



Key Plan, Scale 1:250

Demolition Key:

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

Proposed finishes legend:

- Proposed straight-plank 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:

- 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/Existing floorboards to be installed.
- New/Existing floorboards to be installed to the top of the existing joists in order to level, see Structural Engineer's information, Low profile LFT 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 reused. New slates to match existing to replace any damaged slates. Lookback to full portion of the roof, existing cornice canopy and dormer windows to be removed and replaced on a like-for-like basis.
- Joints are to be doubled up 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 panelling 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 consistent, traditionally-detailed, timber balustrade.
03 Non-original 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-original skirting/trunking to be removed.	25 Existing fireplace to be protected and covered.
05 Traditionally detailed, compliant, timber balustrade 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 cash to be supplied to each flat.	28 New double-glazed, traditionally detailed French door.
08 New, double-glazed, timber framed sash window, refer to design & Access Statement	29 Lining to party wall.
09 New lift.	30 Proposed lead dormer arrangement to be through with existing windows. Basement of existing non-original dormer windows.
10 Damaged window sills replaced on like-for-like basis.	31 Terrace to Flat 01, with new planting and Yorkstone paving.
11 Lightwell to be lowered by 100mm. New, painted metal stair to accommodate level change.	32 Existing joists to be trimmed out. Single, surviving cast-iron spindle to ground floor stair to be preserved and reinstated.
12 Existing rear envelope retained. New, contemporary brick-clad rear extension to replace existing.	33 Single, surviving cast-iron spindle to ground floor stair to be preserved and reinstated.
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, profiled aluminium, extruded 15, framed windows, with etched glass louvers fitted externally.	35 Slate to be removed, retained and new membrane installed. Existing slates to be reused 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 rooftop.	37 Existing facade to be re-rendered and redecorated.
17 New double-glazed, conservation rooftop.	38 Etched glass partition.
18 Partial demolition of existing roof, new ridge process, 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 extension, with timber decking, new planting and 'wrap-around' glass balustrade.	41 Proposed Roof.
21 Ino, proposed condenser in attenuated enclosure.	42 Paint to be removed from Brickwork and repointed as required.

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PLANNING

Project No: **14029**

Client: **GFZ Developments**

Date: **September 2015**

Scale: **1:20 @ A1**

Project: **7 Warwick Court**

Drawing Title: **Rear Extension Materials Bay 01**

Drawing No: **P_16** Rev: **A**

Drawn	Approved	Signed
DI	MW	

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