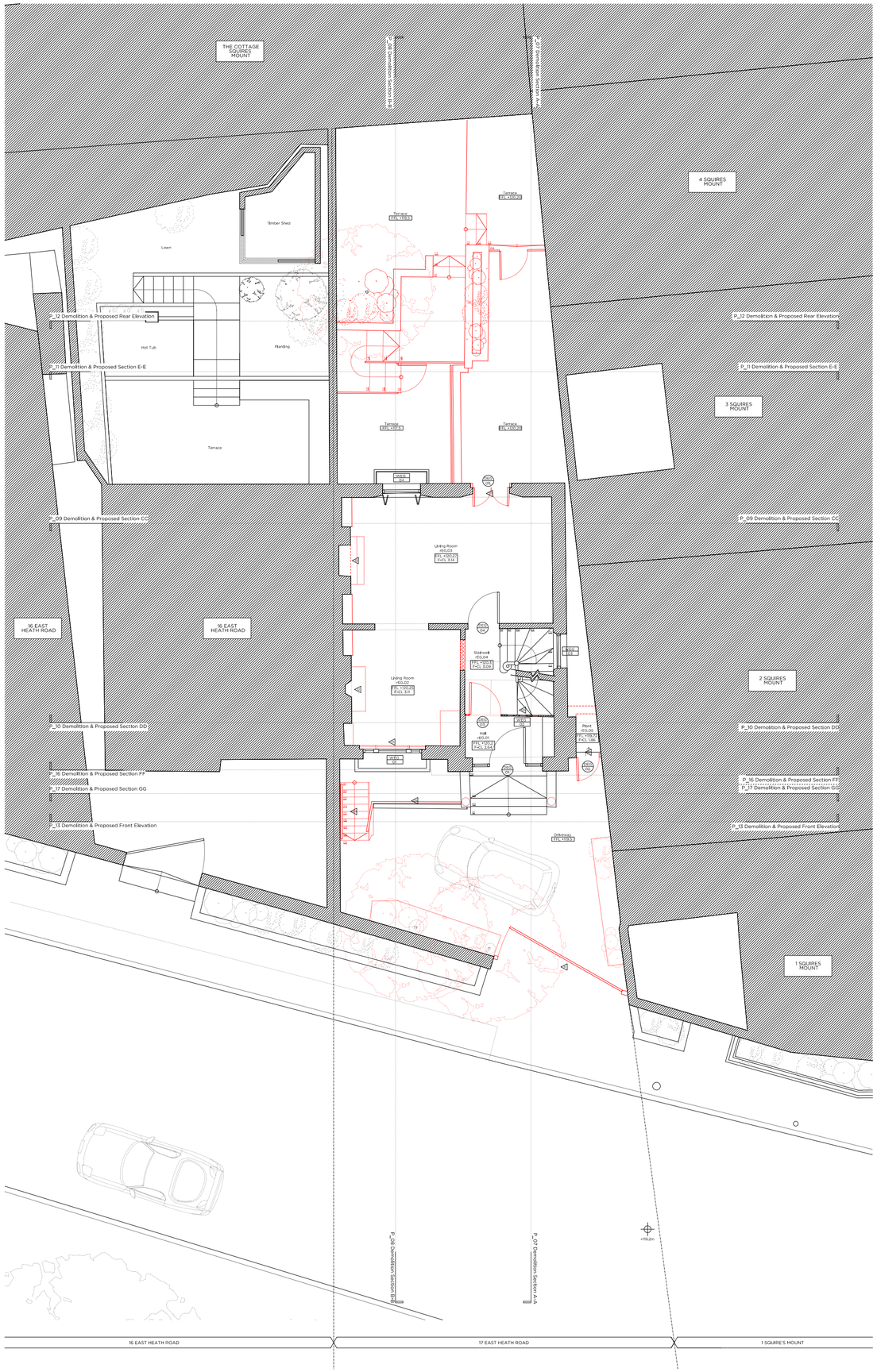
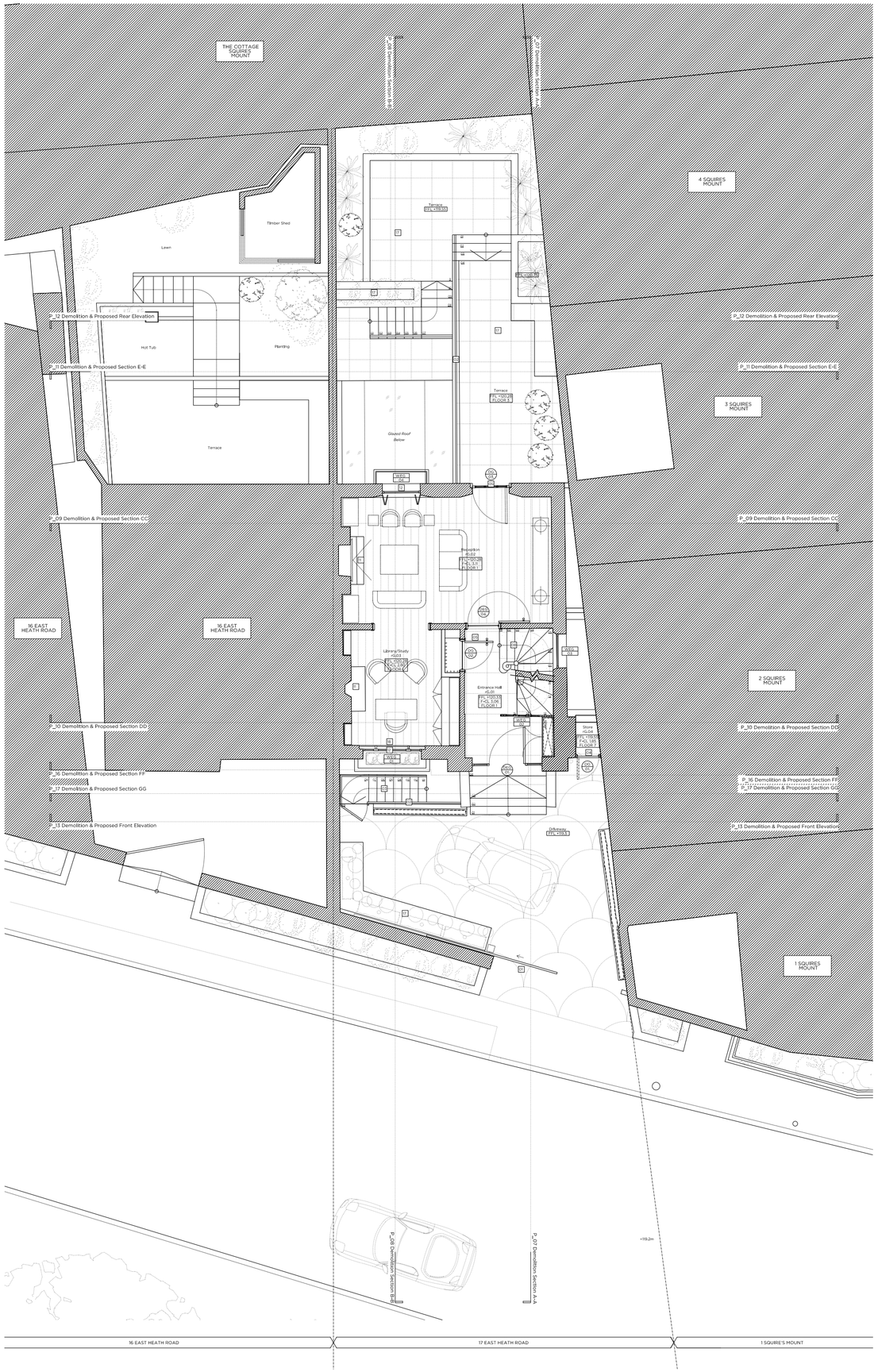
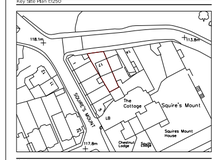


Demolition Ground Floor Plan



Proposed Ground Floor Plan



Key

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

General Notes

1. Refer to the Door and Window Schedules for a detailed summary of the proposal for each door and window.
2. Refer to Drawing P_03 for Demolition Key.
3. Existing floorboards are to carefully removed and laid aside for re-use throughout the ground floor. Lift existing floorboards to prior to fit-out, and then the existing floorboards are to be re-laid and fixed.
4. Underfloor heating to be provided throughout.

Elevation Key

Legend — Proposed finishes

Proposed sandstone/slate floor finish on specified floor build-up.	Proposed carpet on specified floor build-up.
Proposed porcelain tile floor finish on specified floor build-up.	Proposed Bespoke fan natural stone tiling on specified floor build up.
Proposed natural stone floor finish on specified floor build-up.	

Proposed floor buildups

Floor 1: Specified floor finish on new screed, on new water fed UFH, on existing floor boards, laid over existing (levelled) joists, with new insulation.
Floor 2: Specified floor finish on new electric UFH mat, on new screed, on existing floor boards, laid over existing (levelled) joists, with new insulation between existing joists.
Floor 3: Specified floor finish on new pedestals.
Floor 4: Specified floor finish on new screed with new waterfoil UFH system on new insulation on new structure.
Floor 5: Specified floor finish on new electric UFH mat, on new insulation, on new structure.
Floor 6: Finding slab, on new structure.
Floor 7: Epoxy resin, 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 (2016/3423/T))
T2. Plum (to be removed (2016/3423/T))
T3. = Rhododendron Bush (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 raised 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

- New sliding gate detailed to match existing.
- Proposed metal railings to be traditionally detailed.
- Proposed metal staircase to lower ground floor.
- Proposed traditionally detailed timber panel door.
- Proposed traditionally detailed door. Refer to door schedule.
- Proposed insulated wall.
- Proposed flush rooflight.
- Existing staircase and balustrade to be carefully protected and refurbished.
- Existing handrail to be carefully dismantled and repositioned.
- Proposed skirting/ cornice to be traditionally detailed. Refer to Heritage Statement.
- Proposed fireplaces and surrounds to be traditionally detailed. Refer to Heritage Statement.
- Existing window to be refurbished. Refer to window schedule.
- Proposed window to be traditionally detailed. Refer to window schedule.
- Existing brickwork to be repaired and repointed as necessary.
- Proposed insulation in between existing eaves and tread.
- Proposed glazed extension. Refer to P_23 for details.
- Proposed terraced landscape. Refer to Landscape Proposal.
- Proposed secondary glazing.
- Proposed structure. Refer to structural engineers information.
- Proposed flush panel door.
- Proposed traditionally detailed timber french doors.
- Proposed sliding screen.
- New raised floor to accomodate drainage runs.
- Proposed electric roof screen hatch.
- New conservation style rooflight to replace existing.
- New satellite dish.
- Existing window surroundings and mouldings to be refurbished and redecorated.

Rev A	26.08.16	Issued for Planning
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.	A
Drawn	LG
Approved	RD
Signed	

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