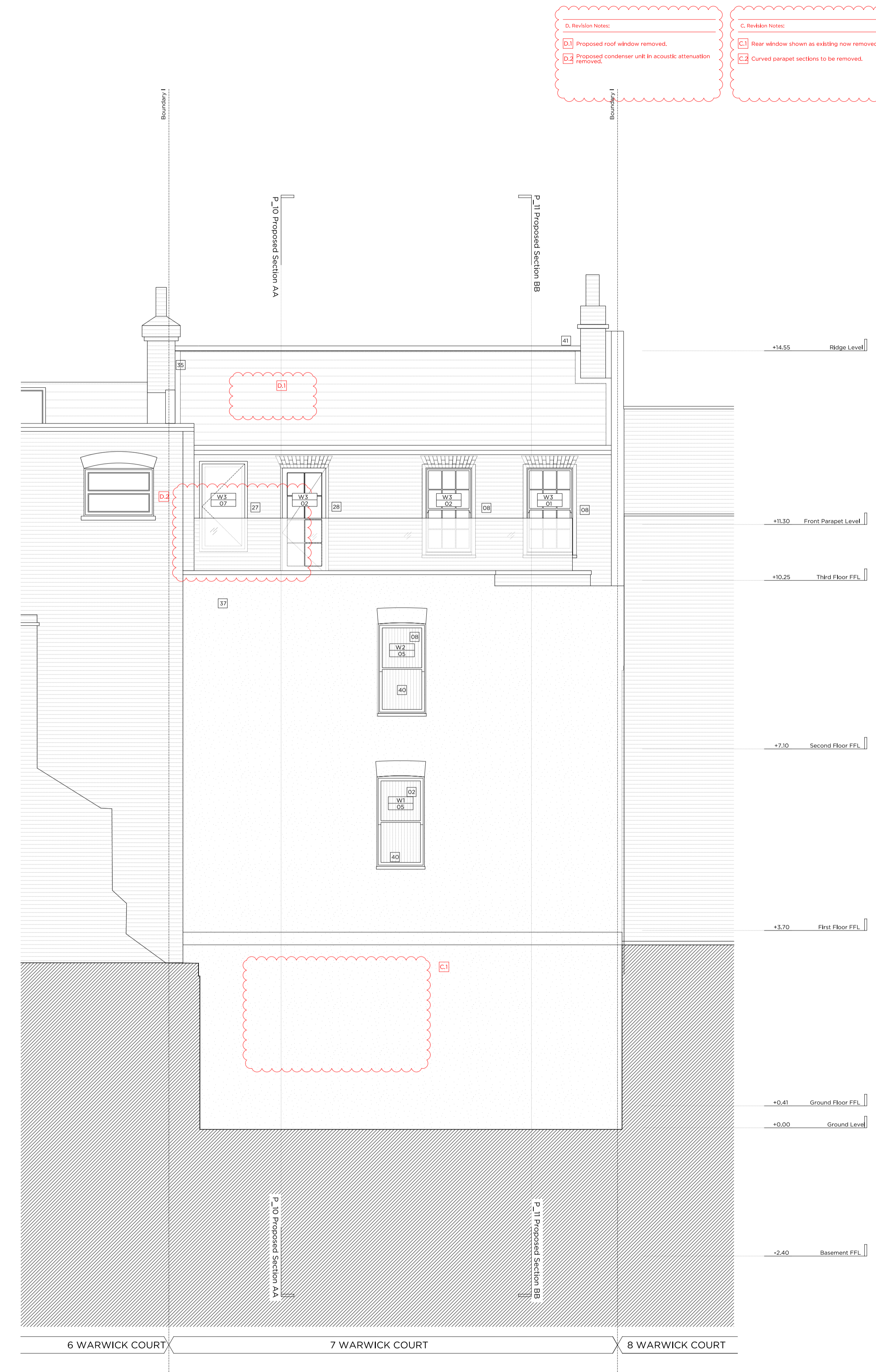
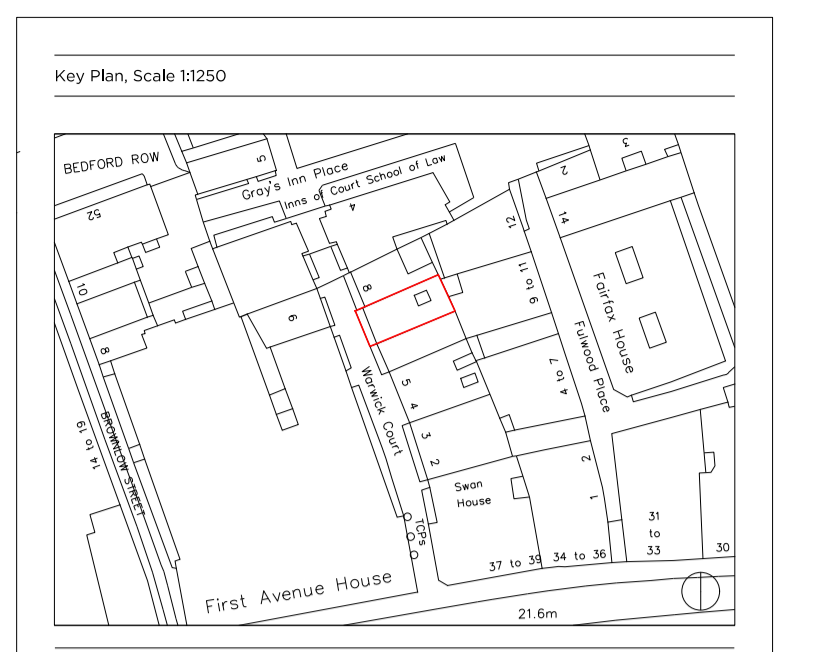


Demolition Rear Elevation



Proposed Rear Elevation

- B. Revision Notes:**
- 01 Proposed roof window removed.
 - 02 Proposed condenser unit in acoustic attenuation removed.
- C. Revision Notes:**
- 03 Rear window shown as existing now removed.
 - 04 Curved parapet sections to be removed.



- Demolition Key:**
- Existing structure / ground
 - Proposed removal of existing structure (in section)
 - Proposed removal of existing structure/fittings (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-bank 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 existing floorboards to be installed. New furniture/joints are to be installed to the top of the existing joists in order to level. See Structural Engineer's Information, Low profile GFR Fibrefoot.
 - 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 laid, new slates to match existing to replace any damaged slates. Low profile GFR Fibrefoot canopy and dormer windows 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 panning, 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 gannals to be refurbished and redecorated.
 - 02 Existing window replaced with double glazed, timber framed sash window.
 - 03 Non-original firecase to be removed and replaced with traditionally-detailed firecase.
 - 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, trompion bicycles & £250 bicycle voucher to be supplied to each flat.
 - 08 New, double-glazed, timber framed sash windows. Refer to Section & Access Statement.
 - 09 New lift.
 - 10 Damaged window sills replaced on a like-for-like basis.
 - 11 Lightweight to be lowered by 100mm. New, painted metal stair to accommodate level change.
 - 12 Existing rear envelope retained. New, contemporary, blacked rear entrance doors to be installed.
 - 13 Proposed bin store.
 - 14 New, double-glazed, anodised aluminium, restricted tilt, framed windows, with etched glass louvers fitted externally.
 - 15 New, fixed, double-glazed, anodised aluminium framed glazing panels.
 - 16 New double-glazed, walk-on rooflight.
 - 17 New double-glazed, conservation 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. This proposed condenser in attenuated enclosure.
 - 21 Proposed condenser in attenuated enclosure.
 - 22 Proposed condenser in attenuated enclosure, refer to M&E design.
 - 23 Reinstated stair to basement level, with 7 balustrade.
 - 24 New, single glazed, timber framed window to match existing, fitted with secondary glazing internally.
 - 25 Existing firecase 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 rear dormer arrangement to be through with existing windows. Rebuildwork of existing non-original dormer windows.
 - 31 Terrace to flat 02, with new planting and Yorkstone paving.
 - 32 Existing joists to be trimmed out. Single surviving cast-iron spindle to ground floor stair to be preserved and maintained.
 - 33 Single, surviving cast-iron spindle to be preserved and maintained.
 - 34 Existing structural timber beams to be exposed and treated with wood preservative. Ends to be wrapped in DPC and rotten timber to be replaced.
 - 35 Slates to be removed, retained and new membrane installed. Existing slates to be re-laid and any new slates to match existing.
 - 36 Facade refurbishment.
 - 37 Existing facade to be re-rendered and redecorated.
 - 38 Etched glass partition.
 - 39 New Railings.
 - 40 Fixed & obscure proposed windows.
 - 41 Proposed Roof.
 - 42 Paint to be removed from Brickwork and redecorate 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 Rear Elevation**

Drawing No. **P_09** Rev. **D**

Drawn	Approved	Signed
DI	MW	AB

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