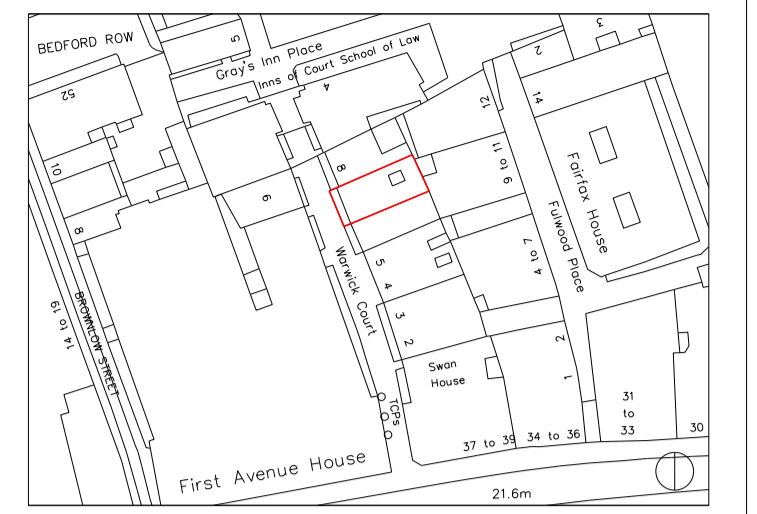


Key Plan, Scale 1:250



- 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-lank hardwood floor finish on specified floor build-ups
  - Proposed tiled 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 furniture/joints are to be installed to the top of the existing joists in order to level, see Structural Engineer's Information, Low profile LPH 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 kept, new slates to match existing to replace any damaged slates. Lowwork to be replaced with new slates to match existing canopy and 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 paneling, 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 gaslining 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 flow through with existing windows. Redesign of existing non-original dormer windows.                      |
| 10 Damaged window sills replaced on like-for-like basis.                                                                  | 31 Terrace to flat 03, with new planting and Yorkstone paving.                                                                                    |
| 11 Lightwell to be lowered by 100mm.                                                                                      | 32 Existing joists to be trimmed out.                                                                                                             |
| 12 New, painted metal stair to accommodate level change.                                                                  | 33 Single surviving cast-iron spindle to ground floor stair to be preserved and maintained.                                                       |
| 13 Existing rear envelope retained. New, soft-romed, timber-clad rear elevation to be preserved and maintained.           | 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 timber 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-ventilated 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.                                                                                |

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# 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 Ground Floor Plan

Drawing No. P\_01 Rev. A

Drawn	Approved	Signed
DI	MW	AB



66-68 Margaret Street W1W 8SR T. 020 7580 9336 www.mw-a.co.uk

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