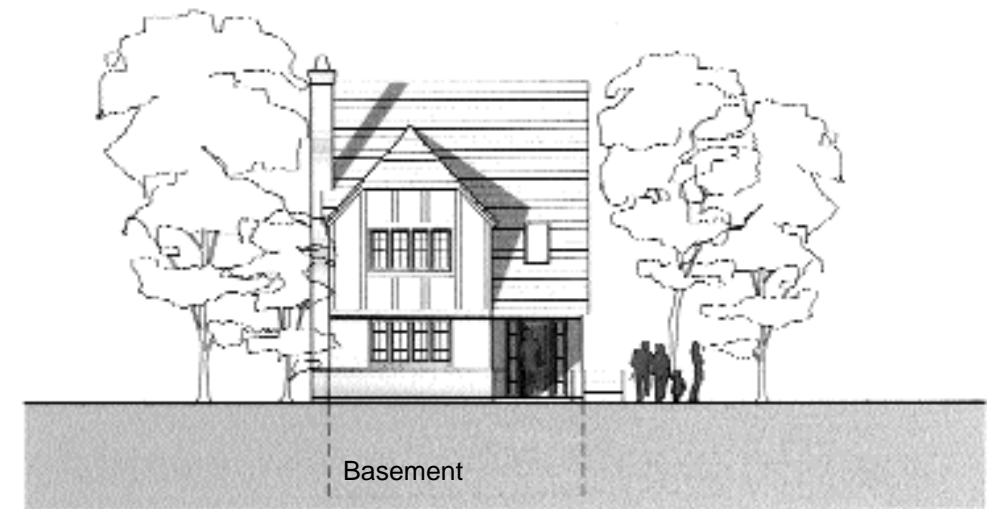
COST OF BASEMENT CONSTRUCTION

Option 1 - Drawing 006/04

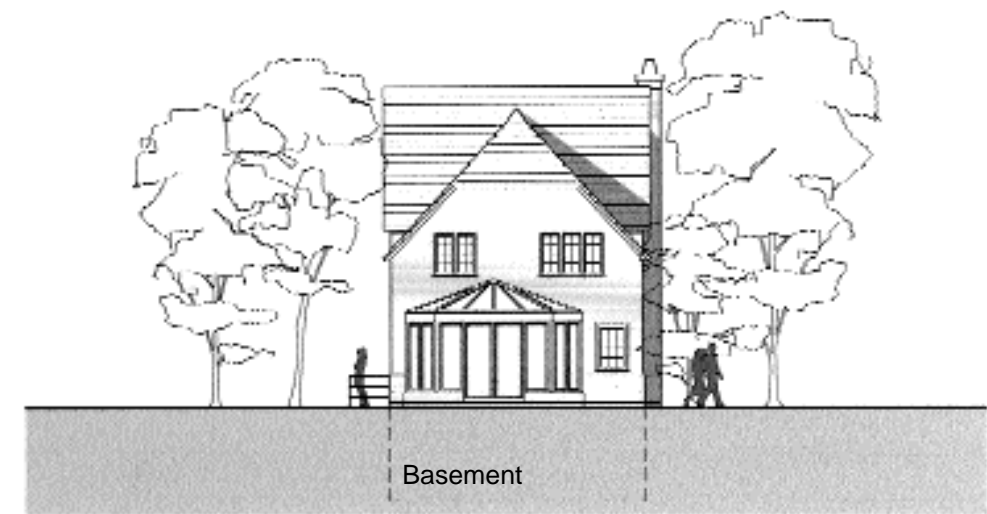
£68,000 £860 per m²

The following assumptions apply to the costing:

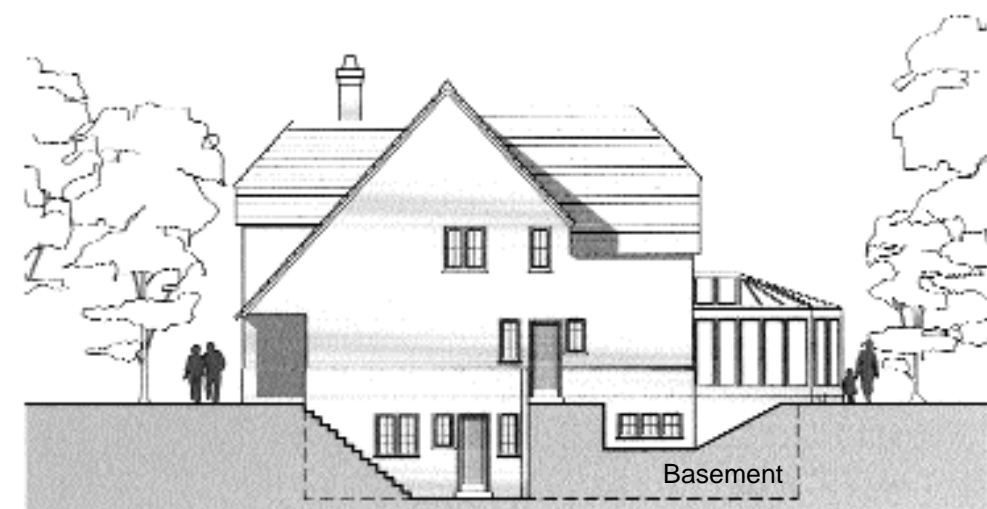
1. The basement site consists of sub-soil only with no excavation in any type of rock.
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4. One quarter of the excavated material from the basement etc can be accommodated on site as fill or embankments.
5. The surface water drainage from light wells etc can be discharged into soakaways situated on site.



Front Elevation 1:200

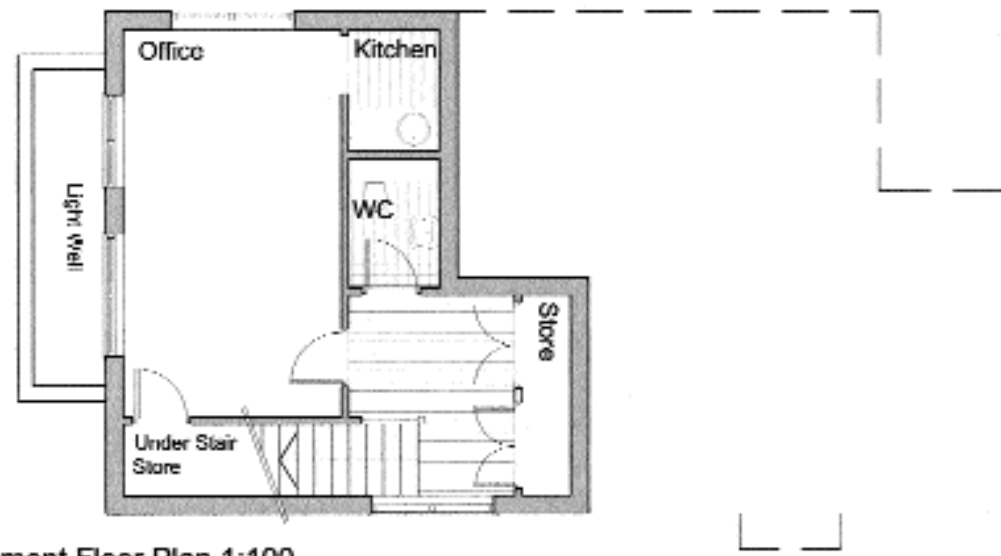


Rear Elevation 1:200

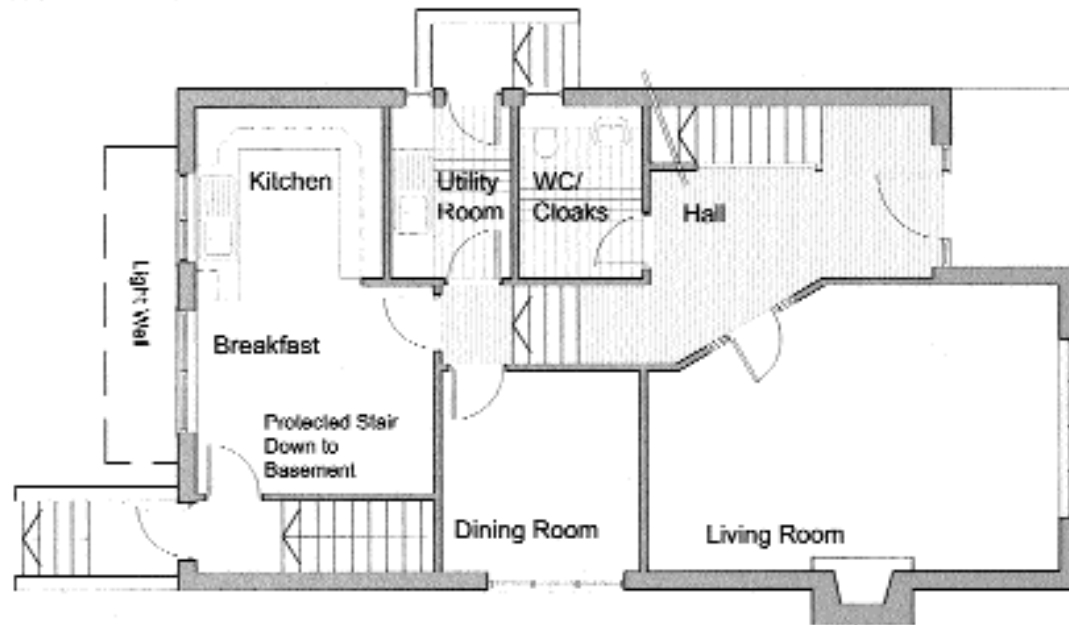


Side Elevation 1:200

Design 5 - Split Level



Basement Floor Plan 1:100



Ground Floor Plan 1:100

COST OF BASEMENT CONSTRUCTION

Option 5 - Drawing 006/05

£27,000 £800 per m²

The following assumptions apply to the costing:

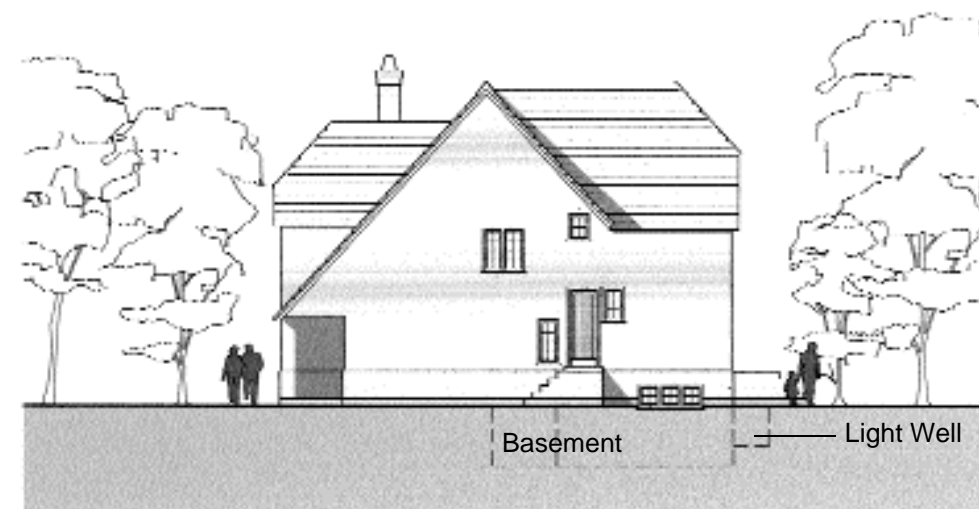
1. The basement site consists of sub-soil only with no excavation in any type of rock.
2. The site is not waterlogged.
3. The site drains are deep enough to accommodate foul drainage outfall from basement. Additional cost will be incurred if foul water drainage has to be pumped into the site drainage system.
4. One quarter of the excavated material from the basement etc can be accommodated on site as fill or embankments.
5. The surface water drainage from light wells etc can be discharged into soakaways situated on site.



Front Elevation 1:200

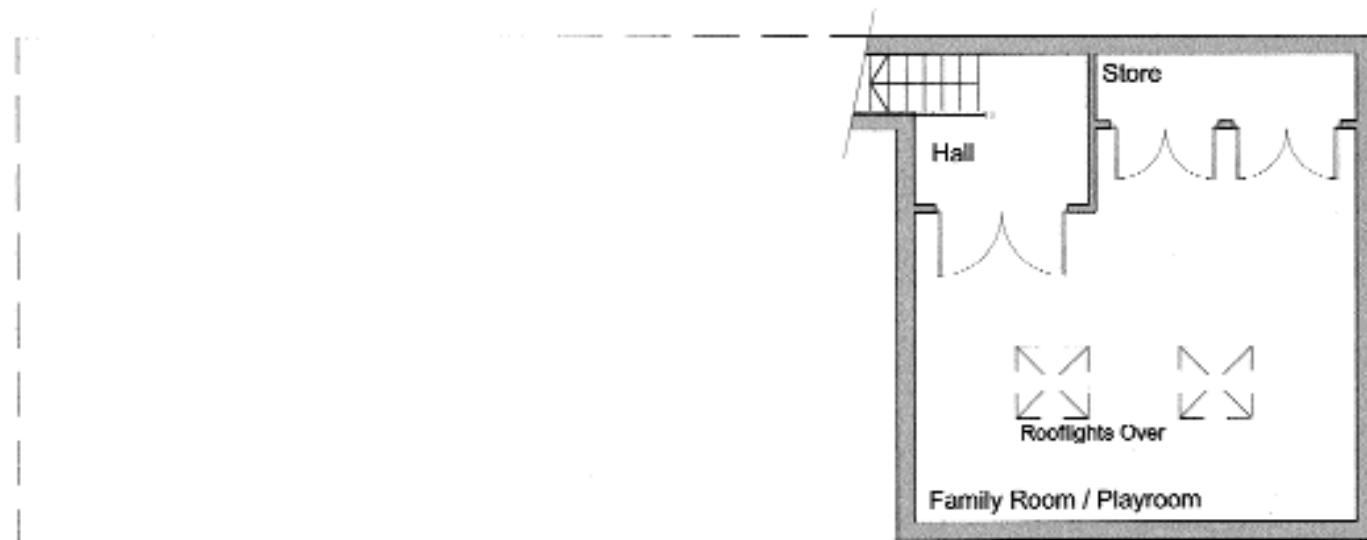


Rear Elevation 1:200

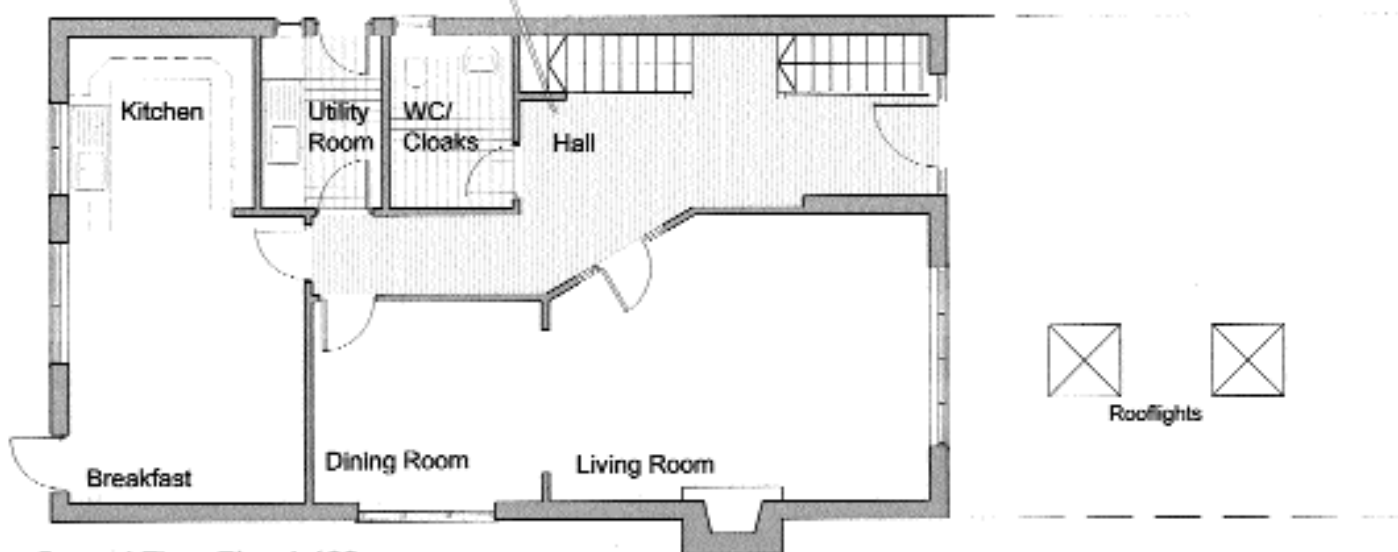


Side Elevation 1:200

Design 6 - Top-lit Basement



Basement Floor Plan 1:100



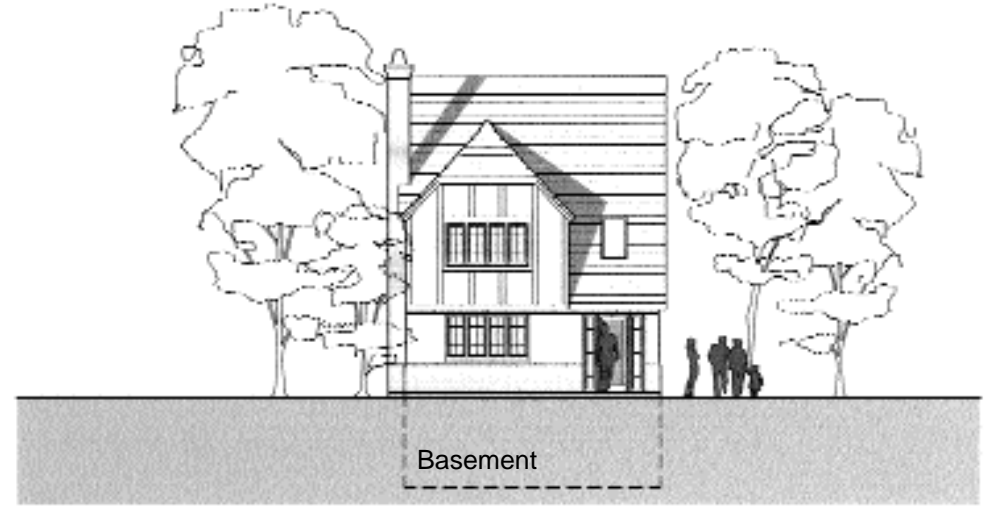
Ground Floor Plan 1:100

COST OF BASEMENT CONSTRUCTION £36,000 £845 per m²

Option 6 - Drawing 006/06

The following assumptions apply to the costing:

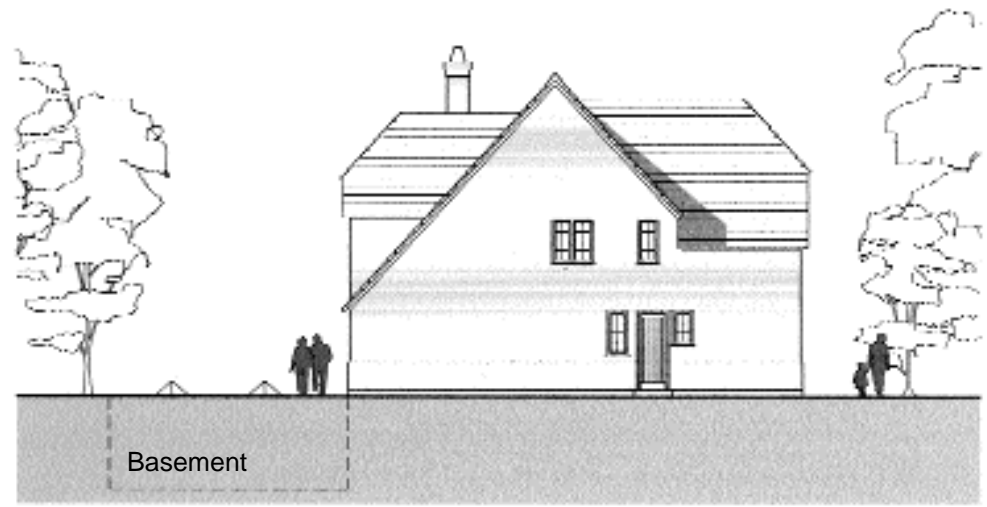
1. The basement site consists of sub-soil only with no excavation in any type of rock.
2. The site is not waterlogged.
3. The site drains are deep enough to accommodate foul drainage outfall from basement. Additional cost will be incurred if foul water drainage has to be pumped into the site drainage system.
4. One quarter of the excavated material from the basement etc can be accommodated on site as fill or embankments.
5. The surface water drainage from light wells etc can be discharged into soakaways situated on site.



Front Elevation 1:200



Rear Elevation 1:200



Side Elevation 1:200



History of Basements

Basements are nothing new, some of our most famous and respected buildings and architects have in previous centuries exploited the potential of a basement as a habitable option. In fact basements can be found in some of our earliest churches and religious buildings.

Prior to the first world war basements were commonly used as accommodation for domestic staff. Their inclusion within the building structure was often made simple because of the need to dig deep foundations due to the lack of high tech building techniques and, of course, at that time there were no restrictions on the density of persons living together within the building footprint.

After the war there were fewer people entering domestic service so the need for accommodation 'below stairs' was reduced. The demand for cheap volume housing soared and large areas of land were released for development in the suburbs. This increase in social housing came hand in hand with vastly improved transport infrastructure and the birth of urban sprawl was underway.

The wheel is now turning full circle – land is in short supply and the government wishes to increase housing density. Meanwhile this nation of house owners is demanding more individual space within their 'castle'.

Planning Restrictions

One reason for selecting a basement route to increase the floor area of a property is to overcome planning objections. Often development of a plot will be restricted by the influences of neighbouring properties or local authorities. Planning departments currently tend to restrict height, and in many instances are more likely to allow increased volume below ground.



Here a traditional house with a two-storey frontage has cut away the garden to create a complete extra floor at basement level.



What is a Basement?

The basement is the lowest floor of a building, usually, but not always, fully below ground. The basement can often be considered the floor level below the primary entry level.

Basement / *n.* the lowest floor of a building usu. at least partly below ground level. [probably Dutch, perhaps from Italian *basamento* 'column-base']

It's already out there

If you're still in doubt, just remember that in this country there are thousands of examples of domestic architecture successfully completed with a basement. Many of these date back more than 100 years but some were completed in the last few years.

In the United Kingdom last year 1.7% of all new housing included a basement. People today are again starting to see the benefits of a basement and are getting maximum living space from their building plots.

