



4 GRAY'S INN PLACE

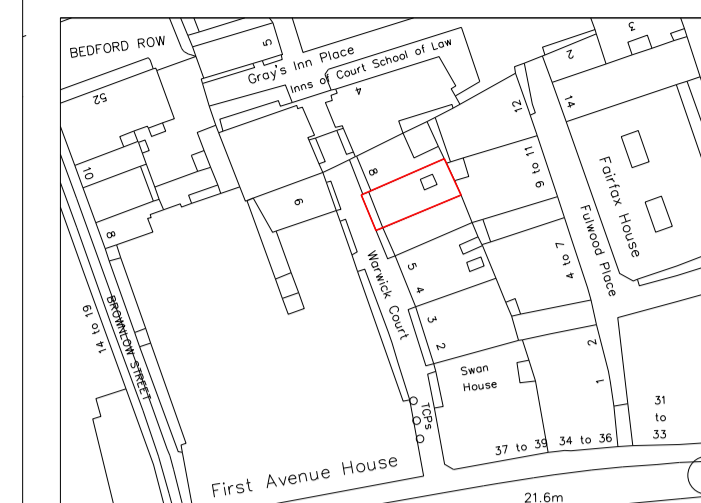
8 WARWICK COURT

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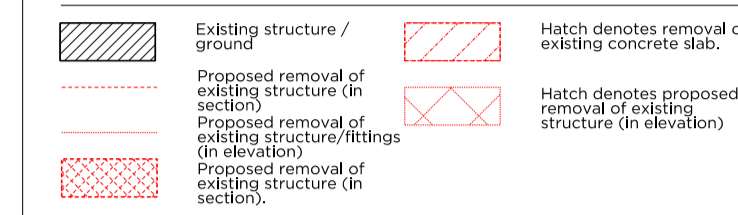
6 WARWICK COURT

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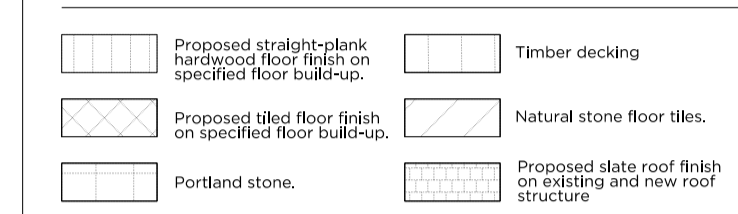
Key Plan, Scale 1:1250



Demolition Key:



Proposed finishes legend



General Notes:

- Refer to the Door and Window Schedules for a detailed summary of each door and window.
- All existing floor finishes and existing ply to be carefully removed.
- Existing floorboards to be carefully removed and reused where possible.
- New existing floorboards to be installed.
- New furniture/joints are to be installed to the top of the existing joists in order to level. See Structural Engineer's Information, Low profile UP4 floor joists.
- New drainage and concrete slab to be laid at basement level.
- Existing slate roof finish to be carefully removed and stored, and new roof felt installed. Existing slates to be re-laid, new slates to match existing to replace any damaged slates. Downpipes to be replaced with new cast-iron downpipes. Existing dormer windows to be removed and replaced on a like-for-like basis.
- Joists are to be inspected and strengthened where required to support increased loads. To Structural Engineer's detail.
- Existing internal walls are to be skimmed and prepared to take new wall finishes as required. All defective existing plaster to be removed and replaced.
- All existing panelling, mouldings and cornices to have existing paint finish removed for new paint decoration.
- Existing structural timber beams to be exposed and treated with wood preservative. Ends to be wrapped in DPC and rotten timber to be replaced.

Proposed legend notes

- | | |
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| 01 Existing gannals to be refurbished and redecorated. | 22 Proposed condenser in attenuated enclosure, refer to M&E design. |
| 02 Existing window replaced with double-glazed, timber framed sash window. | 23 Reinstated stair to basement level, with timber balustrade. |
| 03 Non-original fireplace to be removed and replaced with traditionally-detailed fireplace. | 24 New, single-glazed, timber framed window to match existing, fitted with secondary glazing internally. |
| 04 Non-original skirting/trunking to be removed. | 25 Existing fireplace to be protected and covered. |
| 05 Traditionally detailed, compliant, timber substitute to replace existing. | 26 Reconfiguration of existing stair. |
| 06 Existing sash windows refurbished and fitted with secondary glazing internally. | 27 New dummy window. |
| 07 New, trompion bicycles & £250 bicycle voucher to be supplied to each flat. | 28 New double-glazed, traditionally detailed French door. |
| 08 New, double-glazed, timber framed sash windows. Refer to Detail & Access Statement. | 29 Lining to party wall. |
| 09 New lift. | 30 Proposed head dormer arrangement to pass through with existing windows. Replacement of existing non-original dormer windows. |
| 10 Damaged window sills replaced on like-for-like basis. | 31 Terrace to flat 02, with new planting and Yorkstone paving. |
| 11 Lightwell to be lowered by 100mm. New, painted metal stair to accommodate level change. | 32 Existing joists to be trimmed out. |
| 12 Existing rear envelope retained. New, contemporary, timber-clad rear elevation to match existing. | 33 Single surviving cast-iron spindle to ground floor stair to be preserved and maintained. |
| 13 Proposed bin store. | 34 Existing structural timber beams to be exposed and treated with wood preservative. Rotten timber to be replaced. |
| 14 New, double-glazed, anodised aluminium, restricted tilt, framed windows, with etched glass louvers. Refer externally. | 35 Slates to be removed, retained and new membrane installed. Existing slates to be re-laid and any new slates to match existing. |
| 15 New, fixed, double-glazed, anodised aluminium framed glazing panels. | 36 Facade refurbishment. |
| 16 New double-glazed, walk-on rooflight. | 37 Existing facade to be re-rendered and redecorated. |
| 17 New double-glazed, conservation rooflight. | 38 Etched glass partition. |
| 18 Partial demolition of existing roof, new slope proposed, matching height and width of existing. | 39 New Railings. |
| 19 New, automatic-opening vent to communal stair. | 40 Fixed & obscure proposed windows. |
| 20 Terrace to the roof of proposed new planting and 'wrap-around' glass balustrade. | 41 Proposed Roof. |
| 21 No proposed condenser in attenuated enclosure. | 42 Paint to be removed from Brickwork and redecorated as required. |

Rev A 03.12.15 Issued for planning submission

PLANNING

Project No. 14029

Client GFZ Developments Ltd.

Date October 2015

Scale 1:100 @ A3 / 1:50 @ A1

Project 7 Warwick Court

Drawing Title: Proposed Street Elevation

Drawing No. P_08 Rev. A

Drawn	Approved	Signed
CK	MW	AB



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