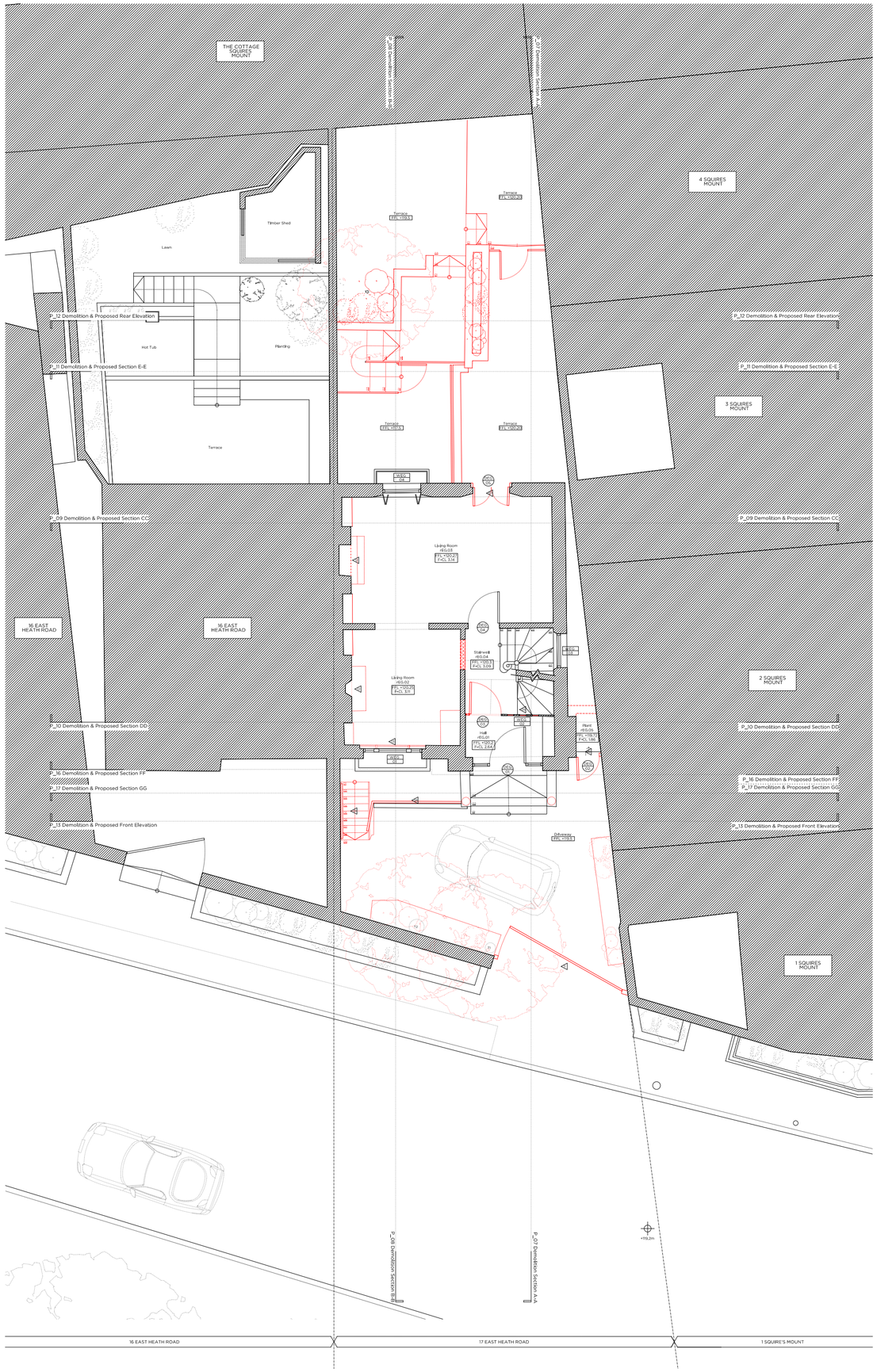
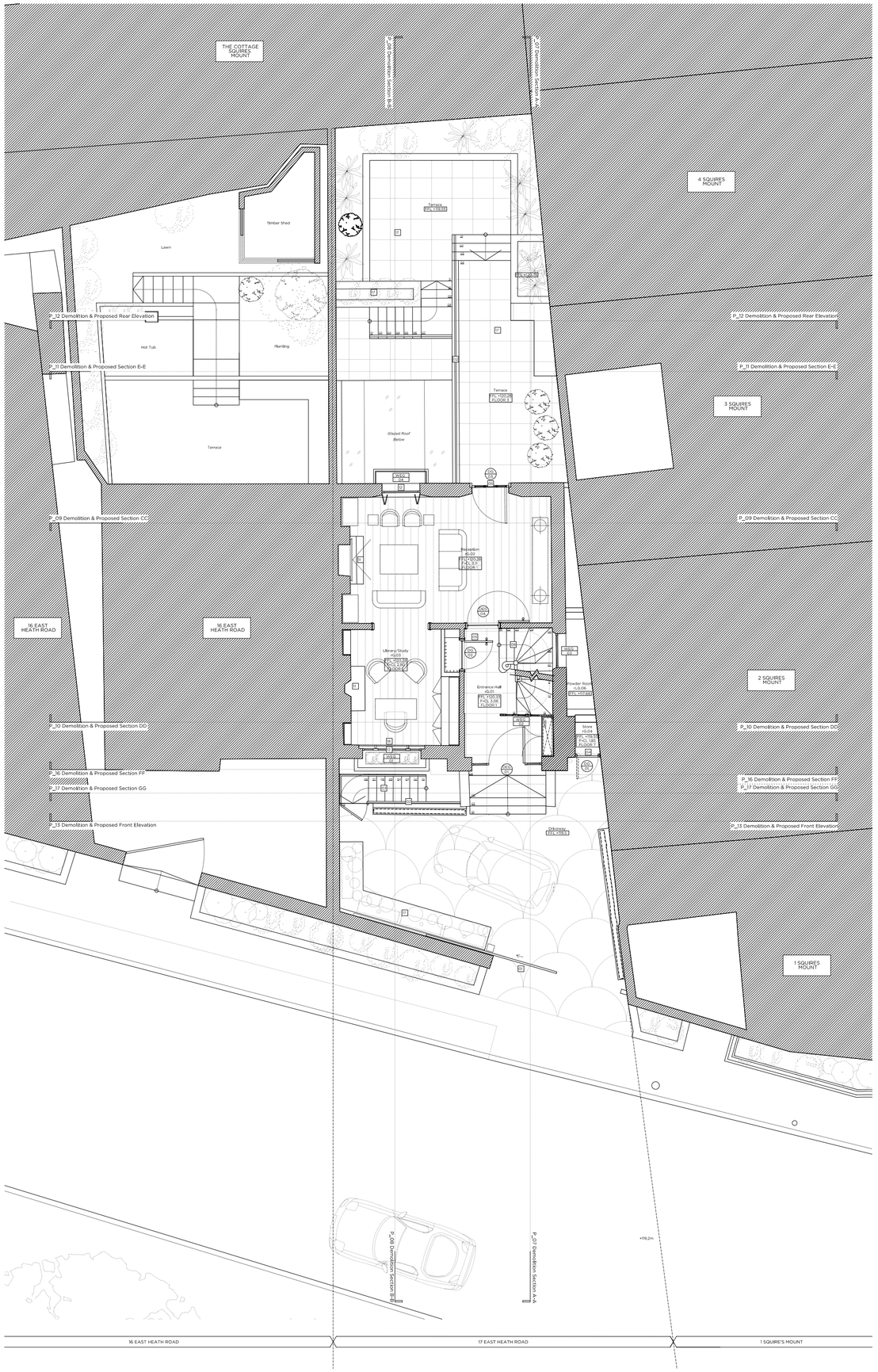
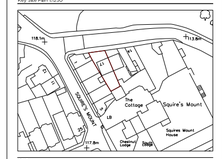


Demolition Ground Floor Plan



Proposed Ground Floor Plan

Key Site Plan (1:500)



Key

- Existing structure / earth
- New structure
- New Soil
- Line denotes removal of existing structure
- SVP Soil Vent Pipe
- FCU Fan Coil Unit
- Existing structure / fittings to be removed
- Hatch denotes area of excavation
- Hatch denotes area of gardening excavation
- Denotes existing fittings to be removed
- UFH Underfloor heating

General Notes:

1. Refer to the Door and Window Schedules for a detailed schedule of the proposed door and window.
2. Existing floor finishes are to be removed.
3. Where new floors are to be installed, the joist and sub-joist and ceiling joists are to be installed to the top of the existing joists in order to break and then the existing floorboards are to be lifted and re-laid.
4. Underfloor heating is to be provided throughout.

Elevation Key:

A B C D

Legend: Proposed Finishes

- Proposed stone/cobble floor finish on specified floor buildups.
- Proposed carpet on specified floor buildups.
- Proposed porcelain tile floor finish on specified floor buildups.
- Proposed flagstone/ natural stone tiling on specified floor buildups.
- Proposed natural stone floor finish on specified floor buildups.

Proposed floor buildups

Floor 1: Specified floor finish on new tile, on new water fed UFH, on existing floor boards, laid over existing Screed/Joists, with new insulation.
Floor 2: Specified floor finish on new electric UFH mat, on new tile, on new screed, on existing floorboards/decking boards/Joists, with new insulation between existing joists.
Floor 3: Specified floor finish on new screed.
Floor 4: Specified floor finish on new screed, with new waterfed UFH system to new insulation, on new structure.
Floor 5: Specified floor finish on new electric UFH mat, on new insulation, on new structure.
Floor 6: Floating slab, on new structure.
Floor 7: Existing slab, on new structure.

Trees

Refer to corresponding Arboricultural Report by Simon Pryce Arboriculture submitted as part of below planning application.
T1. Silver Birch (to be removed (2016/5423/T))
T2. Plum (to be removed (2016/5440/T))
T3. Cherry Laurel (to be removed)

Demolition Notes:

- External staircase to be removed.
- Non-original timber structure to be removed and rebuilt in masonry.
- Non-original extension to be removed and replaced.
- Non-original window to be removed and replaced.
- Non-original internal glazing to be removed.
- Existing metal railing to be removed and replaced.
- Non-original door to be removed and replaced.
- Non-original ceiling to be removed and replaced.
- Non- original reed floor to be removed and replaced.
- Removal of non-original mouldings. Please refer to Heritage Statement.
- Existing vehicle access gate to be removed.
- Existing non-original fireplace and surround to be removed.
- Existing secondary glazing to be removed.
- Existing railing to be removed.
- Remove paint to existing brickwork. Repair and repoint masonry as required.

Proposed Notes:

- 01 New sliding gate detailed to match existing.
- 02 Proposed metal railings to be traditionally detailed.
- 03 Proposed metal staircase to lower ground floor.
- 04 Proposed traditionally detailed timber panel door.
- 05 Proposed traditionally detailed door. Refer to door schedule.
- 06 Proposed insulated wall.
- 07 Proposed flush rooflight.
- 08 Existing staircase and balustrade to be carefully protected and refurbished.
- 09 Existing handrail to be carefully dismantled and repositioned.
- 10 Proposed skirting/ cornice to be traditionally detailed. Refer to Heritage Statement.
- 11 Proposed fireplaces and surrounds to be traditionally detailed. Refer to Heritage Statement.
- 12 Existing windows to be refurbished. Refer to window schedule.
- 13 Proposed window to be traditionally detailed. Refer to window schedule.
- 14 Existing brickwork to be repaired and repointed as necessary.
- 15 Proposed insulation in between existing eaves and lined.
- 16 Proposed glazed extension. Refer to P_23 for details.
- 17 Proposed terraced landscape. Refer to Landscape Proposal.
- 18 Proposed secondary glazing.
- 19 Proposed structure. Refer to structural engineers information.
- 20 Proposed flush panel door.
- 21 Proposed traditionally detailed timber french doors.
- 22 Proposed sliding screen.
- 23 New raised floor to accomodate drainage runs.
- 24 Proposed electric roof access hatch.
- 25 New construction style rooflight to replace existing.
- 26 New aerial.
- 27 New satellite dish.
- 28 Existing window surroundings and mouldings to be refurbished and redecorated.

Rev +	29.07.16	Issued for Planning

PLANNING

Project No.	16006
Client	Mr. & Ms. A. Saleh
Date	July 2016
Scale	1:100 @ A2 / 1:50 @ A0
Project	17 East Heath Road, NW3
Drawing Title:	Demolition & Proposed Ground Floor Plan
Drawing No.	P_01
Rev.	-
Drawn	LG
Approved	RD
Signed	

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