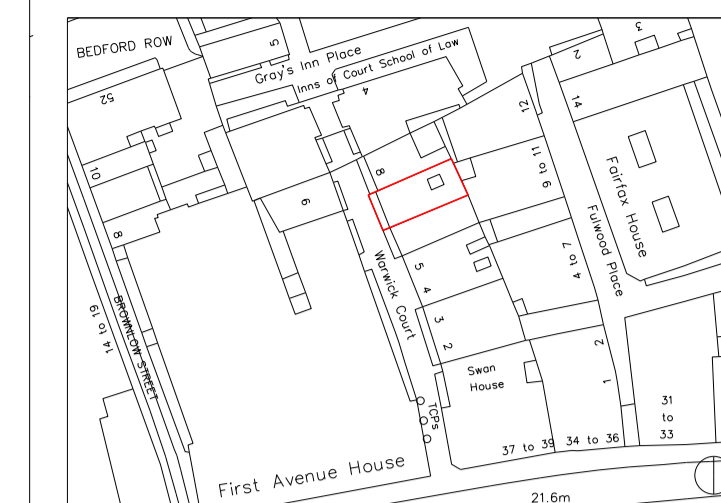


Demolition Rear Elevation



Proposed Rear Elevation

Key Plan, Scale 1:1250



- Demolition Key:**
- Existing structure / ground
 - Proposed removal of existing structure (in section)
 - Proposed removal of existing structure/finishes (in elevation)
 - Proposed removal of existing structure (in section)
 - Hatch denotes removal of existing concrete slab.
 - Hatch denotes proposed removal of existing structure (in elevation)

- Proposed finishes legend**
- Proposed straight-plank hardwood floor finish on specified floor build-ups
 - Proposed floor floor finish on specified floor build-ups
 - Portland stone
 - Timber decking
 - Natural stone floor tiles
 - Proposed slate roof finish on existing and new roof structure

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 furring/joists are to be installed to the top of the existing joists in order to level. See Structural Engineer's Information, Low profile UHF throughout.
- 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 laid, new slates to match existing to replace any damaged slates. Downpipes to be replaced with new cast-iron canopies and downpipes 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 panning, 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

- | | |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 7 balustrade. |
| 03 Non-original firecase to be removed and replaced with traditionally-detailed firecase. | 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 firecase 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 Two, trompton 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 rear dormer arrangement to be through with existing windows. Redirection of existing non-cornish dormer windows. |
| 10 Damaged window sills replaced on new floor level. | 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. Single surviving cast-iron spindle to ground floor stair to be preserved and maintained. |
| 12 Existing rear envelope retained. New, non-removable, timber-clad rear elevation to be preserved and maintained. | 33 Single, surviving cast-iron spindle to be preserved and maintained. |
| 13 Proposed bin store. | 34 Existing structural timber beams to be exposed and treated with wood preservative. Ends to be wrapped in DPC and rotten timber to be replaced. |
| 14 New, double-glazed, anodised aluminium, restricted tilt, framed windows, with etched glass louvers fitted 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 rear elevation, with timber decking glass balustrade. | 41 Proposed Roof |
| 21 No proposed condenser in attenuated enclosure. | 42 Paint to be removed from Brickwork and repaired 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: **Demolition & Proposed Rear Elevation**
 Drawing No. **P_09** Rev. **A**
 Drawn **DI** Approved **MW** Signed **AB**



Copyright Marek Wojciechowski Architects Limited.
 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.

