



**Basement Underpinning
& Cellar Development Services**

The Water Guard System

At the heart of your basement construction or cellar conversion project we will install the most reliable waterproofing system. The patented Water Guard system is installed just under the floor at the wall floor junction around the perimeter of your basement. It has holes in the back to accept water and a special flange on the back allowing it to intercept water penetrating at height levels. The Water Guard channels control water movement by diverting it to a Super Sump or another drain, where it can be safely removed from the property without trace to you inside the home.

Architectural Drawings / Building Plans

This service is available throughout the whole of England and Wales. We try our very best to help you convert your cellar/basement as easily as possible.

If you are not 100% committed to the full process of the conversion, but would like to investigate possible solutions further, this service may be for you. If you are a general builder who is contemplating a conversion for a customer or acquaintance and perhaps are not 100% certain of the best process and require some specific technical assistance with the conversion, again this service may be for you. If you are selling your home and find that the prospect of a good conversion enhances the saleability of your home, but do not want to go through the full process, simply to show prospective buyers that, this can easily be achieved this service may be for you.

We are experts in detailing the very best way to do this. So you can be assured that whichever type of conversion project we advise on will be the most suitable for your property.

We will visit your home and from that design an aesthetically pleasing and practical conversion to then put these ideas onto a full architectural package, laying out the full technical process to achieve this. We will detail what if any planning applications are necessary (we will apply for Full planning permission on your behalf if necessary). We will include all relevant building regulation requirements to enable a successful building regulation approval (alternatively we can even submit this stage of works for you). Or you can simply take our plans and decide what to do next at your own pace.

Planning Process

Briefing

At this stage we will meet with you to understand your requirements and the needs that the space is going to fulfil. At this stage we will obtain and develop your idea's and vision for the build.

Feasibility

With the brief established, London Elite Trades will undertake investigatory works which will entail excavating trial pits to determine ground conditions and strata. From this we will generate preliminary designs and provide you with a feasibility report. The report provides information on likely outline costs, the processes involved in delivering the project, timeline and initial designs.

Design

Moving on from the feasibility study our in-house design team will prepare the necessary design information for planning submissions; this will involve preliminary structural engineering design, floor risk assessments, outline methodology, design and access statements together with full measured surveys and architectural design.

Planning Submission

London Elite Trades will manage the entire process in obtaining planning consent.

Construction Services**Party Wall Awards and Agreements**

We will manage the process of appointing a party wall surveyor and ensuring the awards and agreements are made in a timely fashion in order to have as little construction impact.

Working Drawings

We will further develop the planning status drawings to provide full working drawings for both architectural and structural aspects of the project.

Specification

Work will commence in co-ordination with you to draft detailed specifications of the required finishes and products required.

Construction

We offer a full construction service. This option is available to you as the final stage of our in-house service. Should you wish to use us as at the construction stage we will submit detailed costing. We will tender the construction phase and produce the full tender documentation for tendering purposes.



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