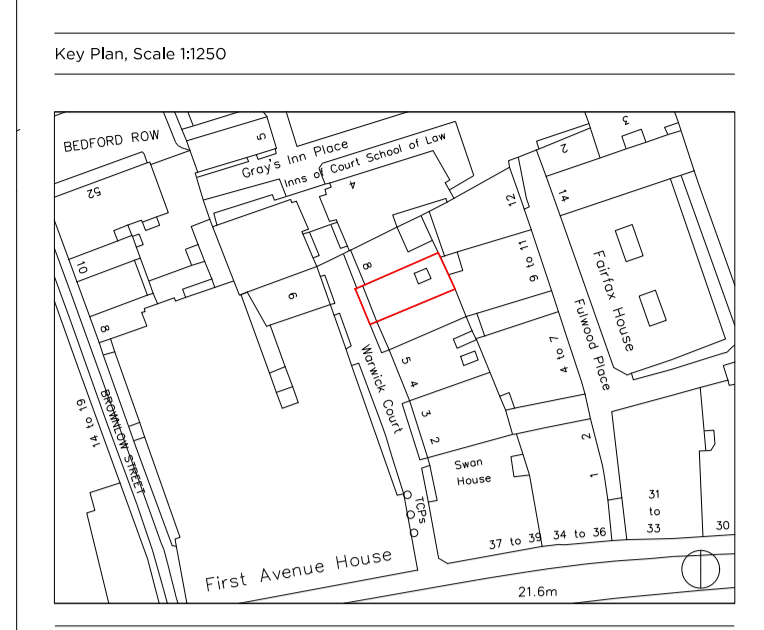


- C. Revision Notes:**
- 1. Joinery to be removed.
  - 2. Door to bathroom from hallway.
  - 3. Entrance to Flat 05 to be adjusted to begin in hallway, existing door to be demolished.
  - 4. Proposed shower.
  - 5. Proposed kitchen.
- D. Revision Notes:**
- 1. Flat 04 Bathroom/Internal store layout revised.
  - 2. Glass screen amended to show lightweight (joinery) partition to separate powder room, bedroom and ensuite.
  - 3. Entrance door to Flat 04 moved towards rear of site by 400mm to allow for repositioning of entrance to Flat 05.



- Demolition Key:**
- Existing structure / ground
  - 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 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.
  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 with new slates to match existing to replace any damaged slates. Downpipes to be replaced with new downpipes. Existing chimney canopy and dormer windows to be removed and replaced on a like-for-like basis.
  6. Joists are to be inspected and strengthened where required to support increased loads, to Structural Engineer's detail.
  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 skirting to be refurbished and redecorated.
  - 02 Existing window replaced with double-glazed, timber framed sash window.
  - 03 Non-original fireplace to be removed and replaced with traditionally-detailed fireplace.
  - 04 Non-original skirting/trunking to be removed.
  - 05 Traditionally detailed, compliant, timber substitute to replace existing.
  - 06 Existing sash windows refurbished and fitted with secondary glazing internally.
  - 07 New, trompion bicycles & £250 bicycle voucher to be supplied to each flat.
  - 08 New, double-glazed, timber framed sash windows. Refer to Detail & Access Statement.
  - 09 New lift.
  - 10 Damaged window sills replaced on like-for-like basis.
  - 11 Lightwell to be lowered by 100mm.
  - 12 New, painted metal star to accommodate level change.
  - 13 Existing rear envelope retained.
  - 14 New, softwood, timber framed roof structure to be preserved and maintained.
  - 15 Proposed bin store.
  - 16 New, double-glazed, anodised aluminium, restricted frame windows, with etched glass louvers fitted externally.
  - 17 New, fixed, double-glazed, anodised aluminium framed glazing panels.
  - 18 New, double-glazed, walk-on rooflight.
  - 19 New, double-glazed, conservation rooflight.
  - 20 Partial demolition of existing roof, new ridge proposed, matching height and width of existing.
  - 21 New, automatic-opening vent to communal star.
  - 22 Ferroc to the roof of proposed rear entrance, with timber decking glass balustrade.
  - 23 No. proposed condensers in attenuated enclosure.
  - 24 Proposed condensers in attenuated enclosure, refer to M&E design.
  - 25 Reinstated stair to basement level, with compliant, traditionally-detailed, timber framed.
  - 26 New, single-glazed, timber framed window to match existing, fitted with secondary glazing internally.
  - 27 Existing fireplace to be protected and covered.
  - 28 Reconfiguration of existing stair.
  - 29 New dummy window.
  - 30 New double-glazed, traditionally detailed French door.
  - 31 Lining to party wall.
  - 32 Proposed head dormer arrangement to be through with existing windows.
  - 33 Reconfiguration of existing non-original dormer windows.
  - 34 Terrace to flat 03, with new planting and Yorkstone paving.
  - 35 Existing joists to be trimmed out.
  - 36 Single surviving cast-iron spindle to ground floor stair to be preserved and maintained.
  - 37 Single surviving cast-iron spindle to be preserved and maintained.
  - 38 Existing structural timber beams to be exposed and treated with wood preservative. Ends to be wrapped in DPC and rotten timber to be replaced.
  - 39 Slates to be removed, retained and new membrane installed. Existing slates to be re-laid and any new slates to match existing.
  - 40 Facade refurbishment.
  - 41 Existing facade to be re-extended and redecorated.
  - 42 Etched glass partition.
  - 43 New Railings.
  - 44 Fixed & obscure proposed windows.
  - 45 Proposed Roof.
  - 46 Paint to be removed from Brickwork and redecorated as required.

Rev E	18.01.16	Issued for planning submission
Rev C	12.09.16	Issued for planning submission
Rev B	07.07.16	Issued for planning submission
Rev A	03.12.15	Issued for planning submission

**PLANNING**

Project No. **14029**

Client **GFZ Developments Ltd.**

Date **October 2015**

Scale **1:100@A3 / 1:50@A1**

Project **7 Warwick Court**

Drawing Title: **Demolition & Proposed Second Floor Plan**

Drawing No. **P\_04** Rev. **E**

Drawn	Approved	Signed
DI	MW	AB

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