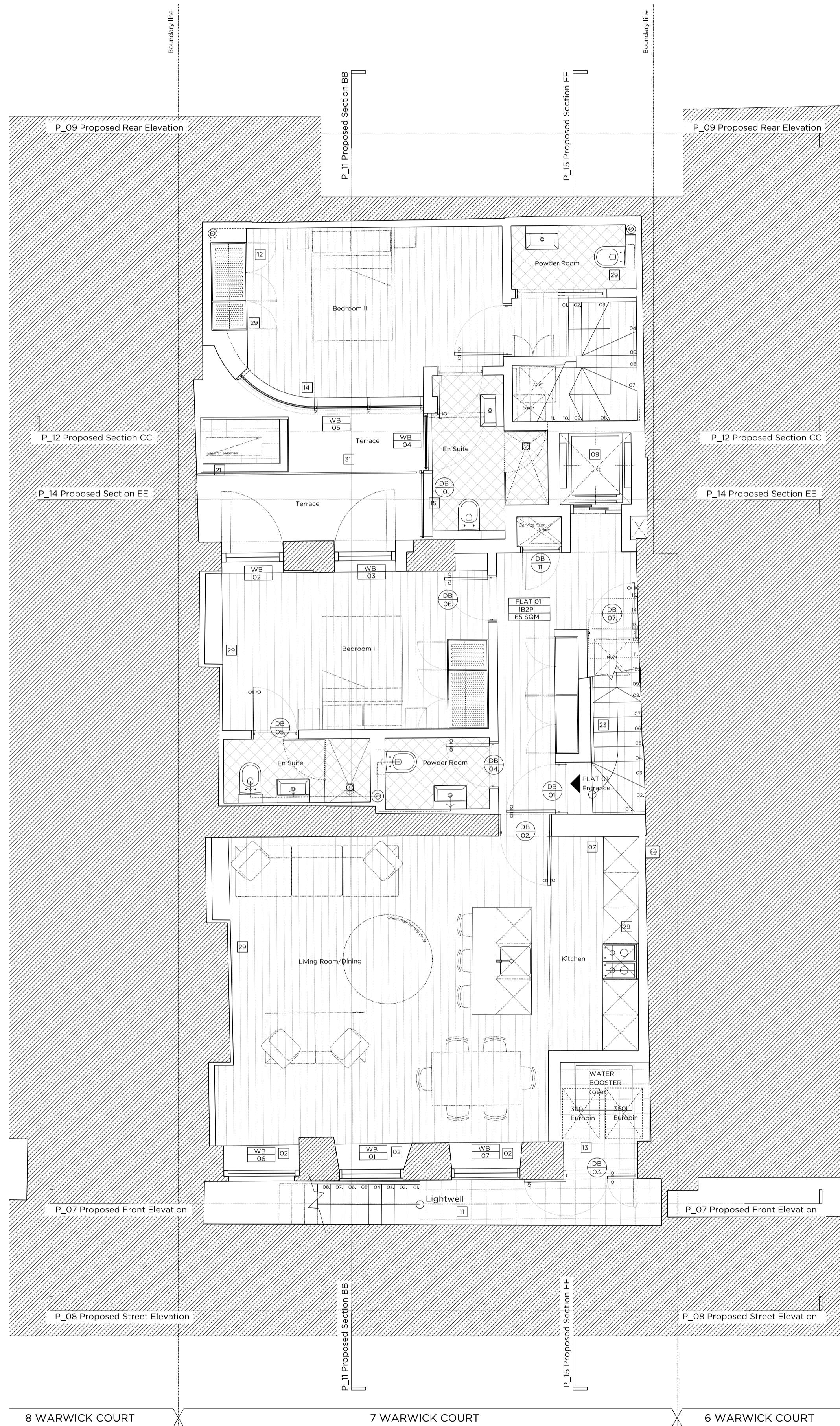


8 WARWICK COURT 7 WARWICK COURT 6 WARWICK COURT  
Demolition Basement Floor Plan



8 WARWICK COURT 7 WARWICK COURT 6 WARWICK COURT  
Proposed Basement Floor Plan

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)
  - Hatch denotes proposed removal of existing structure (in section).

- Proposed finishes legend
- Proposed straight-grain hardwood floor finish on specified floor build-up.
  - Proposed floor finish on specified floor build-up.
  - 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 finishes/jobs 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 re-laid, new slates to match existing to replace any damaged slates. Downpipes to be replaced with new cast-iron downpipes. 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 details.
- 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

- |   |   |
|---|---|
| 01 Existing ceiling 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 Two, broom-pan 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 be through with existing windows. Redecoration of existing non-original dormer windows.                    |
| 10 Damaged window sills replaced on like-for-like basis.  | 31 Terrace to flat 01, 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, soft-rendered, attached rear elevation to be preserved and maintained.         | 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. 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 fixed 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 extension, with timber decking, 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: Demolition & Proposed Basement Plan

Drawing No. P\_02 Rev. A

Drawn	Approved	Signed
DI	MW	AB



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