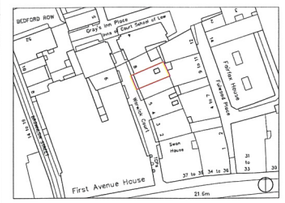
Reference Elevation
Planning Condition Application
Ref: 2015/6866/P &
Ref: 2015/7045/L
Approval of condition No. 3

Key Plan, Scale 1:1250



Demolition Key:

- Existing structure / ground
- Proposed removal of existing structure (in elevation)
- Proposed removal of existing structure/fittings (in elevation)
- Proposed removal of existing structure (in section).
- 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-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:

1. Refer to the Door and Window Schedules for a detailed summary of each door and window.
2. All existing floor finishes and existing ply to be carefully removed
3. Existing floorboards to be carefully removed and reused where possible.
New/existing floorboards to be installed.
New furrings/joists are to be installed to the top of the existing joists in order to level, see Structural Engineer's information. Low profile UFH throughout.
4. New drainage and concrete slab to be laid at basement level.
5. Existing slate roof finish to be carefully removed and stored, and new roof felt installed. Existing slates to be relaid. New slates to match existing to replace any damaged slates. Leadwork to flat portion of the roof, existing entrance canopy and dormer windows to be removed and replaced on a like-for-like basis.
6. Joists are to be doubled up and strengthened where required to support increased loads, to Structural Engineer's details.
7. 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.
8. All existing panelling, mouldings and cornices to have existing paint finish removed for new paint decoration.
9. 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 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	2no. 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 design & Access Statement	29	Lining to party wall.
09	New lift.	30	Proposed lead dormer arrangement to line through with existing windows. Replacement of existing non-original dormer windows.
10	Damaged window sills replaced on a like-for-like basis.	31	Terrace to Flat 01, with new planting and Yorkstone paving.
11	Lightwell to be lowered by 1100mm.	32	Existing joists to be trimmed out.
12	New, painted metal stair to accommodate level change.	33	Single, surviving cast-iron spindle to ground floor stair to be preserved and maintained.
13	Existing rear envelope retained. New, contemporary brick-clad rear extension to replace existing.	34	Single, surviving cast-iron spindle to ground floor stair to be preserved and maintained.
14	Proposed bin store.	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, double-glazed, anodised aluminium, restricted tilt, framed windows, with etched glass louvres fitted externally.	36	Slate to be be removed, retained and new membrane installed. Existing slates to be relaid and any new slates to match existing.
16	New, fixed, double-glazed, anodised aluminium framed glazing panels.	37	Facade Refurbishment.
17	New, double-glazed, walk-on rooflight.	38	Existing facade to be re-rendered and redecorated.
18	New, double-glazed, conservation rooflight.	39	Etched glass partition.
19	Partial demolition of existing roof, new ridge proposed, matching height and width of existing.	40	New Railings.
20	New, automatic-opening vent to communal stair.	41	Fixed & obsure proposed windows.
21	Terrace to the roof of proposed dormer arrangement, with paving, new planting and 'wrap-around' glass balustrade.	42	Proposed Roof
	Ins. proposed condenser in attenuated enclosure.	43	Paint to be removed from Brickwork and repointed as required.

Rev A	03.12.15	Issued for planning submission

PLANNING

Project No.	14029
Client	GFZ Developments Ltd.
Date	October 2015
Scale	1:100@A3 / 1:50@A1
Project	7 Warwick Court
Drawing Title:	Proposed Front Elevation
Drawing No.	P_07
Rev.	A
Drawn	DI
Approved	MW
Signed	AB

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