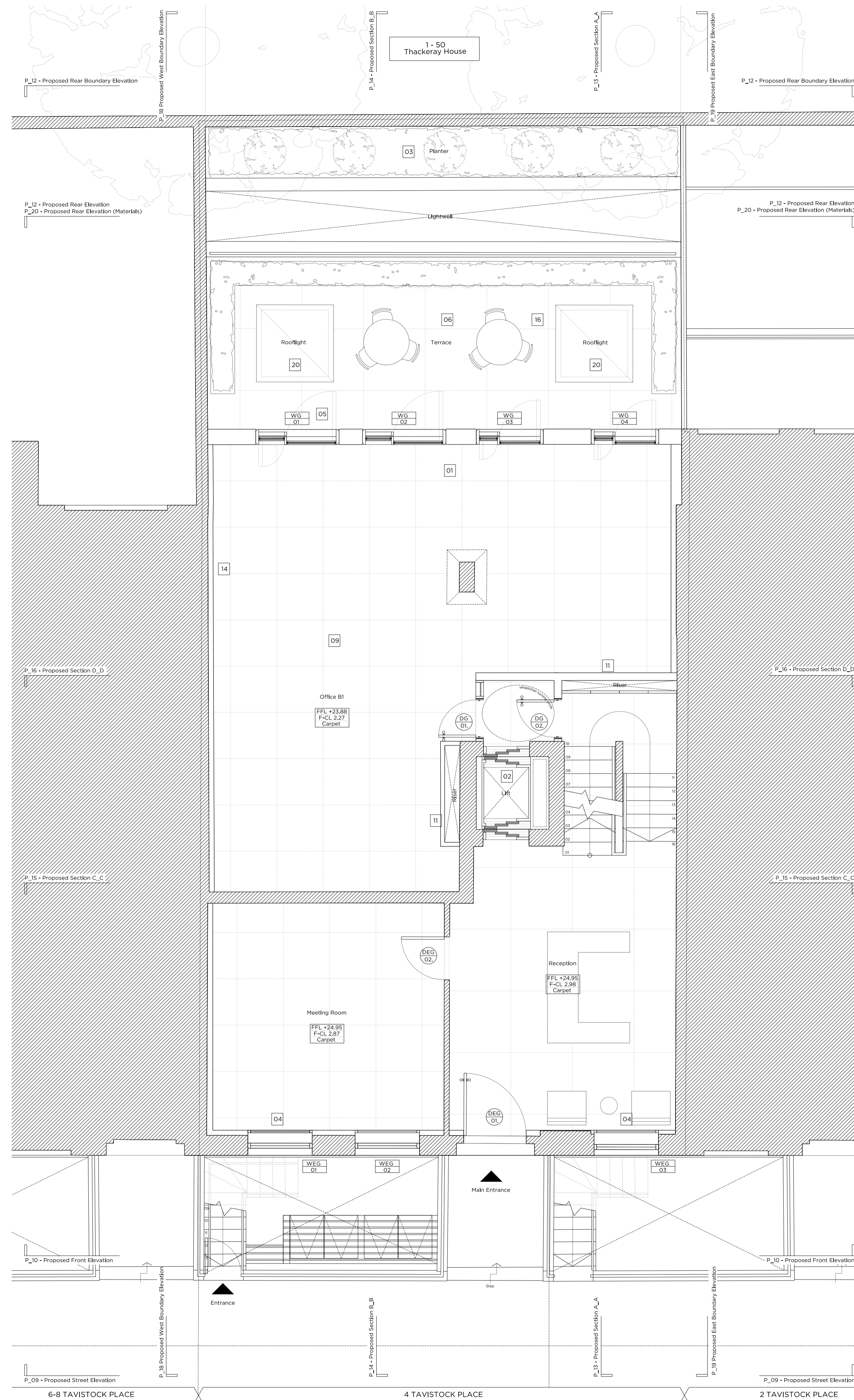
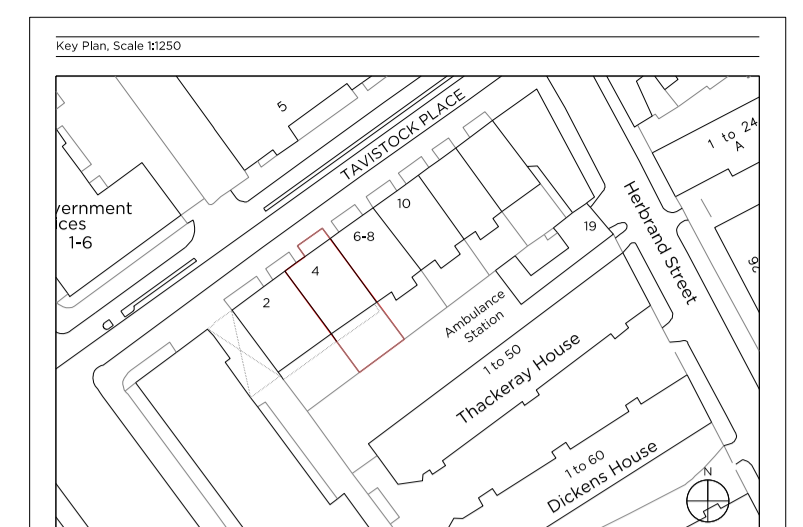


Demolition Ground Floor Plan



Proposed Ground Floor Plan



Legend:

	Existing structure / earth		Removal of existing structure/Excavation
	New structure		Line denotes removal of existing fittings
	Existing brickwork		Line denotes removal of existing structure
	Existing slate roof finish		

- Demolition notes:
- ◊01 External wall structure to be demolished
  - ◊02 Existing window to be demolished
  - ◊03 Existing roof structure to be demolished
  - ◊04 Internal non-original partition to be demolished
  - ◊05 Excavation for basement extension to rear of application site. Refer to Engineers Report and Soil Investigation report for further details.
  - ◊06 Existing floor slab / structure to be demolished.

- Proposed notes:
- 01 Existing BI Office space to be extended to rear of site.
  - 02 New through type lift car to be installed to existing lift shaft.
  - 03 Deep planting zone retained for planting at rear boundary of application site.
  - 04 Secondary glazing to replace existing internal secondary glazing
  - 05 Proposed anodised aluminium double glazed windows with glass loggia balconies to be installed to enlarged rear window openings.
  - 06 New rear terrace at third and fourth floor levels.
  - 07 Proposed plant area relocated to new roof level.
  - 08 Proposed plant area to be enclosed with acoustic attenuation.
  - 09 Internal layout (non-original fixtures and fittings) to be reconfigured across all floors.
  - 10 Proposed Bin Store to existing front lightwell.
  - 11 Proposed services riser to lift adjacent to existing lift shaft and common stairwell.
  - 12 Access hatch to roof level.
  - 13 Proposed services intake room adjacent to secondary entrance from lightwell.
  - 14 New internal lining to existing masonry external walls / party walls
  - 15 Rear facade to be reconstructed with new external masonry finishes, new glazing, standing seam metal finishes and PFC mild steel balustrading to rear terraces. New natural stone finishes to rear terrace.
  - 16 Proposed raised floor system to be installed to office areas to accommodate new internal services.
  - 17 Proposed lift overrun
  - 18 Proposed roof access hatch
  - 19 Proposed rooflights on ground floor terrace.

Rev - 20 September 2016 Issued for Planning

# PLANNING

Project No. **16051**

Client **GFZ Developments**

Date **September 2016**

Scale **1:100@A3 / 1:50@A1**

Project **4 Tavistock Place, WC1H**

Drawing Title: **Demolition & Proposed Ground Floor Plan**

Drawing No. **P\_01** Rev. **1**

Drawn <b>TB</b>	Approved <b>MW</b>	Signed
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**Marek Wojciechowski Architects**

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

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