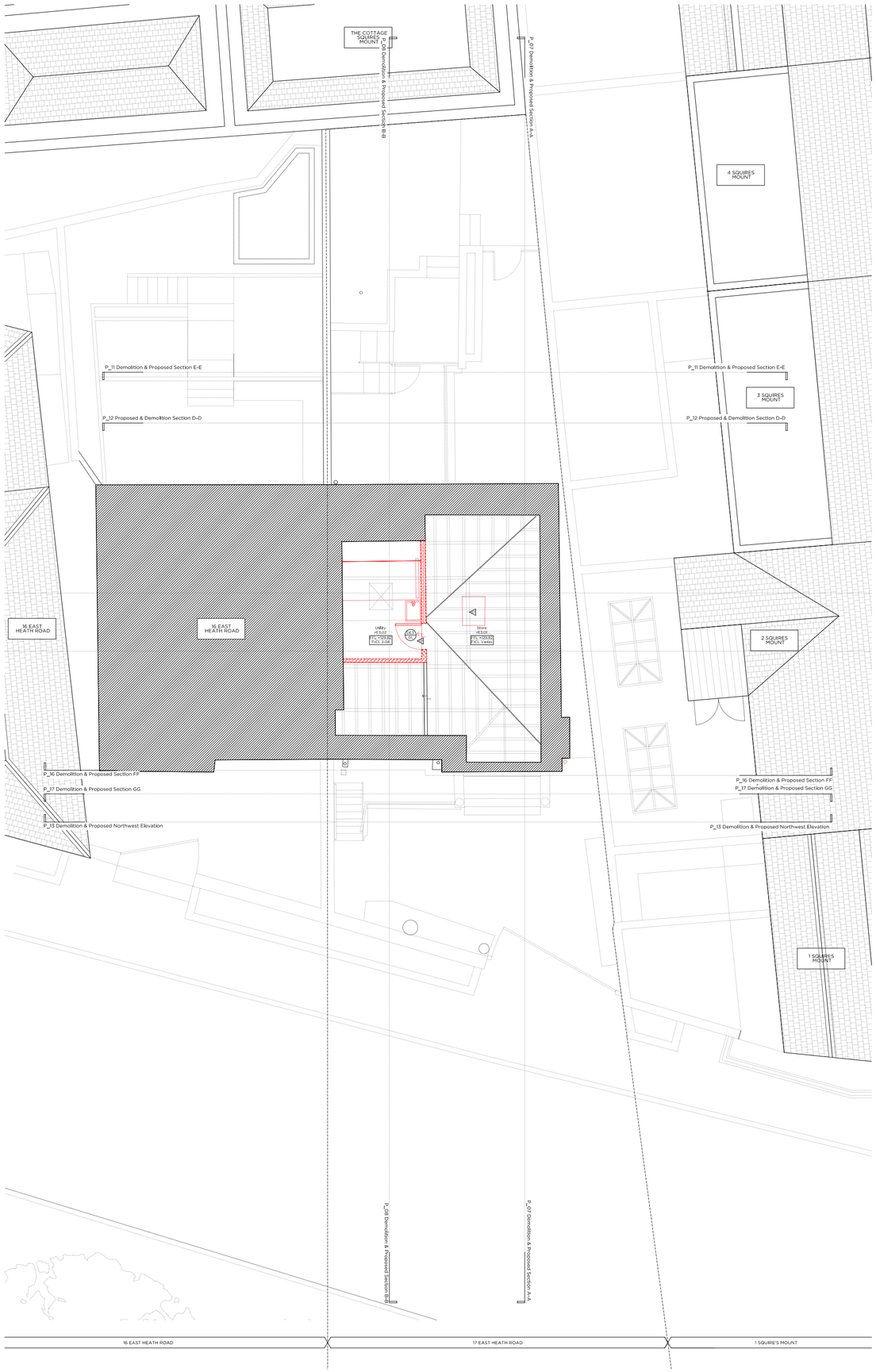
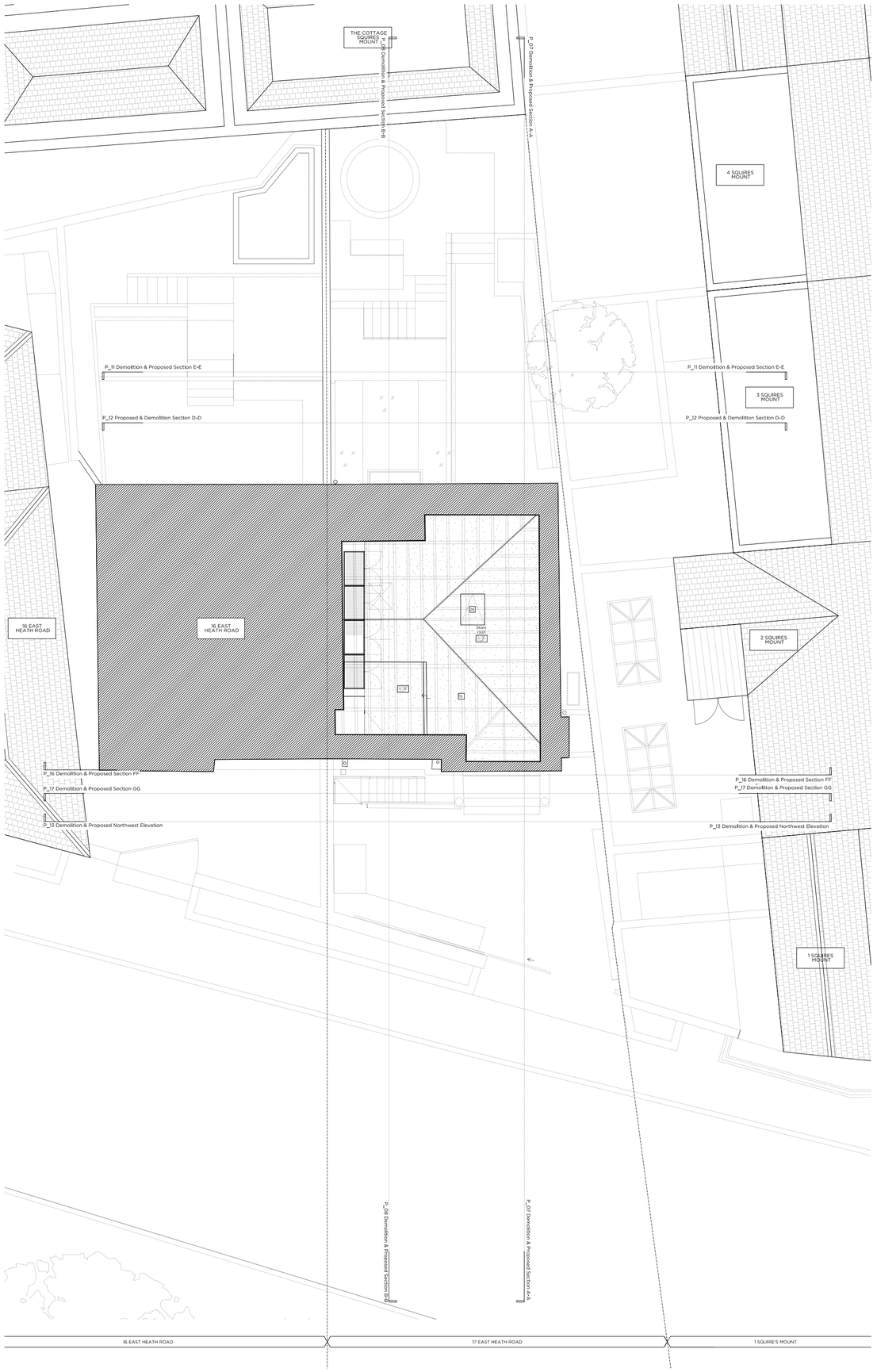
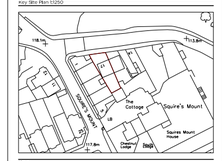


Demolition Loft Floor Plan



Proposed Loft Floor Plan

Key: Site Plan 1:250



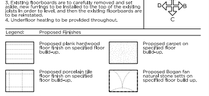
Key:

- 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
- SVP Soil Vent Pipe
- 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 proposals for each door and window.
2. All new timber to be Douglas Fir unless noted.
3. Existing floorboards are to carefully removed and set aside for re-use. Lay new floor insulation in the existing joists in order to level and then the existing floorboards are to be re-laid.
4. Underfloor heating to be provided throughout.

Elevation Key:



Legend: Proposed finishes

- Proposed oak 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 Bisque fan natural stone tatty on specified floor build up.
- Proposed natural stone floor finish on specified floor build-up.

Proposed floor buildups:

Floor 1: Specified floor finish on new cast, on new water hot 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 slab, on new insulation, on 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 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 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:

- 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 PFL 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:

- D1 New sliding gate detailed to match existing.
- D2 Proposed metal railings to be traditionally detailed.
- D3 Proposed metal staircase to lower ground floor.
- D4 Proposed traditionally detailed timber panel door.
- D5 Proposed traditionally detailed door. Refer to door schedule.
- D6 Proposed insulated wall lining.
- D7 Proposed rooflight.
- D8 Existing staircase and balustrade to be carefully protected and refurbished.
- D9 Existing handrail to be carefully dismantled and repositioned.
- D10 Proposed mouldings to be traditionally detailed. Refer to Heritage Statement.
- D11 Proposed fireplaces and surrounds to be traditionally detailed. Refer to Heritage Statement.
- D12 Existing window to be refurbished. Refer to window schedule.
- D13 Proposed window to be traditionally detailed. Refer to window schedule.
- D14 Existing brickwork to be repaired and repointed as necessary.
- D15 Proposed insulation in between existing eaves and lined.
- D16 Proposed glazed extension.
- D17 Proposed terraced landscape. Refer to Landscape Proposal.
- D18 Proposed hot tub.
- D19 Proposed secondary glazing.
- D20 Proposed structure. Refer to structural engineers information.
- D21 Proposed flush panel door.
- D22 Proposed stalwark to existing trellis.
- D23 Proposed sliding screen.
- D24 Proposed aluminium framed tilt turn window.
- D25 New raised floor to accomodate drainage runs.
- D26 Proposed electric loft access hatch.
- D27 New conservation style rooflight to replace existing.
- D28 New aerial.
- D29 New satellite dish.
- D30 Existing window surroundings and mouldings to be refurbished and redecorated.
- D31 Proposed render
- D32 Proposed new stair treads. Refer to Heritage Statement.
- D33 Proposed bin store. Refer to Landscape proposal.
- D34 Proposed external fireplace.

Rev	Date	Issued for
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 Loft Floor Plan
Drawing No.	P_05
Rev.	-
Drawn:	LG
Approved	RD
Signed	

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