



- A. Revision Notes**
- Existing sash window retained (pre-1984 arrangements).
  - Existing wall retained.
- B. Revision Notes**
- Existing original handrail to stair from ground to lower ground floor to be retained.

**Key:**

- Existing structure / earth
- New structure
- Line denotes removal of existing structure
- Line denotes removal of existing fittings
- Existing structure / fittings to be removed
- Hatch denotes area of excavation
- Existing floor finish + substructure to be removed (hatched area)

**General Notes:**

- Refer to the Door and Window Schedules for a detailed summary of the proposal for each door and window.
- All existing floor finishes are to be removed.
- Existing floorboards are to be carefully removed and set aside. New timbers are to be installed to the top of the existing joists in order to level, and then the existing floorboards are to be reinstated.
- Existing original skirtings are to remain in situ.

**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 lath 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 shelving 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:**

- Claret wing to be rebuilt to be approx. 1 m lower with render finish
- New compact lift proposed to rebuilt closet wing
- New extension at ground floor level over existing courtyard structure
- New entrance door from front lightwell to replace existing at lower ground floor level
- New window to front lightwell to replace existing entrance door at lower ground floor level
- New french door to rear lightwell at lower ground floor level
- New glazed sliding door in polycarbonate powdercoated aluminium framing to access existing rear lightwell
- Existing external natural stone finishes to be lifted and re-laid in rear lightwell
- New handrail and balustrade to replace existing partition and balustrade
- New openable rooflight over staircase to rear extension at ground floor level
- New brick soffit over new rear glazed extension
- New sash window to existing opening under existing fanlight
- Rear wall to drop 435mm
- Existing rear wall to increase by 1315mm
- New stairs to new roof terrace
- New terrace with rooflight to access loft level
- Proposed service risers
- Proposed acoustic enclosure to plant equipment
- Proposed trench heaters to windows
- Proposed gas fire to existing fireplace
- Proposed re-cladding of existing front steps with natural stone
- New balustrade to proposed terrace
- Existing door to be blocked up and plastered over
- New doors to access loft storage
- Proposed paving to roof terrace on raised pedestals
- Proposed roof extension to loft level with traditional lead finish
- Proposed ventilation grille/air brick to accommodate M&E requirements
- 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
- DB Distribution board
- TH Proposed trench heater

**Site Plan:**

Rev B	22.08.16	Issued for Planning
Rev A	04.08.16	Issued for Planning
Rev -	04.05.16	Issued for Planning

# PLANNING

Project No. **15084**

Client **GFZ Properties Ltd.**

Date **February 2016**

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

Project **19 John Street**

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

Drawing No. **P\_02** Rev. **A**

Drawn **DH** Approved **MW** Signed

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