

- Notes
- 1 Flat panel single door
  - 2 Glazing panels (1460x560mm)
  - 3 Glass joint (8mm)
  - 4 Bespoke Joinery

JOINERY DETAILS  
P\_19



Proposed Joinery Visual

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-plank hardwood floor finish on specified floor build-up.
- Proposed larch 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.
4. New ceiling floorboards to be installed.
5. New lintels/joints are to be installed to the top of the existing joists in order to level out structural Engineer's information. Low profile UPVC throughout.
6. New drainage and concrete slab to be laid at basement level.
7. Existing slate roof finish to be carefully removed and stored, and new roof felt installed. Existing slates to be reused. New slates to match existing to replace any damaged slates. Leadwork to the dormer of the roof to be replaced. Existing canopy and dormer windows to be removed and replaced on a like-for-like basis.
8. Joists are to be checked up and strengthened where required to support increased loads, to Structural Engineer's details.
9. Existing internal wall gips to be removed and prepared to take new wall finishes as required, all defective existing plaster to be removed and replaced.
10. All existing panelling, mouldings and cornices to have existing paint finish removed for new paint decoration.
11. 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 condenser in attenuated enclosure, refer to MSE design
02 Existing window replaced with double glazing, timber framed sash window.	23 Reinstated stair to basement level with composite, traditionally detailed, timber balustrade.
03 Non-symmetrical 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-symmetrical skirting/burning to be removed.	25 Existing fireplace to be protected and covered.
05 Traditionally detailed, compliant, timber balustrade to replace existing.	26 New dormery window.
06 Existing sash windows refurbished and fitted with secondary glazing internally.	27 New double-glazed, traditionally detailed French door.
07 Zinc, Brompton bicycles & £250 bicycle voucher to be supplied to each flat.	28 Linking to party wall.
08 New, double-glazed, timber framed sash windows. Refer to detail & Access Statement	29 Proposed lead dormer arrangement to fit through with existing windows, replacement of existing non-symmetrical dormer windows.
09 New lift.	30 Terrace to Flat G1 with new planting and Yorkstone paving.
10 Damaged window sills replaced on like-for-like basis.	31 Existing joints to be trimmed out.
11 Lightwell to be lowered by 100mm.	32 Single, up-lifting cast-iron spindle to garage floor stair to be preserved and maintained.
12 Existing rear entrance retained. New, open-roofed, timber framed rear entrance to be preserved and maintained.	33 Single, up-lifting cast-iron spindle to be replaced and treated with wood preservative. Ends to be wrapped in DPC and rotten timber to be replaced.
13 Proposed tile stone.	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, existing timber framed windows, with etched glass louvers. Fit over 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 Partial demolition of existing roof, new flat pitched metal roof by height and width of existing.	38 New Railings.
18 New automatic-opening vent to communal stair.	39 Fixed & obscure proposed windows.
19 Terrace to the roof of proposed rear entrance with timber decking.	40 Proposed Roof
20 New lift.	41 Paint to be removed from Brickwork and replaced as required.
21 No proposed condenser in attenuated enclosure.	

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# PLANNING

Project No. **14029**

Client **GFZ Developments Ltd.**

Date **October 2015**

Scale

Project **7 Warwick Court**

Drawing Title **Proposed Joinery Visual**

Drawing No. **P\_21** Rev. **-**

Drawn	Approved	Signed
DI	MW	AB

**Marek Wojciechowski Architects Ltd.**

66-68 Margaret Street W1W 8SR T. 020 7580 9336 www.mwa.co.uk

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