



Key Plan, Scale 1:250

**Demolition Key:**

- Existing structure / ground
- Proposed removal of existing structure (in section)
- Proposed removal of existing structure (in elevation)
- Proposed removal of existing structure (in elevation)
- Hatch denotes removal of existing concrete slab
- Hatch denotes proposed removal of existing structure (in elevation)

**Proposed finishes legend**

- Proposed straight-plank 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 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 furniture/joins 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 with new downpipes. Existing 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 condensers 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 compliant, traditionally-detailed, balustrade.
03 Non-orthogonal 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-orthogonal skirting/trunking to be removed.	25 Existing fireplace to be protected and covered.
05 Traditionally detailed, compliant, timber skirting 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, brompton 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 low through with existing windows. Redesign of existing non-orthogonal dormer windows.
10 Damaged window sills replaced on a like-for-like basis.	31 Terrace to flat 03, with new planting and Yorkstone paving.
11 Lightwell to be lowered by 1100mm. New, painted metal stair to accommodate level change.	32 Existing joists to be trimmed out.
12 Existing rear envelope retained. New, soft-rendered, finished 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 fitted 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-extended 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 entrance, with timber decking and stone paving and wrap-around glass balustrade.	41 Etched glass partition.
21 New, proposed condensers in attenuated enclosure.	42 Paint to be removed from Brickwork and redecorated as required.

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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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**Marek Wojciechowski Architects Ltd.**

66-68 Margaret Street W1W 8SR T. 020 7580 9336 www.mw-a.co.uk

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