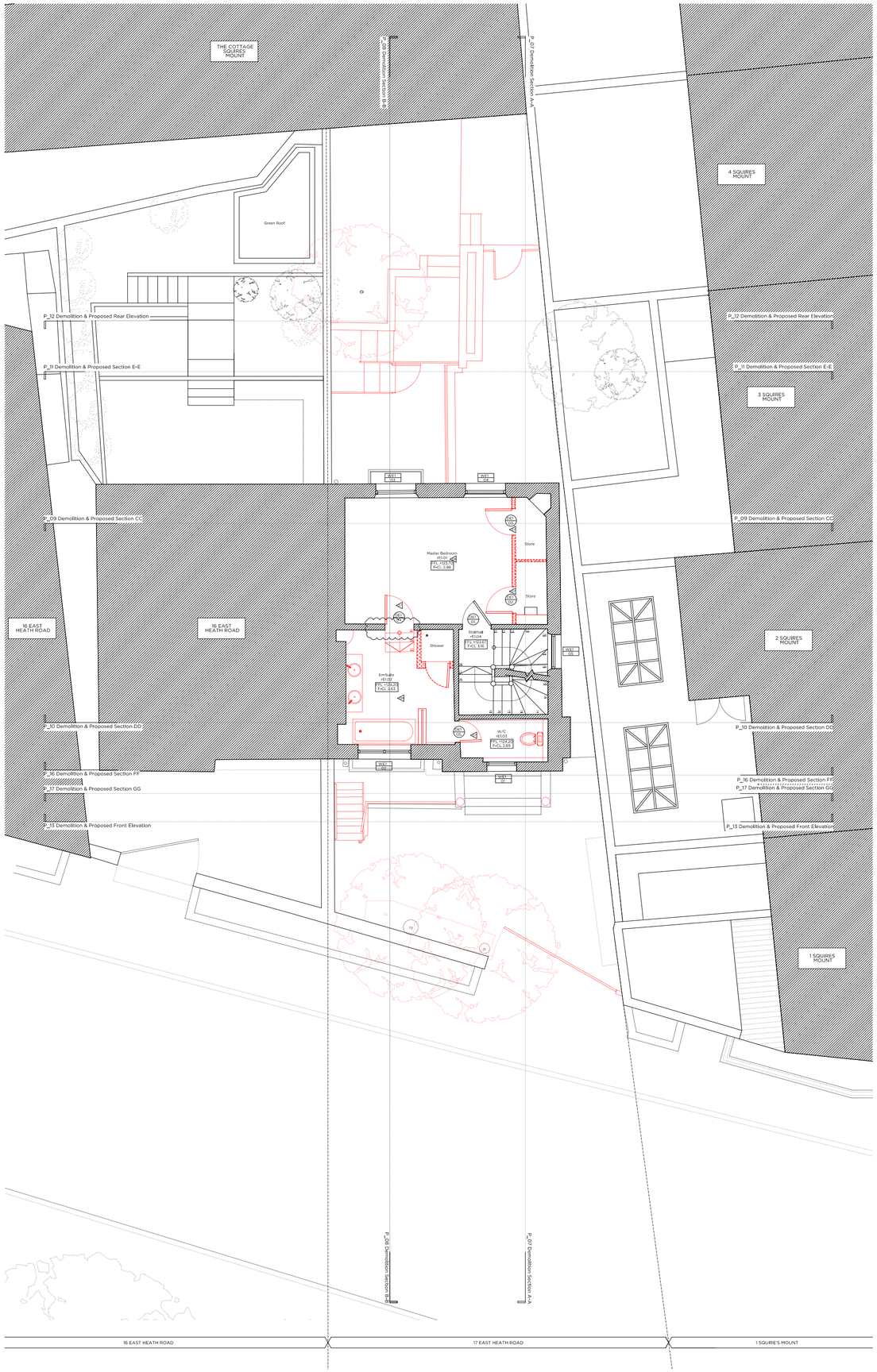
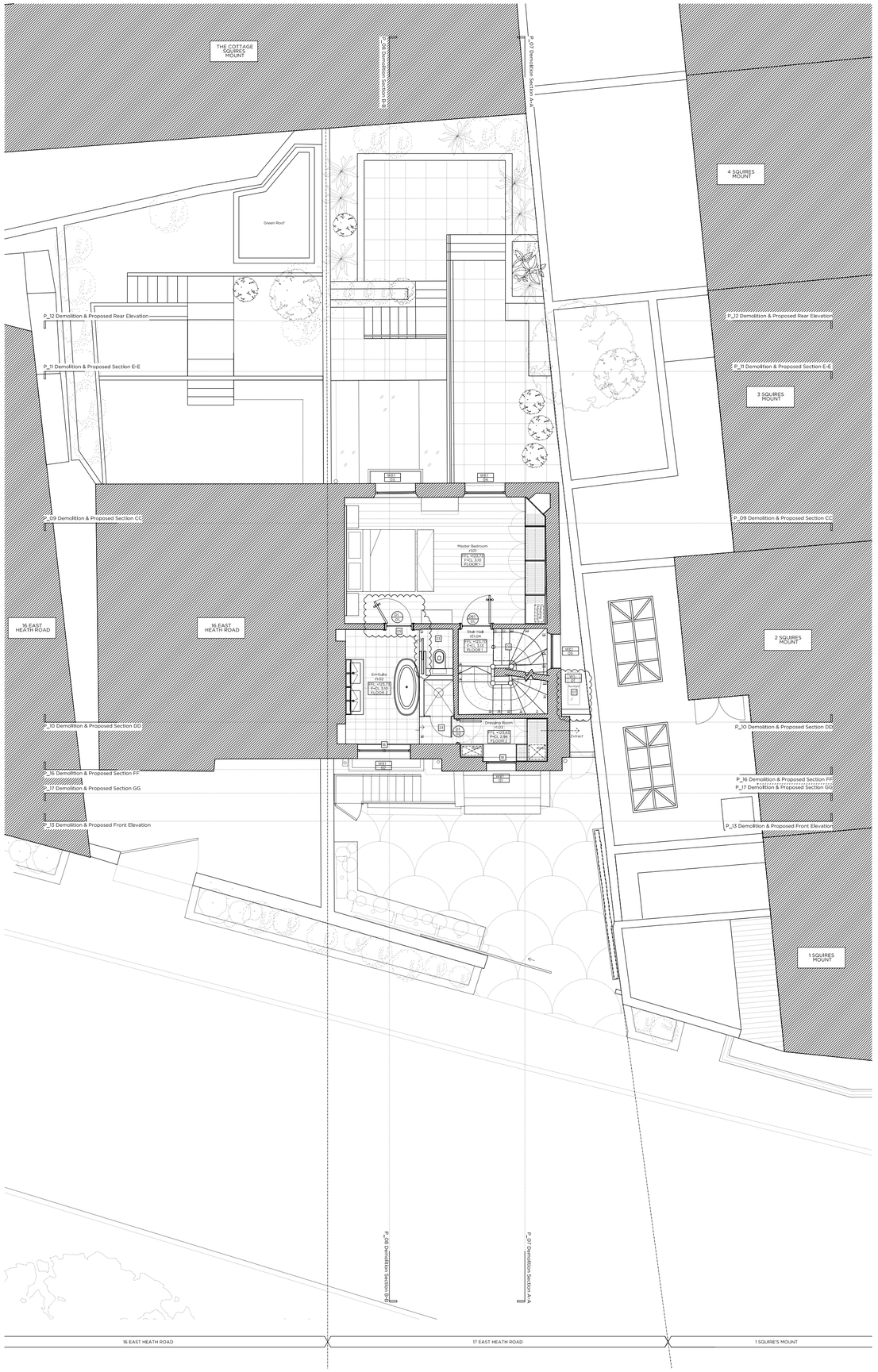
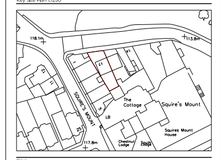


Demolition First Floor Plan



Proposed First Floor Plan



Key

	Existing structure / earth		Existing structure / fittings 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. All dimensions to be checked on site.
3. Existing floorboards are to carefully removed and kept safely on site for re-use. Any damaged or missing existing planks to prior to re-use, and then the existing floorboards are to be sanded and sealed.
4. Underfloor heating to be provided throughout.

Elevation Key:

Legend: Proposed finishes

- Proposed reclaimed brick on hardwood floor finish on specified floor build-up.
- Proposed slate on specified floor build-up.
- Proposed porcelain tile floor finish on specified floor build-up.
- Proposed Bogen fan natural stone laid to on specified floor build up.
- Proposed natural stone floor finish on specified floor build-up.

Proposed floor build-up's

Floor 1:	Specified floor finish on new slip, on new water bar 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 slip, 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 waterfold 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:	Pinding slab, on new structure
Floor 7:	Exposy seal, 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 (2016/3415/T))
T2. Plum (to be removed (2016/3440/T))
T3 = Rhododendron (to be replaced)

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 lined.
- 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 access hatch.
- New conservation style rooflight to replace existing.
- New aerial.
- New satelite dish.
- Existing window surroundings and mouldings to be refurbished and redecorated.

Rev B	30.09.16	Issued for Planning
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 First Floor Plan

Drawing No.: P_03 Rev.: B

Drawn: LG Approved: RD Signed:

Marek Wojciechowski Architects

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