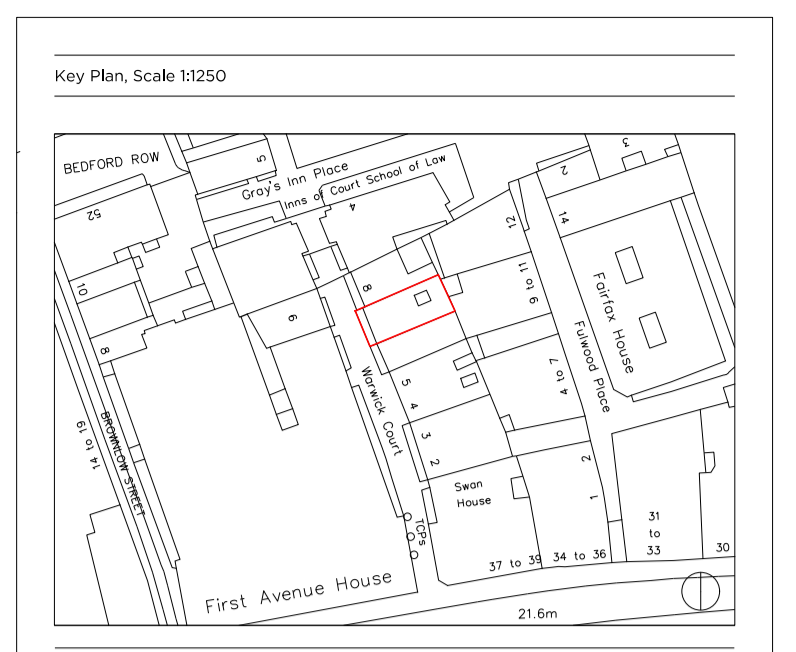


**C. Revision Notes:**

- 1. Joinery to be removed.
- 2. Door to bathroom from hallway.
- 3. Entrance to Flat 05 to be adjusted to begin in hallway, existing door to be demolished.
- 4. Proposed shower.
- 5. Proposed kitchen.



- Demolition Key:**
- Existing structure / ground
  - Proposed removal of existing structure (in section)
  - Proposed removal of existing structure/finishes (in elevation)
  - Proposed removal of existing structure (in section)
  - Hatch denotes removal of existing concrete slab.
  - Hatch denotes proposed removal of existing structure (in elevation)
- Proposed finishes legend**
- Proposed straight-plank hardwood floor finish on specified floor build-up.
  - Proposed floor floor finish on specified floor build-up.
  - Portland stone.
  - Timber decking.
  - Natural stone floor tiles.
  - Proposed slate roof finish on existing and new roof structure.

- General Notes:**
- Refer to the Door and Window Schedules for a detailed summary of each door and window.
  - All existing floor finishes and existing ply to be carefully removed.
  - Existing floorboards to be carefully removed and reused where possible.
  - New walling/floorboards to be installed to the top of the existing joists in order to level. See Structural Engineer's Information, Low profile UP4 throughout.
  - New drainage and concrete slab to be laid at basement level.
  - Existing slate roof finish to be carefully removed and stored, and new roof felt installed. Existing slates to be replaced with new slates to match existing to replace any damaged slates. Low profile UP4 throughout.
  - Existing structural timber beams to be removed and replaced on a like-for-like basis.
  - Joists are to be inspected and strengthened where required to support increased loads. See Structural Engineer's details.
  - Existing internal walls are to be skimmed and prepared to take new wall finishes as required. All defective existing plaster to be removed and replaced.
  - All existing panelling, mouldings and cornices to have existing paint finish removed for new paint decoration.
  - Existing structural timber beams to be exposed and treated with wood preservative. Ends to be wrapped in DPC and rotten timber to be replaced.

- Proposed legend notes**
- 01 Existing skirting to be refurbished and redecorated.
  - 02 Existing window replaced with double glazed, timber framed sash window.
  - 03 Non-original fireplace to be removed and replaced with traditionally-detailed fireplace.
  - 04 Non-original skirting/trunking to be removed.
  - 05 Traditionally detailed, compliant, timber substitute to replace existing.
  - 06 Existing sash windows refurbished and fitted with secondary glazing internally.
  - 07 New, broomtop bicycles & £250 bicycle voucher to be supplied to each flat.
  - 08 New, double-glazed, timber framed sash windows. Refer to Detail & Access Statement.
  - 09 New lift.
  - 10 Damaged window sills replaced on new-for-new basis.
  - 11 Lightwell to be lowered by 100mm.
  - 12 New, painted metal stair to accommodate level change.
  - 13 Existing rear envelope retained. New, soft-rendered, tiled-clad rear elevation.
  - 14 Proposed bin store.
  - 15 New, double-glazed, anodised aluminium, restricted frame windows, with etched glass louvers fitted externally.
  - 16 New, fixed, double-glazed, anodised aluminium framed glazing panels.
  - 17 New double-glazed, walk-on rooflight.
  - 18 Partial demolition of existing roof, new slope proposed, matching height and width of existing.
  - 19 New, automatic-opening vent to communal stair.
  - 20 Terrace to the roof of proposed rear entrance, with timber decking and glass balustrade.
  - 21 New, proposed condenser in attenuated enclosure.
  - 22 Proposed condenser in attenuated enclosure, refer to M&E design.
  - 23 Reinforced stair to basement level, with timber balustrade.
  - 24 New, single glazed, timber framed window to match existing, fitted with secondary glazing internally.
  - 25 Existing fireplace to be protected and covered.
  - 26 Reconfiguration of existing stair.
  - 27 New dummy window.
  - 28 New double-glazed, traditionally detailed French door.
  - 29 Lining to party wall.
  - 30 Proposed head dormer arrangement to be fitted through existing windows. Redesign of existing non-original dormer windows.
  - 31 Terrace to flat 05, with new planting and Yorkstone paving.
  - 32 Existing joists to be trimmed out.
  - 33 Single surviving cast-iron spindle to ground floor stair to be preserved and maintained.
  - 34 Single surviving cast-iron spindle to be preserved and maintained.
  - 35 Existing structural timber beams to be exposed and treated with wood preservative. Ends to be wrapped in DPC and rotten timber to be replaced.
  - 36 Slates to be removed, retained and new membrane installed. Existing slates to be re-laid and any new slates to match existing.
  - 37 Facade refurbishment.
  - 38 Existing facade to be re-extended and redecorated.
  - 39 Etched glass partition.
  - 40 New Railings.
  - 41 Fixed & obscure proposed windows.
  - 42 Proposed Roof Paint to be removed from Brickwork and redecorated as required.

Rev D	01.11.16	Issued for planning submission
Rev C	12.09.16	Issued for planning submission
Rev B	07.07.16	Issued for planning submission
Rev A	03.12.15	Issued for planning submission

**PLANNING**

Project No. **14029**

Client **GFZ Developments Ltd.**

Date **October 2015**

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

Project **7 Warwick Court**

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

Drawing No. **P\_04** Rev. **D**

Drawn	Approved	Signed
DI	MW	AB

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