THE COTTAGE
SQUIRES MOUNT

P_07 Demolition & Proposed Section A-A

P_08 Demolition & Proposed Section B-B

4 SQUIRES MOUNT

Green Roof

P_11 Demolition & Proposed Section E-E

P_12 Proposed & Demolition Section D-D

3 SQUIRES MOUNT

16 EAST HEATH ROAD

17 EAST HEATH ROAD

WR1 02

WD1 04

Master Bedroom 01.01 FFL +109.76 AOL 3.96

Store

Store

Shower

En-Suite 01.02 FFL +109.76 AOL 3.63

Stairhall 01.04 FFL +109.76 AOL 3.76

W/C 01.03 FFL +109.76 AOL 2.69

WR1 03

WR1 01

2 SQUIRES MOUNT

P_16 Demolition & Proposed Section FF

P_17 Demolition & Proposed Section GG

P_13 Demolition & Proposed Northwest Elevation

1 SQUIRES MOUNT

16 EAST HEATH ROAD

17 EAST HEATH ROAD

1 SQUIRE'S MOUNT

Demolition First Floor Plan

THE COTTAGE
SQUIRES MOUNT

P_07 Demolition & Proposed Section A-A

P_08 Demolition & Proposed Section B-B

4 SQUIRES MOUNT

Green Roof

P_11 Demolition & Proposed Section E-E

P_12 Proposed & Demolition Section D-D

3 SQUIRES MOUNT

16 EAST HEATH ROAD

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WR1 02

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Master Bedroom 01.01 AOL 3.96

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En-Suite 01.02 AOL 3.63

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2 SQUIRES MOUNT

P_16 Demolition & Proposed Section FF

P_17 Demolition & Proposed Section GG

P_13 Demolition & Proposed Northwest Elevation

1 SQUIRES MOUNT

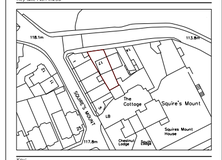
16 EAST HEATH ROAD

17 EAST HEATH ROAD

1 SQUIRE'S MOUNT

Proposed First Floor Plan

Key Site Plan 1:1250



Key

- Existing structure / earth
- New structure
- New Soil
- 1.8m denotes removal of existing structure
- SVP Soil Vent Pipe
- Existing structure / fittings to be removed
- Hatch denotes area of excavation
- Hatch denotes area of gardening excavation
- Denotes existing fittings to be removed
- 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. All dimensions are to be confirmed on site.
3. Existing floorboards are to carefully removed and laid aside for re-use. Where new openings are formed existing joists in order to lock and then the existing floorboards are to be reinstated.
4. Underfloor heating to be provided throughout.

Elevation Key:

Legend: Proposed Finishes

- Proposed planks 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 Bospen fan natural stone laid to on specified floor build up.
- Proposed natural stone floor finish on specified floor build-up.

Proposed Roof buildup'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 new 18mm WBP plywood decking (levelled) joists, with new insulation between existing joists.
- Floor 3: Specified floor finish on new pedestals.
- Floor 4: Green roof build up, on new insulated with new waterfoil 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: Epoxy resin, on new structure.

Trees

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

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

Demolition Notes:

- External staircase to be removed.
- Non-original timber structure to be removed and rebuilt in masonry.
- Non-original extension to be removed and replaced.
- Non-original window to be removed and replaced.
- Non-original internal glazing to be removed.
- Existing metal railing to be removed and replaced.
- Non-original door to be removed and replaced.
- Non-original ceiling to be removed and replaced.
- Non- original raised floor to be removed and replaced.
- Removal of non-original mouldings. Please refer to Heritage Statement.
- Existing vehicle access gate to be removed.
- Existing non-original fireplace and surround to be removed.
- Existing secondary glazing to be removed.
- Existing FFL to be lowered. Refer to Structural Report.
- Existing railing to be removed.
- 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 stonework 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 satellite 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	Date	Issued for Planning
•	04.11.16	

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 First Floor Plan
Drawing No.	P_03
Rev.	•
Drawn	LG
Approved	RD
Skyned	

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