

Notes:

All original internal doors, architrave's, decorative mouldings and skirting's to be retained

All existing non original internal doors, architrave's, decorative mouldings and skirting's to be removed and replaced with new

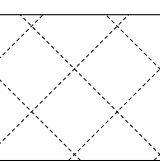
All external doors to remain unchanged

All existing windows to be refurbished and redecorated with new sash cords and beads where required.

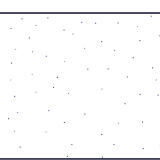
No works in this application will effect the external appearance of the property

Demolition Key:

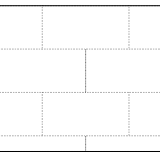
Line Denotes Removal of Existing Structure



Dash Denotes Removal of Existing Structure



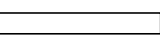
Hatch denotes carpet laid on underlay over 6mm hardwood laid on new ply over existing floor boards



Hatch denotes stone tiles laid over ply with electric underfloor heating below



Hatch denotes engineered hardwood flooring laid over existing non-original levelled ply



New partition



Existing structure

Abbreviations:

RWP - Rain Waterpipe
EX - Existing
MH - Manhole
RC - Reinforced Concrete
SE - Structural Engineer

Rear Elevation P_18

Rear Elevation P_18

Proposed new double-glazed Conservation Area skylights to single-storey extension roof below

Proposed new polyester powder-coated aluminium flashing to parapet

Proposed brown roof build-up to existing reinforced concrete roof structure - refer Design & Access Statement for details

E P_26

E P_26

Proposed hardwood timber inset boxes between fins where shown - refer drawing P_26 for details

Proposed new reinforced concrete horizontal and vertical fins to rear facade clad in reclaimed London stock brickwork slips

Proposed new concrete fin wall clad in reclaimed London stock brickwork slips
Proposed new polyester powder-coated aluminium facade treatment with pivoting ventilation panel (on 100mm restrictor stay) - refer drawing P_26 for details
Proposed new 65 x 12mm stainless steel flats forming balustrade, painted black - refer drawing P_26 for details

Proposed new double-glazed aluminium frame door & window system by Schuco this elevation

All existing structural columns and beams to be retained

Proposed new natural ventilation shaft serving smoke-stop corridor

Proposed new mechanical riser to above

D P_25

D P_25

Existing lift to be recommissioned

Proposed new electrical riser

Proposed new timber/steel frame staircase

Proposed new reinforced concrete stair and ornate timber balustrade

Dash denotes line of floor above

Rev B Internal stairwell layout altered where clouded
Extent of rear extension roof reduced where clouded

Proposed new thermal insulation on 25mm cavity to internal face of existing brickwork wall to meet Building Code requirements

Existing brickwork facade unaffected by works

21.10.11 Rev C Issued for Planning
05.10.11 Rev B Issued for Information
19.08.11 Rev A Issued for Planning

Planning

11025

Project No.

Client

GFZ Investments

Date

October 2011

Scale

1:50@A1 / 1:100@A3

Project

31-32 John Street

Drawing Title:

Proposed First Floor Plan

Drawing No.

P_06

Rev.

C

Drawn

ST

Approved

JK

Signed

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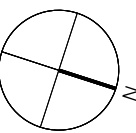
No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.

Do not scale drawings

All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

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33 JOHN STREET

31-32 JOHN STREET

30 JOHN STREET

Proposed_First Floor Plan

0 m 2 m 5 m