



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-joint hardwood floor finish on specified floor build-ups.
 - Proposed floor finish on specified floor build-ups.
 - Portland stone.
 - Timber decking.
 - Natural stone floor tiles.
 - Proposed slate roof finish (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 walling/floorboards to be installed. New furniture/fabrics are to be installed to the top of the existing joists in order to level. See Structural Engineer's Information. Low profile UPH 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 placed. New slates to match existing to replace any damaged slates. Downpipes to be replaced. Existing concrete 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 skirting to be refurbished and redecorated.
 - 02 Existing window replaced with double-glazed, timber framed sash window.
 - 03 Non-orthogonal fireplace to be removed and replaced with traditionally-detailed fireplace.
 - 04 Non-orthogonal skirting/trunking to be removed.
 - 05 Traditionally detailed, compliant, timber substitute to replace existing.
 - 06 Existing sash windows refurbished and fitted with secondary glazing internally.
 - 07 Two, brompton bicycles & £250 bicycle voucher to be supplied to each flat.
 - 08 New, double-glazed, timber framed sash windows. Refer to Detail & Access Statement.
 - 09 New lift.
 - 10 Damaged window sills replaced on like-for-like basis.
 - 11 Lightwell to be lowered by 1100mm.
 - 12 New, painted metal stair to accommodate level change.
 - 13 Existing rear envelope retained. New, soft-rendered, finished rear elevation to be preserved and maintained.
 - 14 New, double-glazed, anodised aluminium, restricted tilt, framed windows, with etched glass louvers. Refer externally.
 - 15 New, fixed, double-glazed, anodised aluminium framed glazing panels.
 - 16 New double-glazed, walk-on rooflight.
 - 17 New double-glazed, conservation rooflight.
 - 18 Partial demolition of existing roof, new slope proposed, matching height and width of existing.
 - 19 New, automatic-opening vent to communal stair.
 - 20 Terrace to the roof of proposed rear extension, with timber decking glass balustrade.
 - 21 No. proposed condenser in attenuated enclosure.
 - 22 Proposed condenser in attenuated enclosure, refer to M&E design.
 - 23 Reinstated stair to basement level, with timber balustrade.
 - 24 New, single-glazed, timber framed window to match existing, fitted with secondary glazing internally.
 - 25 Existing fireplace to be protected and covered.
 - 26 Reconfiguration of existing stair.
 - 27 New dummy window.
 - 28 New double-glazed, traditionally detailed French door.
 - 29 Lining to party wall.
 - 30 Proposed head dormer arrangement to flow through with existing windows. Redesign of existing non-orthogonal dormer windows.
 - 31 Terrace to flat 03, with new planting and Yorkstone paving.
 - 32 Existing joists to be trimmed out.
 - 33 Single, surviving cast-iron spindle to ground floor stair to be preserved and maintained.
 - 34 Single, surviving cast-iron spindle to be removed, retained and new membrane installed. Existing slates to be re-laid and any new slates to match existing.
 - 35 Facade refurbishment.
 - 36 Existing facade to be re-extended and redecorated.
 - 37 Etched glass partition.
 - 38 New Railings.
 - 39 Fixed & obscure proposed windows.
 - 40 Etched glass partition.
 - 41 Paint to be removed from Brickwork and redecorated as required.
 - 42

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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 First Floor Plan**
 Drawing No. **P_03** Rev. **A**
 Drawn **DI** Approved **MW** Signed **AB**



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