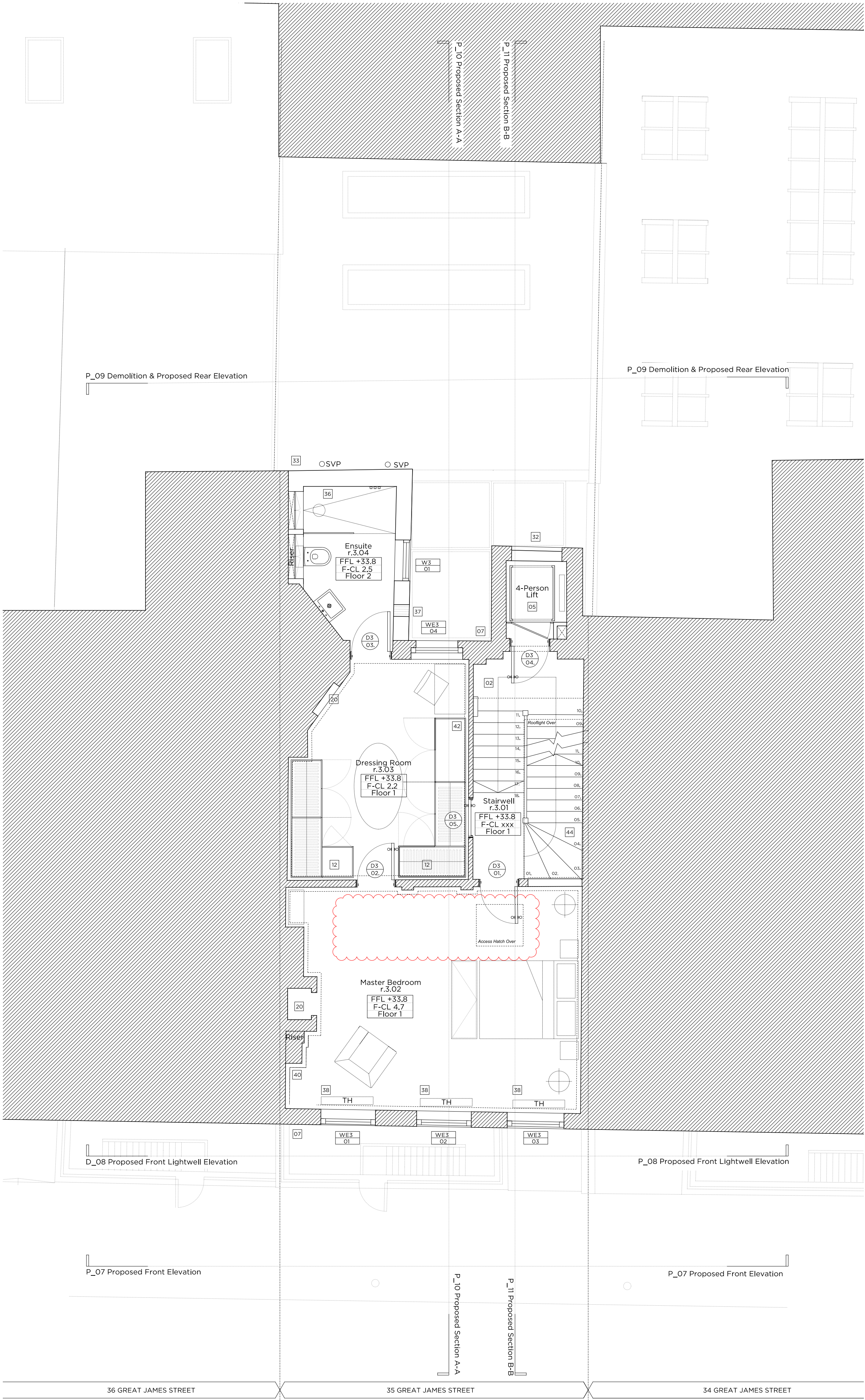


Demolition Third Floor Plan



Proposed Third Floor Plan

Key:

- Existing structure / earth
- New structure
- Line denotes removal of existing structure
- SVP
- PCU
- Fan Coil Unit
- Existing structure / fittings to be removed
- Hatch denotes area of excavation
- Line denotes removal of existing fittings

General Notes:

- Refer to the Door and Window Schedules for a detailed summary of the proposed for each door and window.
- All existing floor finishes are to be removed.
- Existing floorboards are to be carefully removed and set aside. New floorboards are to be installed in the existing joists in order to level, and then the existing floorboards are to be refitted.
- Existing original skirtings are to remain in situ.
- Underfloor heating is to be provided throughout.

Demolition Notes:

- Non-original rooflight to be removed.
- Existing Structure to be removed.
- Existing door to be locked shut and ironmongery removed.
- Non-original rated floor to be levelled to match adjacent rooms.
- Existing security railings to be removed.
- Proposed area of excavation for drainage and services.
- Excavation in preparation for new lift.
- Removal of non-original mouldings. Please refer to Statement of Significance (The Architectural Company).
- Non-original roof to be removed.
- Existing non original staircase to be removed.
- Existing Floor Finishes to be removed.
- Non-original door/window to be removed.
- Existing non original joinery to be removed.
- Non-original panelling to be removed.

Proposed Notes:

- Existing metal railings/staircase/grilles etc to be refurbished and painted to match existing.
- Existing staircase to be carefully protected and refurbished.
- Proposed staircase to provide access to proposed first floor roof terrace.
- Proposed door. Refer to door schedule for further details.
- Proposed 4-person lift.
- Proposed internal partition with skirting cornice to match the existing original profile, to be carefully joined in.
- Existing brickwork to be re-pointed.
- Proposed skirting/cornice to match existing.
- Plant enclosures.
- Proposed staircase to provide access to roof terrace. Glass balustrade.
- Free-standing joinery, independent of the existing wall and mouldings.
- Proposed insulated liner wall.
- Proposed Rooflight.
- Proposed access hatch/ roof light.
- Proposed stone paving.
- Proposed panelling hardwood double doors with glass insets. Refer to 'Door Schedule'.
- Existing fireplace to be recommissioned with a new gas connection, and hearth, grate and burner installed.
- Proposed window to match existing. Refer to door and window schedule.
- Replacement of pitched roof to match adjacent properties.
- Proposed door to match style of the property's main entrance door. Located on the ground floor, floor roof terrace.
- Hardwood timber decking to roof terrace (rear section only).
- Hardwood timber decking to roof terrace (rear section only).
- Remove paint and replace with linewash/based paint.
- Proposed glass balustrade/guard rail.
- Proposed structural works. Refer to structural drawings by Elliot Wood. See Structural Details. Report for further details.
- Free-standing sanitaryware/shower independent of existing wall.
- Proposed rationalisation of rear elevation fenestration and the creation of decorative bay window.
- Proposed extension of rear closet with. Materials to match existing height to match adjacent.
- Timber cornice to be repaired and refurbished.
- Proposed window to match existing.
- Proposed bathroom drainage to connect to existing SVP.
- Proposed air brick.
- Proposed Trench Heater.
- Proposed extract cowl.
- Existing services riser to be retained.
- Proposed dimmer rack and distribution board concealed within joinery.
- Chimney breast to be modified.
- Proposed staircase to provide access to roof terrace. Concealed safety panelling to match existing.

Site Plan

Rev D	05.05.16	Revised as submitted, following comments from conservation officer, received 03.05.16
Rev C	17.03.16	Revised as submitted, following comments from conservation officer, received 16.03.16
Rev B	10.03.16	Revised as submitted, following comments from conservation officer, received 09.03.16
Rev A	24.11.15	Issued for Planning

PLANNING

Project No. 15030

Client David Phillips

Date September 2015

Scale 1:100 @ A3 / 1:50 @ A1

Project 35 Great James Street

Drawing Title: Demolition & Proposed Third Floor Plan

Drawing No. P_05

Rev. D

Drawn MWh

Approved MW

Signed

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0 0.5m 1m 2m 3m 4m 5m