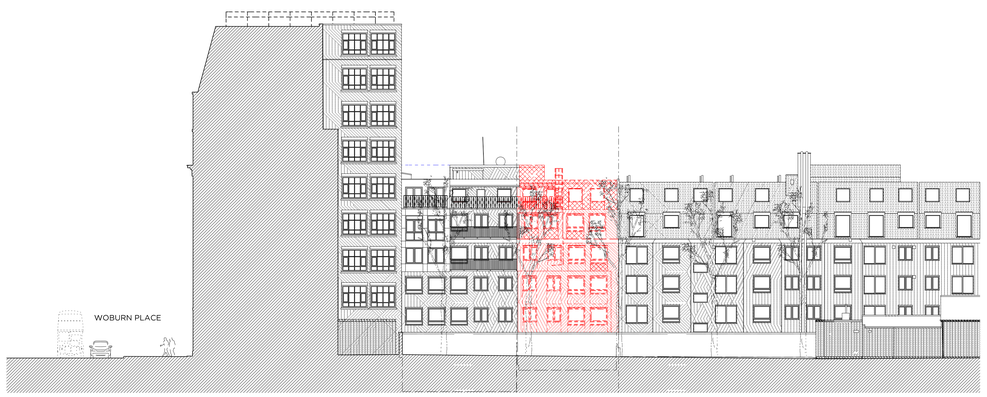
Existing/Proposed Demolition - Rear Boundary Elevation
1:50@A0/1:100@A2

Proposed Rear Boundary Elevation
1:50@A0/1:100@A2



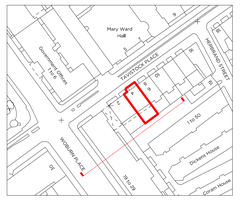
Existing/Proposed Demolition - Rear Boundary Elevation
1:200@A0/1:400@A2

0 2.5 5 10m

Proposed Rear Boundary Elevation
1:200@A0/1:400@A2

0 2.5 5 10m

Key Plan, Scale 1:1250



Demolition Key:

- Existing structure / ground
- Line denotes proposed removal of existing structure (in section).
- Line denotes proposed removal of existing structure/fittings (in elevation).
- Hatch denotes proposed removal of existing structure (in section).
- Hatch denotes proposed removal of existing structure (in elevation).
- Hatch denotes proposed excavation at lower ground floor (in section).
- Hatch denotes proposed excavation at lower ground floor (in elevation).
- Denotes proposed removal of existing fittings.

Proposed Key:

- Main entrance
- Flat entrance
- Proposed structure/partitions
- Outline of existing building
- Proposed stone finish
- Proposed tile finish
- Yorkstone slabs
- Proposed external stone finish
- Proposed carpet finish
- Proposed timber floor
- Brick
- Slate roof tiles

Demolition Notes:

- D1 Excavation at lower ground floor (1960mm below current ground floor level).
- D2 New opening in existing concrete slab.
- D3 Existing internal stair to be demolished.
- D4 Non-original rear elevation to be demolished.
- D5 Proposed partial demolition of existing roof.
- D6 Existing single panel door and window in lightwell to be removed.
- D7 Existing entrance door to be refurbished and fitted with new ironmongery. Existing intercom to be replaced and kept in the same location.
- D8 Existing services riser to be removed (non-structural element).
- D9 Existing dormers to be rebuilt to match existing.

Proposals Notes:

- 01 Proposed extension to rear elevation.
- 02 New facade brickwork system to rear elevation. Refer to P_17 Materials Key and Design&Access Statement Section Three for further details.
- 03 New floor to ceiling Polyester powder-coated windows with either stone or zinc-clad reveals. Refer to P_17 Materials Key and Design&Access Statement Section Three for further details.
- 04 New internal stair.
- 05 New roof with slate finish.
- 06 Proposed plant location (TBC: Air source heat pumps/plant attenuation/etc.)
- 07 New, dark zinc-clad facade system to rear elevation.
- 08 Proposed internal services riser.
- 09 Proposed terrace.
- 10 Cycle storage (provision for 8no. bicycles).
- 11 Proposed bin store enclosure, provision for 4no. 360L capacity bins.
- 12 Flush conservation style rooflight.
- 13 New painted metal balustrade.
- 14 Existing timber sash windows refurbished and redecorated. New secondary glazing fitted internally.
- 15 Existing door refurbished and redecorated. New entry panel externally.
- 16 New lift car and associated plant with altered entrances
- 17 Proposed automatic-opening smoke vent.
- 18 Incoming services cupboard.
- 19 Existing roof to front elevation to be partially rebuilt and refurbished with new bespoke flashing. Existing dormers to be rebuilt facsimile and fitted with white-painted timber casement windows.
- 20 New inverted roof with gravel finish
- 21 New, panelled entrance door to lightwell. Existing window to be infilled with rebated blockwork.
- 22 Privacy screen to rear terrace.

Lifetime Homes Criteria Key:

- 01 Parking space (width or widening capability).
- 02 Approach to dwelling from parking.
- 03 Level or gently sloping approach to all entrances.
- 04 Accessible threshold - covered and lit
- 05 Provision for a future stair lift
- 06 Convenient movement in hallways and through doorways.
- 07 Turning circle for wheelchair in ground floor living rooms and dining areas.
- 08 Entrance level living space
- 09 Potential for temporary entrance level bed-space
- 10 Accessible entrance level WC/shower drainage
- 11 WC and bathroom walls (ability to take adaptations)
- 12 Space for future through-floor lift to bedroom
- 13 Easy route for hoist from bedroom to bathroom
- 14 Provision of accessible bathroom.
- 15 Low window sills
- 16 Sockets and services controls at convenient height. To comply with Part M

Rev	Date	Issued for
A	06.02.2015	Planning

PLANNING

Project No.	13052
Client	GFZ Developments Ltd
Date	February 2015
Scale	1:50@A0/1:100@A2
Project	4 Tavistock Place
Drawing Title	Demolition and Proposed Rear Boundary Elevations
Drawing No.	P_11
Rev.	
Drawn	DI
Approved	MW
Signed	MW

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0 0.5 1 2.5m