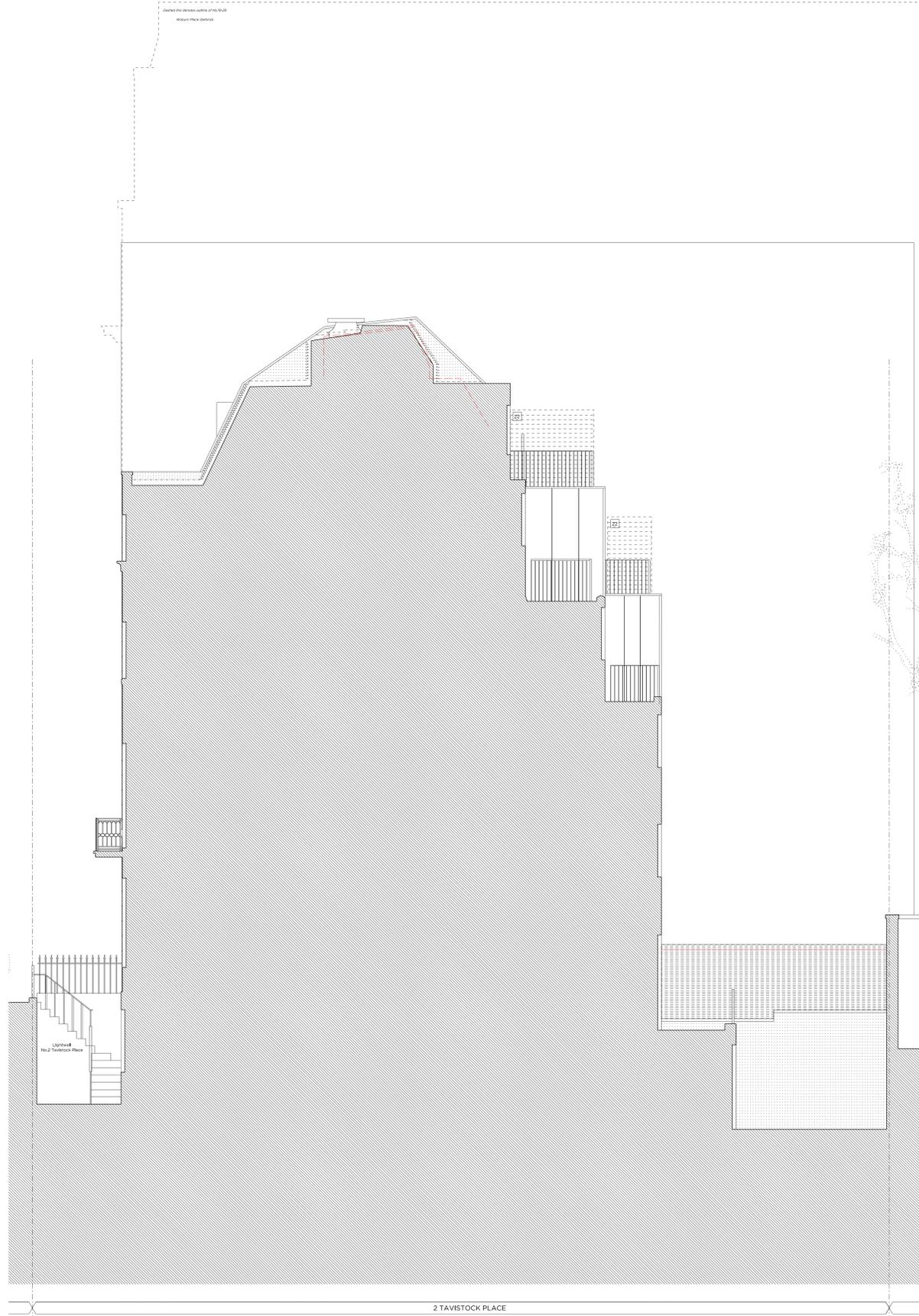
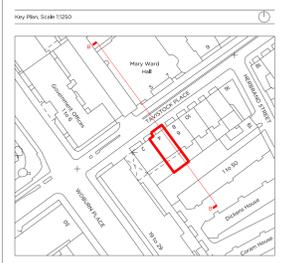




Existing/Proposed Demolition - West Boundary Elevation



Proposed West Boundary Elevation



- Demolition Key:**
- Existing structure / ground
 - Line denotes proposed removal of existing structure (in sections)
 - Line denotes proposed removal of existing structure (in elevations)
 - Hatch denotes proposed removal of existing structure (in sections)
 - Hatch denotes proposed removal of existing structure (in elevations)
 - Hatch denotes proposed excavation at lower ground floor (in sections)
 - Hatch denotes proposed excavation at lower ground floor (in elevations)
 - Hatch denotes proposed excavation at lower ground floor (in sections)
 - Hatch denotes proposed excavation at lower ground floor (in elevations)
 - Hatch 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
 - GSKs
 - Slate roof tiles

- Demolition Notes:**
- Existing at lower ground floor (1500mm below current ground floor level)
 - New opening in existing concrete slab.
 - Existing internal stair to be demolished.
 - Non-original rear elevation to be demolished.
 - Proposed partial demolition of existing roof.
 - Existing single panel door and window in right-hand wall to be removed.
 - Existing entrance door to be refurbished and fitted with new transoms. Existing window to be replaced and kept in the same location.
 - Existing service floor to be removed (non-structural element).
 - Existing dormers to be rebuilt to match existing.

- Proposed Notes:**
- Proposed extension to rear elevation.
 - New floor to carry the entire concrete structure with other stone or tiled pavement and ready to receive floor finish. Refer to P.20 Habitability and Displacement of Furniture and Fixtures for further details.
 - New internal stair.
 - New roof with slate finish.
 - Proposed stone finish (FBC Air source heat pumps/air attenuation).
 - New dark drab/red facade system to rear elevation.
 - Proposed internal service floor.
 - Proposed terraces.
 - Cycle storage (convenient for 6m, 4x2m).
 - Proposed tin stone enclosure, provision for 4m, 500, capacity 10m.
 - Flush conservation style rooflight.
 - New painted metal balustrade.
 - Existing single pan window refurbished and redecorated. New secondary glazing fitted internally.
 - Existing door refurbished and redecorated. New entry panel externally.
 - New lift car and associated shaft with altered entrances.
 - Proposed automatic-rising window vent.
 - Incoming service outdoor.
 - Existing roof to be demolished to be replaced with a new slate roof. Existing dormer to be replaced with a new slate roof and fitted with new secondary glazing.
 - New inverted roof with gravel finish.
 - New glazed entrance door in right-hand wall. Existing window to be replaced with related blockwork.
 - Privacy screen to rear terrace.

- Lifetime Homes Criteria Key:**
- Parking space (width or parking capability).
 - Approach to dwelling from parking.
 - Level or gently sloping approach to all entrances.
 - Accessible thresholds covered and lit.
 - Provision for a future step lift.
 - Concealed movement in hallways and through dormers.
 - Turning circle for wheelchair in ground floor living rooms and dining areas.
 - Entrance level living space.
 - Provision for temporary entrance level foot-space.
 - Accessible entrance level WC/shower drainage.
 - WC and bathroom width (ability to take adaptations).
 - Space for future through-floor lift to bedroom.
 - Easy route for toilet from bedroom to bathroom.
 - Provision of accessible bathroom.
 - Low window lifts.
 - Control and operation controls of convenient height, to control with lift in.

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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 West Boundary Elevations

Drawing No.: P_20

Drawn	DI	Approved	MW
			MW

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