



Key:

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

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 timbers 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.

Legend:

- Proposed Floor Finishes
- Proposed straight-plank hardwood floor finish on specified floor build-up
- Proposed stone floor finish on specified floor build-up
- Proposed external timber decking
- 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 skirting to be removed
- Demolished 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:

- 01 Closet wing to be rebuilt to be approx. 1m lower with render finish
- 02 New compact lift proposed to rebuilt closet wing
- 03 New extension at ground floor level over existing courtyard structure
- 04 New entrance door from front lightwell to replace window at lower ground floor level
- 05 New window to front lightwell to replace existing entrance door at lower ground floor level
- 06 New french door to rear lightwell at lower ground floor level
- 07 New glazed sliding door in polyester powdercoated aluminium framing to access existing rear lightwell
- 08 Existing external natural stone finishes to be lifted and re-laid in rear lightwell
- 09 New handrail and balustrade to replace existing partition and balustrade
- 10 New operable rooflight over staircase to rear extension at ground floor level
- 11 New brick soffit over new rear glazed extension
- 12 New sash window to existing opening under existing fanlight
- 13 Rear wall to drop 435mm
- 14 Existing rear wall to increase by 1315mm
- 15 New stairs to new roof terrace
- 16 New terrace with rooflight to access loft level
- 17 Proposed service risers
- 18 Proposed acoustic enclosure to plant equipment
- 19 Proposed trench heaters to windows
- 20 Proposed gas fire to existing fireplace
- 21 Proposed re-cladding of existing front steps with natural stone
- 22 New balustrade to proposed terrace
- 23 Existing door to be blocked up and plastered over
- 24 New doors to access loft storage
- 25 Proposed paving to roof terrace on raised pedestals
- 26 Proposed roof extension to loft level with traditional lead finish
- 27 Proposed ventilation grill/air brick to accommodate M&E requirements
- 28 Existing fireplace retained in situ

Proposed M&E Legend:

- UHF Proposed underfloor heating manifold
- MVHR Proposed mechanical ventilation with heat recovery unit
- RWP Proposed rain water pipe
- SVP Soil vent pipe
- Proposed drainage route
- G Gas installation point
- W Water installation point
- C Comms installation point

Site Plan:

Site Plan showing the location of the building on John Street and Roger Street.

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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 & Proposed First Floor Plan

Drawing No. P_03 Rev. -

Drawn: DH Approved: MW Signed:

Marek Wojciechowski Architects

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

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