



Key Plan, Scale 1:250

Demolition Key:

- Existing structure / ground
- Proposed removal of existing structure (on 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 UH4 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. Lookout to full portion of the roof, existing cornice cavity 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 skinned and prepared to take new wall finishes as required. All defective existing plaster to be removed and replaced.
- All existing panning, 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:

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| 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 Remediated stair to basement level, with compliant, 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 No. brackets/cylinders to be supplied to each flat. | 28 New double-glazed, traditionally detailed French door. |
| 08 New, double-glazed, timber framed sash windows, refer to design & Access Statement | 29 Lining to party wall. |
| 09 New lift. | 30 Proposed lead dormer arrangement to line through with existing windows. Subsequent 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 1000mm. New, painted metal stair to accommodate level change. | 32 Existing joists to be trimmed out. |
| 12 Existing rear view/step retained. | 33 Single, surviving cast-iron spindle to ground floor stair to be preserved and reinforced. |
| 13 Proposed bin store. | 34 Single, surviving cast-iron spindle to ground floor stair to be preserved and reinforced. |
| 14 New, double-glazed, roofed aluminium framed glazing panels, with etched glass louvers fitted externally. | 35 Existing structural timber beams to be exposed and treated with wood preservative. Ends to be wrapped in DPC and rotten timber to be replaced. |
| 15 New, fixed, double-glazed, roofed aluminium framed glazing panels, with etched glass louvers fitted externally. | 36 Slate to be removed, repaired and new membrane installed. Existing slates to be reused and any new slates to match existing. |
| 16 New, double-glazed, walk-on rooflight. | 37 Facade Refurbishment. |
| 17 New, double-glazed, conservation rooflight. | 38 Existing facade to be re-rendered and rebated. |
| 18 Partial demolition of existing roof, new edge profile, matching height and width of existing. | 39 Etched glass partition. |
| 19 New, automatic-opening vent to communal stair. | 40 New Railings. |
| 20 Terrace to the roof of proposed rear extension, with timber decking, new planting and 'wrap-around' glass balustrade. | 41 Fixed & obscure proposed windows. |
| 21 No. proposed condenser in attenuated enclosure. | 42 Proposed roof. Part to be removed from Brickwork and reported as required. |

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PLANNING

Project No. **14029**

Client **GFZ Developments**

Date **September 2015**

Scale **1:200 @ A3 / 1:100 @ A1**

Project **7 Warwick Court**

Drawing Title **Rear Extension Material Bay 02**

Drawing No. **P_17** Rev **A**

Drawn **DI** Approved **MW** Signed

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