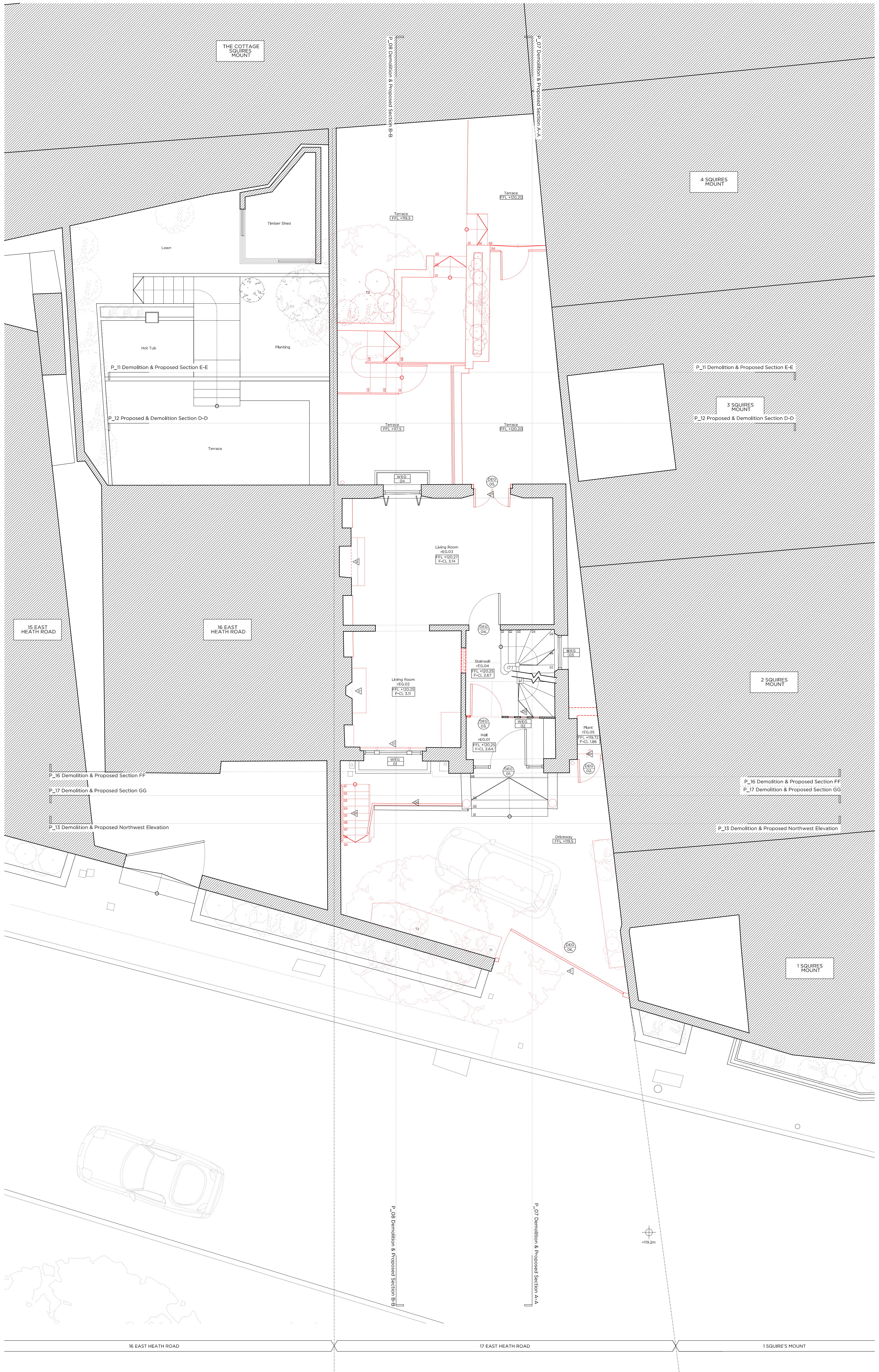
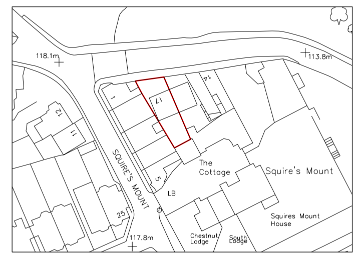


Demolition Ground Floor Plan

Proposed Ground Floor Plan

Key Site Plan 1:1250



Key:

- Existing structure / earth
- Existing structure / fittings to be removed
- New structure
- Hatch denotes area of excavation
- New Soil
- Hatch denotes area of gardening excavation
- Line denotes removal of existing structure
- Denotes existing fittings to be removed
- SVP — Soil Vent Pipe
- UFH — Underfloor heating

General Notes:

1. Refer to the Door and Window Schedules for a detailed summary of the proposal for each door and window.
2. Existing floor finishes are to be removed.
3. Existing floorboards are to carefully removed and set aside, new furrings to be installed to the top of the existing joists in order to level, and then the existing floorboards are to be reinstated.
4. Underfloor heating to be provided throughout.

Elevation Key: A, B, C, D

Legend: Proposed Finishes

- Proposed plank hardwood floor finish on specified floor build-up.
- Proposed carpet on specified floor build-up.
- Proposed porcelain tile floor finish on specified floor build-up.
- Proposed Bogan fan natural stone setts on specified floor build up.
- Proposed natural stone floor finish on specified floor build-up.

Proposed floor build-up's

Floor 1:	Specified floor finish on new ply, on new water fed UFH, on existing floor boards, laid over existing (levelled) joists, with new insulation.
Floor 2:	Specified floor finish on new electric UFH mat, on new ply, on existing floor boards, laid over existing (levelled) joists, with new insulation between existing joists
Floor 3:	Specified floor finish on new pedestals
Floor 4:	Specified floor finish on new screed with new water-fed UFH system on new insulation, on new structure.
Floor 5:	Specified floor finish on new electric UFH mat, on new insulation, on new structure.
Floor 6:	Paving slab, on new structure
Floor 7:	Expoxy resin, on new structure.

Trees

Refer to corresponding Arboricultural Report by Simon Pryce Arboriculture submitted as part of below planning applications

T1. Silver Birch (to be removed (2016/3423/T))
T2. Plum (to be removed (2016/3440/T))
T3. Himalayan birch (to be replaced (2016/4223/P))

Demolition Notes

01	External staircase to be removed.
02	Non-original timber structure to be removed and rebuilt in masonry.
03	Non-original extension to be removed and replaced.
04	Non-original window to be removed and replaced.
05	Non-original internal glazing to be removed.
06	Existing metal railing to be removed and replaced.
07	Non-original door to be removed and replaced.
08	Non-original ceiling to be removed and replaced.
09	Non- original raised floor to be removed and replaced.
10	Removal of non-original mouldings. Please refer to Heritage Statement.
11	Existing vehicle access gate to be removed.
12	Existing non-original fireplace and surround to be removed.
13	Existing secondary glazing to be removed.
14	Existing FFL to be lowered. Refer to Structural Report.
15	Existing railing to be removed.
16	Remove paint to existing brickwork. Repair and repoint masonry as required.

Proposed Notes

01	New sliding gate detailed to match existing.
02	Proposed metal railings to be traditionally detailed.
03	Proposed metal staircase to lower ground floor.
04	Proposed traditionally detailed timber panel door.
05	Proposed traditionally detailed door. Refer to door schedule.
06	Proposed insulated wall lining.
07	Proposed rooflight.
08	Existing staircase and balustrade to be carefully protected and refurbished.
09	Existing handrail to be carefully dismantled and repositioned.
10	Proposed mouldings to be traditionally detailed. Refer to Heritage Statement.
11	Proposed fireplaces and surrounds to be traditionally detailed. Refer to Heritage Statement.
12	Existing window to be refurbished. Refer to window schedule.
13	Proposed window to be traditionally detailed. Refer to window schedule.
14	Existing brickwork to be repaired and repointed as necessary.
15	Proposed insulation in between existing eaves and lined.
16	Proposed glazed extension.
17	Proposed terraced landscape. Refer to Landscape Proposal.
18	Proposed hot tub.
19	Proposed secondary glazing.
20	Proposed structure. Refer to structural engineers information.
21	Proposed flush panel door.
22	Proposed slatwork to existing trellis.
23	Proposed sliding screen.
24	Proposed aluminium framed tilt turn window.
25	New raised floor to accomodate drainage runs.
26	Proposed electric loft access hatch.
27	New conservation style rooflight to replace existing.
28	New aerial.
29	New satelite dish.
30	Existing window surroundings and mouldings to be refurbished and redecorated.
31	Proposed render
32	Proposed new stair treads. Refer to Heritage Statement.
33	Proposed bin store. Refer to Landscape proposal.
34	Proposed external fireplace.

Rev -	04.11.16	Issued for Planning

PLANNING

Project No.	16006
Client	Mr. & Ms. A. Saleh
Date	November 2016
Scale	1:100 @ A2 / 1:50 @ A0
Project	17 East Heath Road, NW3
Drawing Title:	Demolition & Proposed Ground Floor Plan
Drawing No.	P_01
Rev.	-
Drawn	LG
Approved	RD
Signed	

Marek Wojciechowski Architects

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