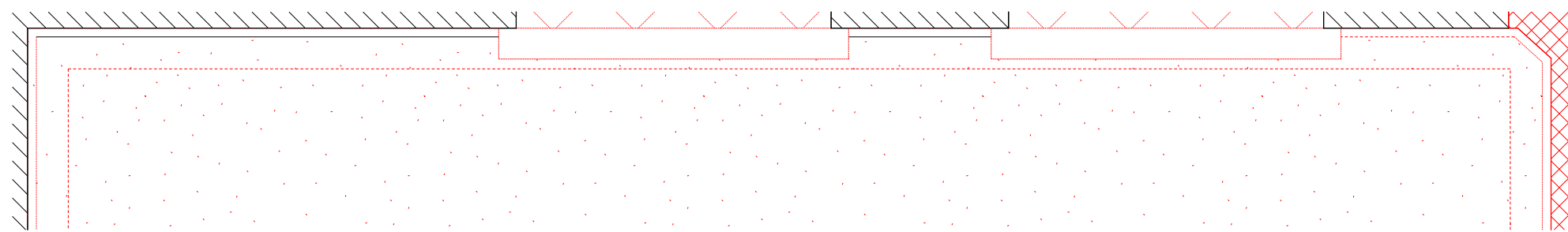
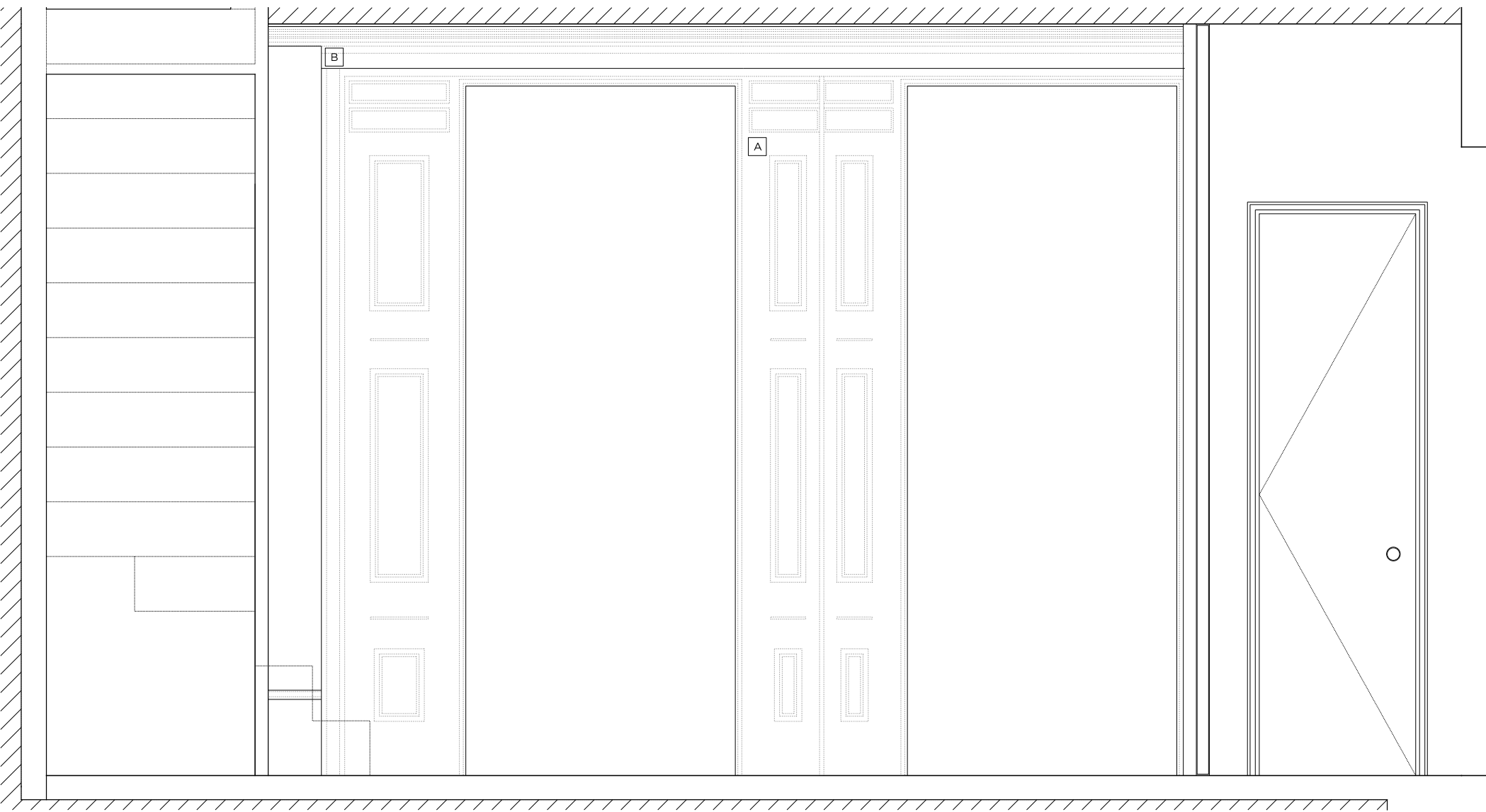


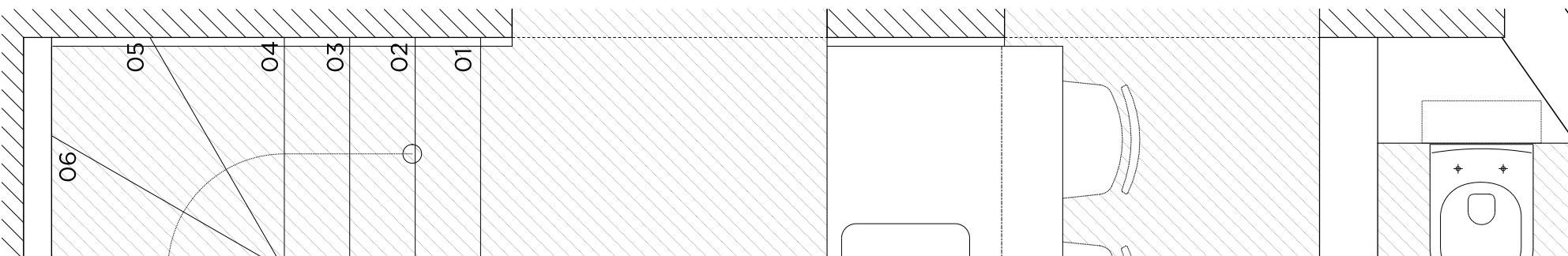
Existing Panelling Elevations



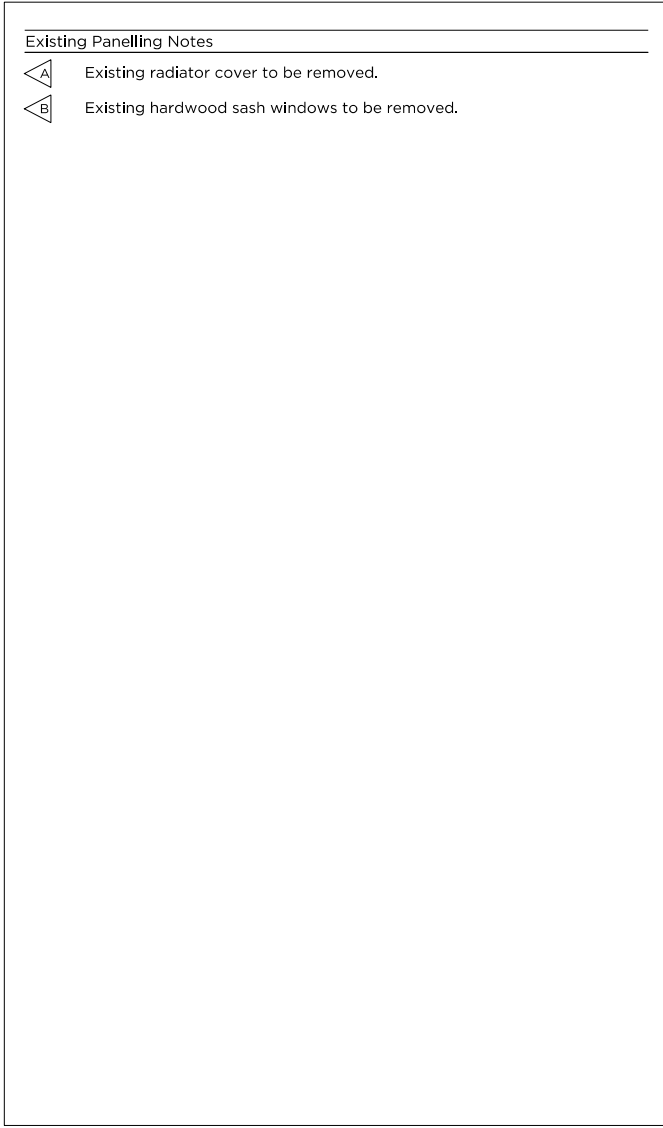
Existing Panelling Plan



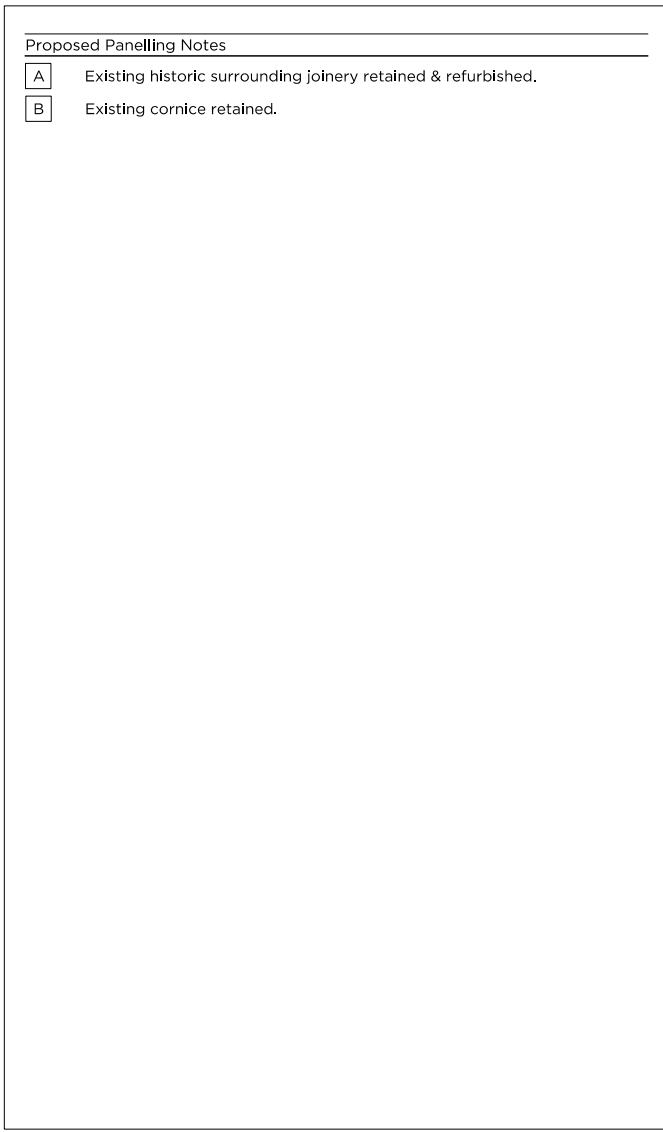
Proposed Panelling Elevations



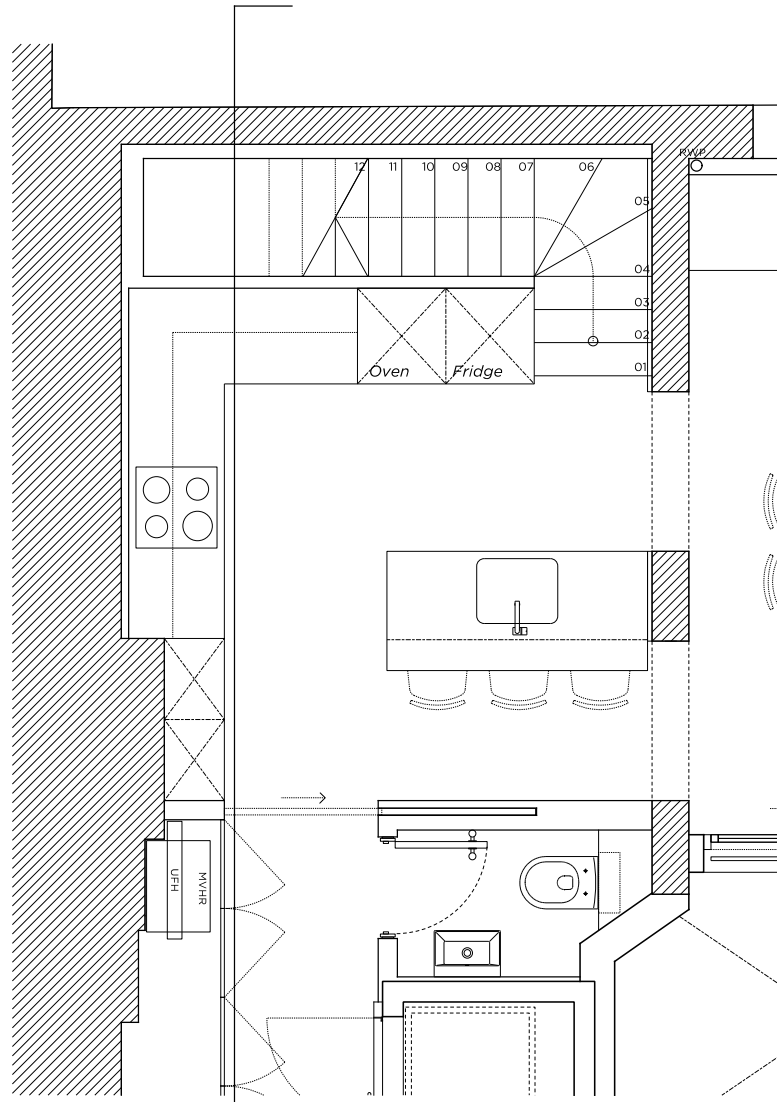
Proposed Panelling Plan



Existing Reference Plan



Proposed Reference Plan



Key:

Existing structure / earth

New structure

Line denotes removal of existing structure

Line denotes removal of existing fittings

Existing structure / fittings to be removed

Match denotes area of excavation

Existing floor finish + substructure to be removed (hatched area)

General Notes:

1. Refer to the Door and Window Schedules for a detailed summary of the proposed floor coverings.
2. All existing floor finishes are to be removed.
3. Existing floorboards are to be carefully removed and set aside, new flooring to be installed to the top of the existing skirting in order to level, and then the existing floorboards are to be reinstated.
4. Existing original skirtings are to remain in situ.

Elevation Key:

A

B

C

Legend:

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 bath 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 shelling to be removed

Denoted 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. 1 m 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 relaid 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 breeze screen over rear extension at ground floor level

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 recladding 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

U/FH

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

Rev - 04.08.16 Issued for Planning

PLANNING

Project No.	15084
Client	GFZ Properties Ltd.
Date	February 2016
Scale	1:20@A1
Project	19 John Street
Drawing Title:	Demolition & Proposed Internal Elevations
Drawing No.	P_16
Drawn	DH
Approved	MW
Signed	

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