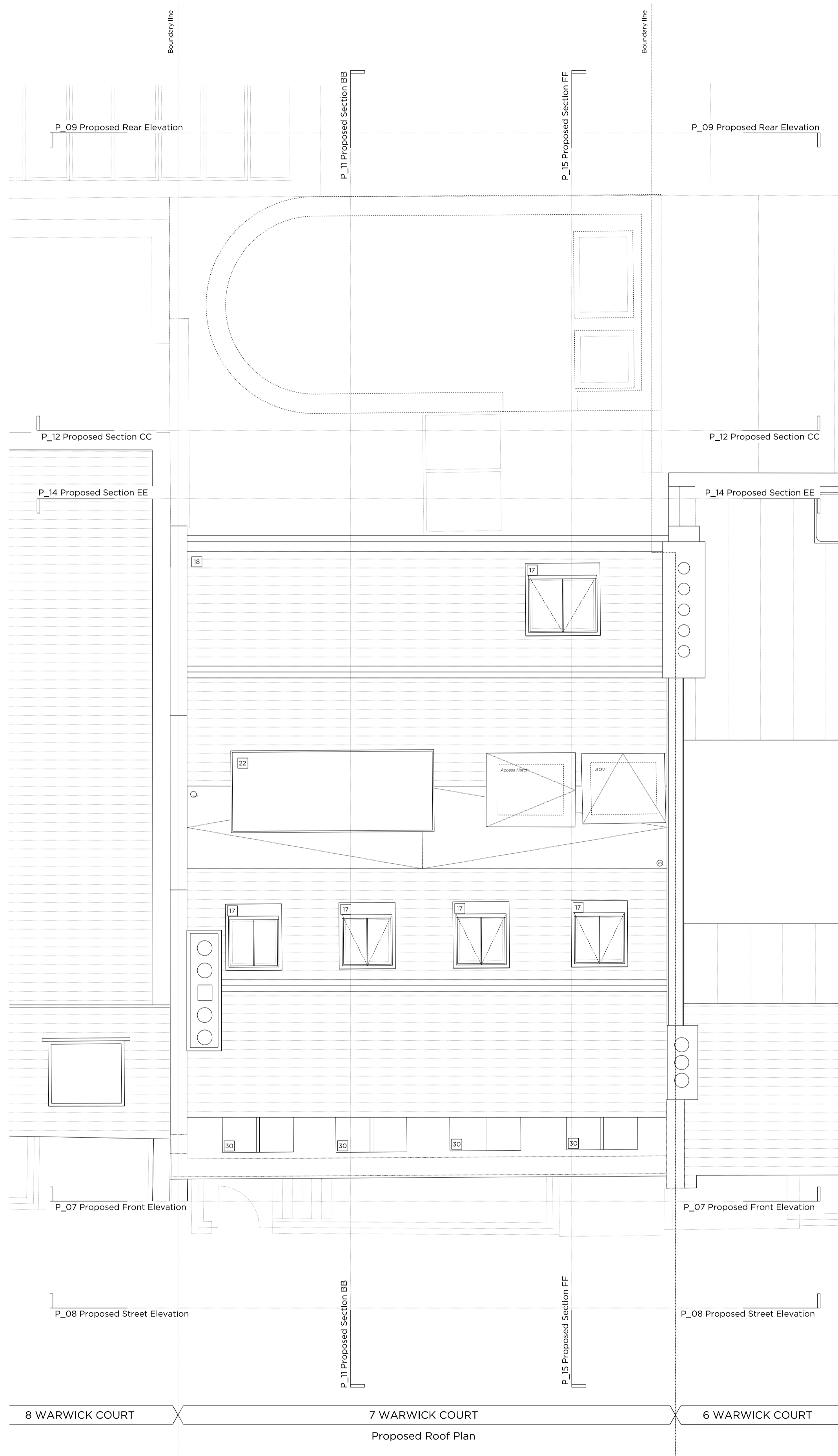
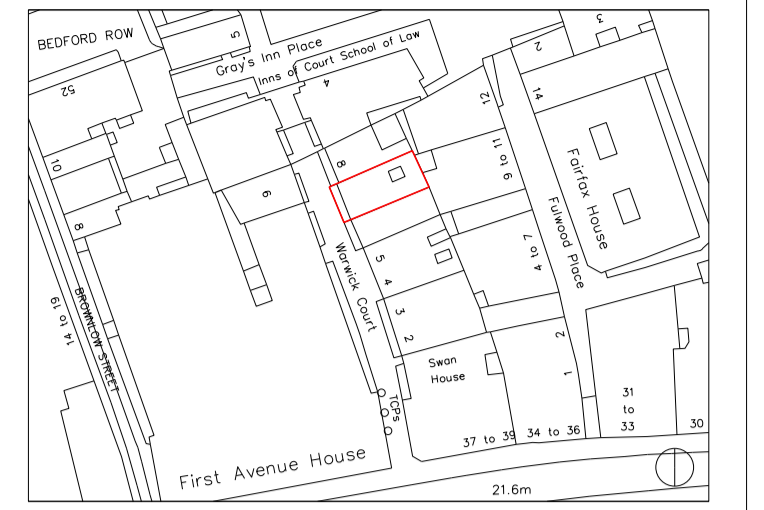


Demolition Roof Plan



Proposed Roof Plan

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-tank hardwood floor finish on specified floor build-up.
 - Proposed tiled 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:
1. Refer to the Door and Window Schedules for a detailed summary of each door and window.
 2. All existing floor finishes and existing ply to be carefully removed.
 3. Existing floorboards to be carefully removed and reused where possible.
 4. New flooring/floorboards are to be installed to the top of the existing joists in order to level. See Structural Engineer's Information, Low profile LPH throughout.
 5. New drainage and concrete slab to be laid at basement level.
 6. 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. Low profile LPH throughout.
 7. 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. Low profile LPH throughout.
 8. All existing panelling, mouldings and cornices to have existing paint finish removed for new paint decoration.
 9. 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 canopy to be refurbished and redecorated.
 - 02 Existing window replaced with double-glazed, timber framed sash window.
 - 03 Non-original firecase to be removed and replaced with traditionally-detailed firecase.
 - 04 Non-original 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 New, trompion 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 1st floor level.
 - 11 Lightwell to be lowered by 1100mm. New, painted metal stair to accommodate level change.
 - 12 Existing rear envelope retained. New, copper roof, installed rear.
 - 13 Proposed bin store.
 - 14 New, double-glazed, anodised aluminium, restricted tilt, framed windows, with etched glass louvers fitted 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 new planting and wrap-around 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 compliant, traditionally-detailed, balustrade.
 - 24 New, single-glazed, timber framed window for garage, fitted with secondary glazing internally.
 - 25 Existing firecase 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-original 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 preserved and maintained.
 - 35 Slates to be removed, retained and new membrane installed. Existing slates to be re-laid and any new slates to match existing.
 - 36 Facade refurbishment.
 - 37 Existing facade to be re-rendered and redecorated.
 - 38 Etched glass partition.
 - 39 New Railings.
 - 40 Fixed & obscure proposed windows.
 - 41 Proposed Roof.
 - 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 Roof Plan**
 Drawing No. **P_06** Rev. **A**
 Drawn **DI** Approved **MW** Signed **AB**



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