



Existing/Proposed Demolition - Rear Elevation



Proposed Rear Elevation

Key Plan, Scale 1:1250

Demolition Key:

- Existing structure / ground
- Line denotes proposed removal of existing structure (in sections)
- Line denotes proposed removal of existing structure (firings or elevations)
- Match denotes proposed removal of existing structure (in elevations)
- Match denotes proposed excavation at lower ground floor (in sections)
- Match denotes proposed excavation at lower ground floor (in elevations)
- Denotes proposed removal of existing firings

Proposed Key:

- Main entrance
- Flat entrance
- Proposed structure/sections
- Proposed stone finish
- Proposed stone finish
- Proposed carpet finish
- B&S
- Outline of existing building
- Proposed tile finish
- Proposed external stone finish
- Proposed timber floor
- Slate roof tiles

Demolition Notes:

- Excavation at lower ground floor (300mm below current ground floor level)
- New covering in existing concrete slab
- Existing internal door to be demolished
- Non-original roof elevation to be demolished
- Proposed external demolition of existing roof
- Existing double panel door and window in gable end to be removed
- Existing entrance door to be refurbished and fitted with new ironmongery
- Existing entrance door to be removed and replaced with new entrance door
- Existing service door to be removed (structural element)
- Existing dormers to be removed to match existing

Proposed Notes:

- Proposed extension to rear elevation
- Refer to Part 2 of Planning Law and Development Control Statement Section Three for further details
- New roof to be replaced with a new pitched roof with stone or gravel gullies and new roof structure to be replaced with new ironmongery
- New external door
- New roof with slate finish
- Proposed plant location (B&S Air source heat pump/plant extension (V&C))
- New cast-in-place concrete system to rear elevation
- Proposed internal service door
- Proposed terrace
- Cycle storage (provision for 100 bicycles)
- Proposed bin store enclosure provision for 4x3, 300L capacity bins
- Flush conservation style rooflight
- New painted metal substructure
- Existing timber sash window refurbished and redecorated
- New secondary glazing fitted internally
- Existing door refurbished and redecorated. New entry panel externally
- New lift car and associated plant with altered entrances
- Proposed automatic-opening smoke vent
- Existing service cupboard
- Existing roof to be replaced to be replaced with new pitched roof with stone or gravel gullies and new roof structure to be replaced with new ironmongery
- New inverted roof with gravel finish
- New covered entrance door to gable end. Existing window to be fitted with robust blocks
- Privacy screen to rear terrace

LifeLine Homes Criteria Key:

- Parking space (width or parking capability)
- Approach to dwelling from parking
- Level or gently sloping approach to all entrances
- Accessible threshold - covered and lit
- Provision for a future stair lift
- Consistent movement of hallways and through doorways
- Turning circle for wheelchair in ground floor living rooms and dining areas
- Entrance level living space
- Provision for temporary entrance level bedspace
- Accessible entrance level WC/shower drainage
- WC and bathroom walk (ability to take adaptations)
- Space for future through-floor lift to bedroom
- Easy route for hoist from bedroom to bathroom
- Provision of accessible bathroom
- Low window lifts
- Existing and proposed ground level consistent
- Height to ground level consistent

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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 Elevations

Drawing No. P_12

Drawn: DI Approved: MW

MW

Marek Wojciechowski Architects Ltd.

66-68 Margaret Street WIMBORNE Dorset DT9 8JH

T: 01202 7580 8355 www.mw-a.co.uk

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