

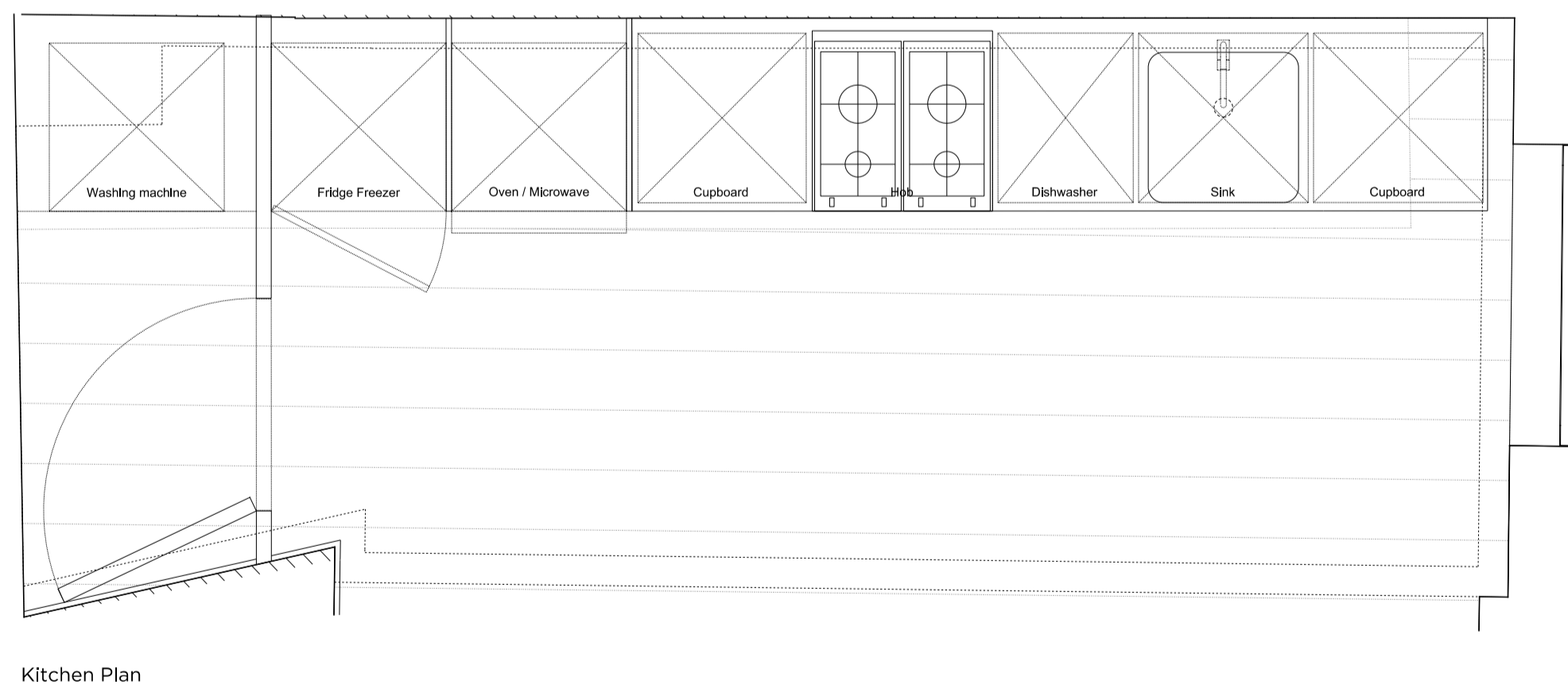
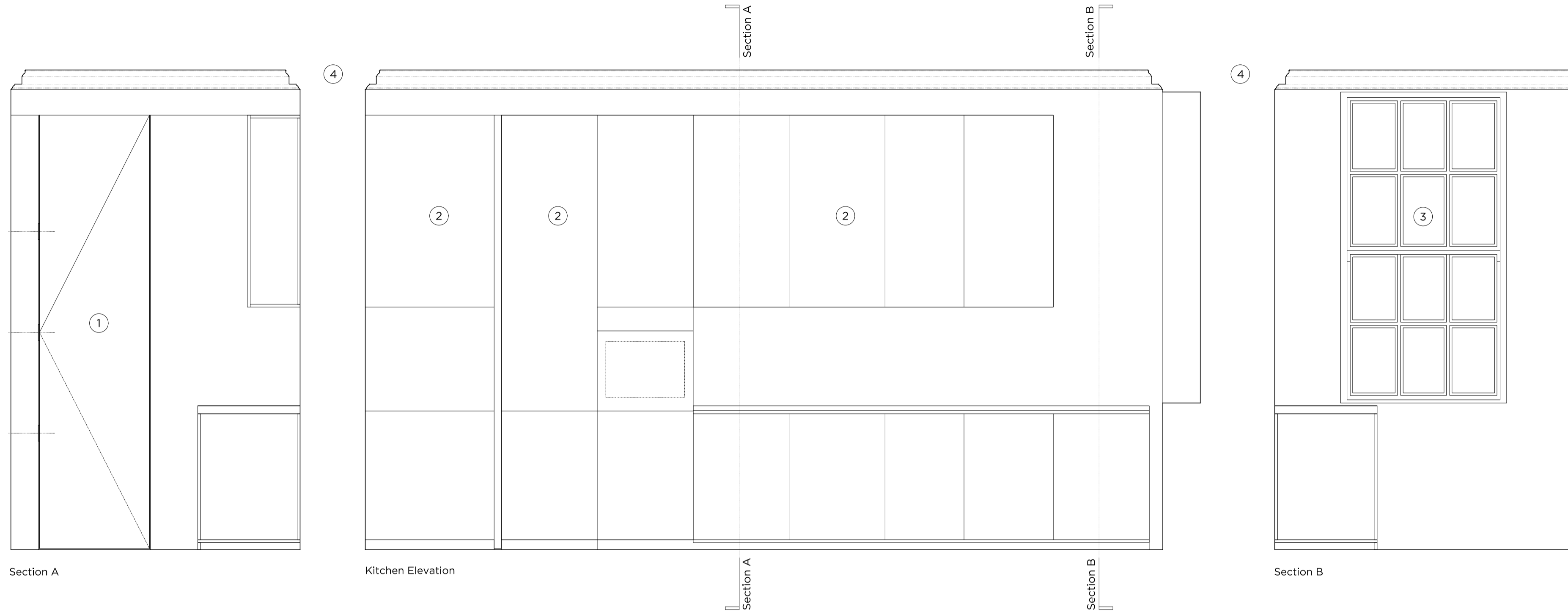


Finishes

 Matt Spray Lacquer Finish Refer to NBS 210 and the Finishes Schedule
 Mirror Refer to NBS 210 and the Finishes Schedule

Notes

- 1 Flat panel single door
- 2 Kitchen Joinery
- 3 Existing Sash window
- 4 Existing Cornice to be protected



Key Plan, Scale 1:250

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 tiled 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 flooring/floorboards to be installed. New furrings/joists are to be installed to the top of the existing joists in order to level see Structural Engineer's Information, Low profile UP4 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 replaced. New slates to match existing to replace any damaged slates. Lookwork to fill portion of the roof existing structure canopy and dormer windows to be removed and replaced on a like-for-like basis.
6. Joists are to be checked up and strengthened where required to support increased loads, to Structural Engineer's details.
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 panelling to be refurbished and redecorated.	22 Proposed condensers 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 timber skirting.
03 Non-Original fireplace to be removed and replaced with traditionally-detailed fireplace.	24 New, single-glazed, timber framed window to retain 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 skirting to replace existing.	26 Reconfiguration of existing stair.
06 Existing sash windows refurbished and fitted with secondary glazing internally.	27 New dummy window.
07 New, 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 like through with existing windows. Replacement of existing non-tilt dormer windows.
10 Damaged window sills replaced on a like-for-like 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, soft-roofed, enclosed rear porch to be retained.	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.
14 New, double-glazed, anodised aluminium, recessed lift framed windows, with etched glass louvers fitted externally.	35 Slates to be removed, retained and new membrane installed. Existing slates to be re-laid and any new slates to match existing.
15 New, fixed, double-glazed, anodised aluminium framed glazing panels.	36 Facade refurbishment.
16 New double-glazed, walk-on rooflight.	37 Existing facade to be re-rendered and redecorated.
17 New double-glazed, conservation rooflight.	38 Etched glass partition.
18 Partial demolition of existing roof, new slope proposed, matching height and width of existing.	39 New Railings.
19 New, automatic-opening vent to communal stair.	40 Fixed & obscure proposed windows.
20 Terrace to the roof of proposed rear extension, with timber decking glass balustrade.	41 Proposed Roof
21 New, proposed condenser in attenuated enclosure.	42 Paint to be removed from Brickwork and replaced as required.

Rev - 013116 Issued for planning submission

PLANNING

Project No. **14029**

Client **GFZ Developments Ltd.**

Date **October 2015**

Scale **1:40@A3 / 1:20@A1**

Project **7 Warwick Court**

Drawing Title: **Proposed Kitchen Layout - Flat 03**

Drawing No. **P_20** Rev. **-**

Drawn	Approved	Signed
DI	MW	AB



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