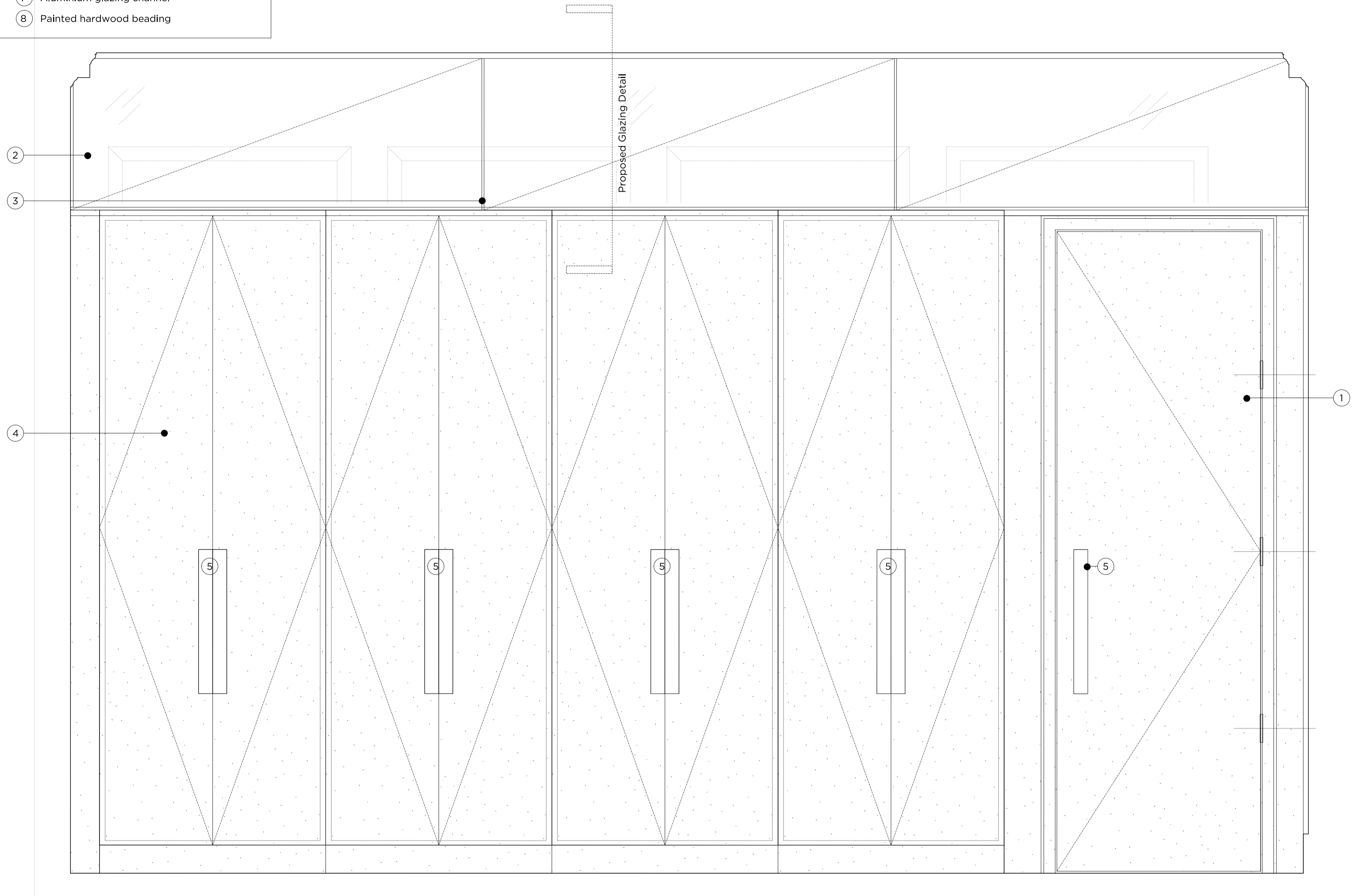
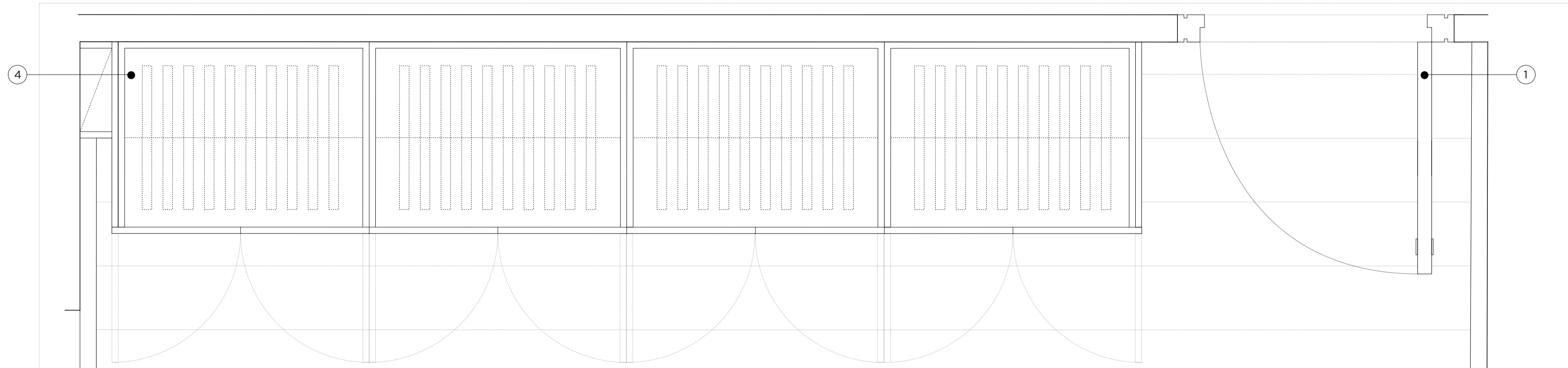


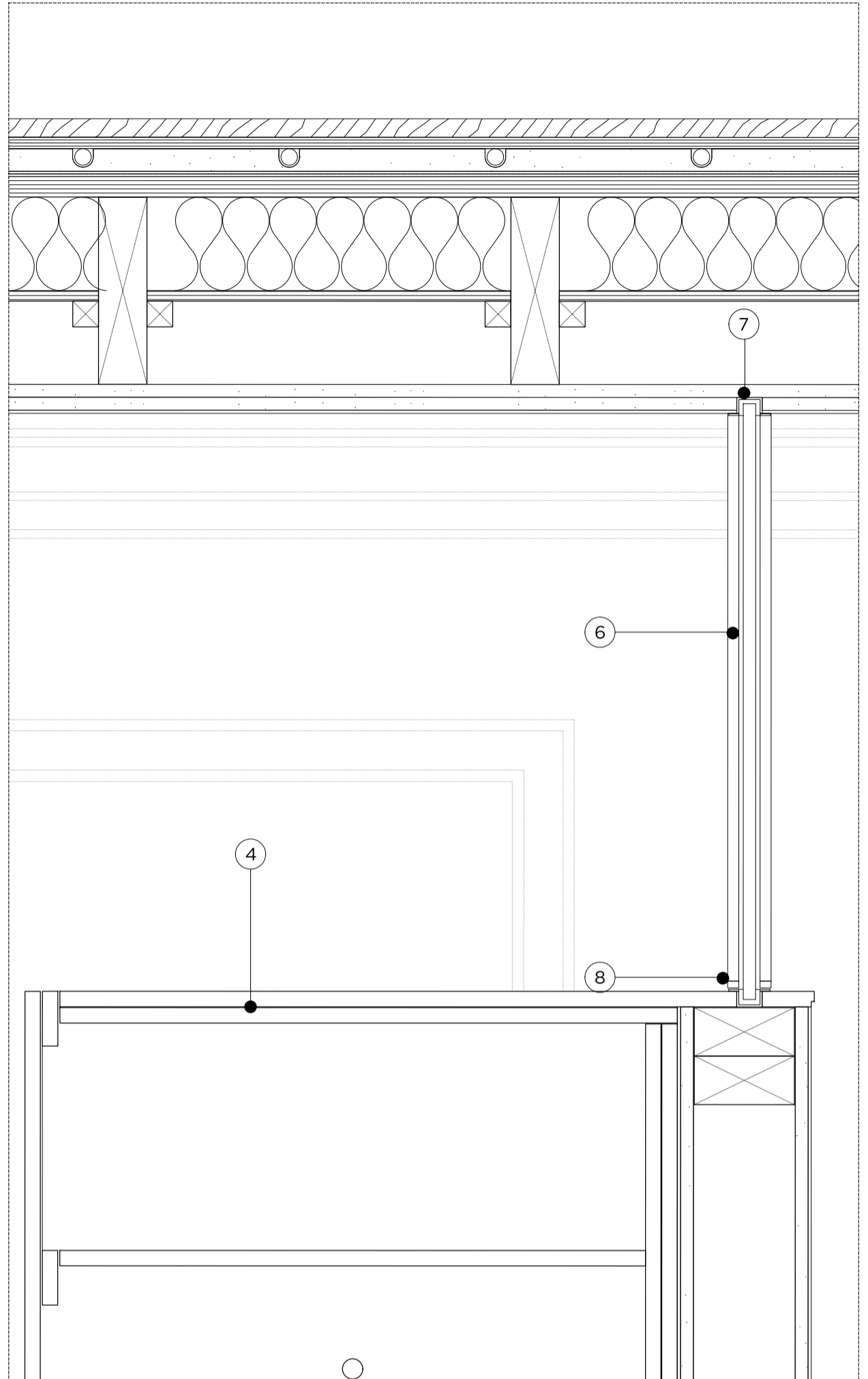
- Notes
- 1 Flat panel single door
 - 2 Glazing panels (1460x560mm)
 - 3 Glass joint (8mm)
 - 4 Bespoke Joinery
 - 5 Recessed finger pull handle
 - 6 12mm single glass panel
 - 7 Aluminium glazing channel
 - 8 Painted hardwood beading



Proposed Joinery Elevation



Proposed First Floor Plan



Proposed Glazing Detail - 1:5

Key Plan, Scale 1:1250

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-tank hardwood floor finish on specified floor build-up.
- Proposed 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:

1. Refer to the Door and Window Schedules for a detailed summary of each door and window.
2. All existing floor finishes and existing ply to be carefully removed.
3. 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 EPR throughout.
4. New drainage and concrete slab to be laid at basement level.
5. Existing slate roof finish to be carefully removed and stored, and new roof felt installed. Existing slates to be placed, new slates to match existing to replace any damaged slates. Lowwork to be carried out to replace any damaged canopy and dormer windows to be removed and replaced on a like-for-like basis.
6. Joists are to be inspected and strengthened where required to support increased loads, to Structural Engineer's detail.
7. 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.
8. All existing panelling, mouldings and cornices to have existing paint finish removed for new paint decoration.
9. 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 joinery to be refurbished and redecorated.	22 Proposed condenser in attenuated enclosure, refer to M&E design
02 Existing window replaced with double-glazed, timber framed sash window.	23 Reinstated stair to basement level, with compliant, traditionally-detailed, balustrade.
03 Non-original fireplace to be removed and replaced with traditionally-detailed fireplace.	24 New, single-glazed, timber framed window to match existing, fitted with secondary glazing internally.
04 Non-original skirting/trunking to be removed.	25 Existing fireplace to be protected and covered.
05 Traditionally detailed, compliant, timber substitute to replace existing.	26 Reconfiguration of existing stair.
06 Existing sash windows refurbished and fitted with secondary glazing internally.	27 New dummy window.
07 2no. brompton bicycles & £250 bicycle voucher to be supplied to each flat.	28 New double-glazed, traditionally detailed French door.
08 New, double-glazed, timber framed sash windows. Refer to Detail & Access Statement.	29 Lining to party wall.
09 New lift.	30 Proposed head dormer arrangement to be fitted through existing windows. Redesign of existing non-original dormer windows.
10 Damaged window sills replaced on 2 no-for-2 no basis.	31 Terrace to flat 01, with new planting and Yorkstone paving.
11 Lightwell to be lowered by 100mm. New, painted metal stair to accommodate level change.	32 Existing joists to be trimmed out.
12 Existing rear envelope retained. New, contemporary, timber-clad rear elevation to be preserved and maintained.	33 Single, surviving cast-iron spindle to ground floor stair to be preserved and maintained.
13 Proposed bin store.	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, new membrane installed. Existing slates to be re-laid and any new slates to match existing.
14 New, double-glazed, anodised aluminium, restricted tilt, framed windows, with etched glass louvers fitted externally.	35 Facade Refurbishment.
15 New, fixed, double-glazed, anodised aluminium framed glazing panels.	36 Existing facade to be re-rendered and redecorated.
16 New double-glazed, walk-on rooflight.	37 Etched glass partition.
17 New double-glazed, conservation rooflight.	38 New Railings.
18 Partial demolition of existing roof, new slope proposed, matching height and width of existing.	39 Fixed & obscure proposed windows.
19 New, automatic-opening vent to communal stair.	40 Proposed Roof
20 Terrace to the roof of proposed rear entrance, with timber decking and planting and wrap-around glass balustrade.	41 Paint to be removed from Brickwork and redecorated as required.
21 No proposed condenser in attenuated enclosure.	

Rev - 01.11.16 Issued for planning submission

PLANNING

Project No. **14029**

Client **GFZ Developments Ltd.**

Date **October 2015**

Scale **1:20 & 1:10 @A3 / 1:10 & 1:5 @A1**

Project **7 Warwick Court**

Drawing Title **Proposed Joinery Elevation & Glazing Detail**

Drawing No. **P_19** Rev. **-**

Drawn	Approved	Signed
DI	MW	AB

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