



Demolition Section A-A

**Key:**

	Existing structure / earth		Existing structure / fittings to be removed
	New structure		Hatch denotes area of excavation
	Line denotes removal of existing structure		Existing floor finish + substructure to be removed (hatched area)
	Line denotes removal of existing fittings		

**General Notes:**

- Refer to the Door and Window Schedules for a detailed summary of the proposal for each door and window.
- All existing floor finishes are to be removed.
- Existing floorboards are to be carefully removed and set aside; new joists to be installed to the top of the existing joists in order to level, and then the existing floorboards are to be reinstated.
- Existing original skirtings are to remain in situ.

**Elevation Key:**

**Legend:**

	Proposed straight-plank hardwood floor finish on specified floor build-up		Proposed external timber decking
	Proposed stone floor finish on specified floor build-up		Proposed external paving

**Demolition Notes:**

- Existing external wall to be demolished
- Existing window to be demolished
- Staircase to be demolished
- Existing railings to be demolished
- Level of vaults to be lowered to the top of existing footings
- Existing external door to be demolished
- Existing AC conditioner to be demolished
- Services riser to be removed
- Existing roof to be demolished
- Existing join and plaster ceiling on ground and first floors to be carefully removed and replaced with new using traditional methods
- Existing internal partitions to be removed
- Existing internal doors to be removed
- 50% of the rear wine vault shelving to be removed
- Denoted part of the existing slab to be removed to allow new service runs
- Existing wall to be demolished to allow insertion of a new door

**Proposed Notes:**

- Closet wing to be rebuilt to be approx. 1 m lower with render finish
- New compact lift proposed to rebuilt closet wing
- New extension at ground floor level over existing courtyard structure
- New entrance door from front lightwell to replace window at lower ground floor level
- New window to front lightwell to replace existing entrance door at lower ground floor level
- New french door to rear lightwell at lower ground floor level
- New glazed sliding door in polyester powdercoated aluminium framing to access existing rear lightwell
- Existing external natural stone finishes to be lifted and re-laid in rear lightwell
- New handrail and balustrade to replace existing partition and balustrade
- New openable rooflight over staircase to rear extension at ground floor level
- New brick soffit over rear glazed extension
- Rear wall to drop 435mm
- Existing rear wall to increase by 1315mm
- New stairs to new roof terrace
- New terrace with rooflight to access loft level
- Proposed service risers
- Proposed acoustic enclosure to plant equipment
- Proposed trench heaters to windows
- Proposed gas fire to existing fireplace
- Proposed recasting of existing front steps with natural stone
- New balustrade to proposed terrace
- Existing door to be blocked up and plastered over
- New doors to access loft storage
- Proposed paving to roof terrace on raised pedestals
- Proposed roof extension to loft level with traditional lead finish
- Proposed ventilation grill/air brick to accommodate M&E requirements

**Proposed M&E Legend:**

	Proposed underfloor heating manifold		Gas installation point
	Proposed mechanical ventilation with heat recovery unit		Water installation point
	Proposed rain water pipe		Comms installation point
	Soil vent pipe		
	Proposed drainage route		

**Site Plan:**

Rev - 23.05.16 Issued for Information

# PLANNING

Project No. 15084

Client GFZ Properties Ltd.

Date February 2016

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

Project 19 John Street

Drawing Title: Demolition Section A-A

Drawing No. D\_12 Rev.

Drawn DG	Approved MW	Signed
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