



Key:

	Existing structure / earth		Existing structure / fittings to be removed
	New structure		Hatch denotes area of excavation
	Line denotes removal of existing structure		Existing floor finish + substructure to be removed (hatched area)
	Line denotes removal of existing fittings		

General Notes:

- Refer to the Door and Window Schedules for a detailed summary of the proposal for each door and window.
- All existing floor finishes are to be removed.
- Existing floorboards are to be carefully removed and set aside; new floorings are to be installed to the top of the existing joists in order to level, and then the existing floorboards are to be reinstated.
- Existing original skirtings are to remain in situ.

Legend:

	Proposed floor finish		Proposed external timber decking
	Proposed stone floor finish on specified floor build-up		Proposed external paving
	Proposed carpet matting		

Demolition Notes:

- Existing external wall to be demolished
- Existing window to be demolished
- Staircase to be demolished
- Existing railings to be demolished
- Level of vaults to be lowered
- Existing external door to be demolished
- Existing AC conditioner to be demolished
- Service Riser to be removed
- Existing roof to be demolished
- Existing lath and plaster ceiling on ground and first floors to be carefully removed and replaced with new using traditional methods
- Existing internal partitions to be removed
- Existing internal doors to be removed
- 50% of Wine vault shelving to be removed
- Denoted part of the existing slab to be removed to allow new service runs
- Existing wall to be demolished to allow insertion of a new door
- Existing staircase to be carefully removed, retained and reinstated in mirrored arrangement. Refer to Section 5 of Design and Access Statement.

Proposed Notes:

- Claret wing to be rebuilt to be approx. 1 m lower with render finish
- New extension at ground floor level over existing courtyard structure
- New entrance door from front lightwell to replace window at lower ground floor level
- New window to front lightwell to replace existing entrance door at lower ground floor level
- New obscured glazing to be fitted in existing sash window frame
- New glazed sliding door in polyester powdercoated aluminium framing to access existing rear lightwell
- Existing external natural stone finishes to be fitted and re-laid in rear lightwell
- New handrail and balustrade to replace existing partition and balustrade
- New operable rooflight over staircase to rear extension at ground floor level
- New brick soffit over rear glazed extension
- New sash window to existing opening under existing fanlight
- Existing rear wall to increase by 185mm
- New stairs to new roof terrace
- New terrace with rooflight to access loft level
- Proposed service risers
- Proposed acoustic enclosure to plant equipment
- Structural glazing
- Proposed gas fire to existing fireplace
- Proposed recladding of existing front steps with natural stone
- New balustrade to proposed terrace
- Existing door to be blocked up and plastered over
- New doors to access loft storage
- Proposed paving to roof terrace on raised pedestals
- Proposed roof extension to loft level with traditional lead finish
- Proposed ventilation grille/air brick to accommodate MSE requirements
- Existing fireplace retained in situ
- Proposed privacy screen

Proposed M&E Legend:

UFH	Proposed underfloor heating manifold	G	Gas installation point
TH	Trench heater - 100mm deep	W	Water installation point
RWP	Proposed rain water pipe	C	Comms installation point
SVP	Soil vent pipe		Proposed drainage route

Site Plan:

Rev A: 31.03.17
 Revised as numbered below:
 1. Existing floor to vaults to be retained

Rev A: 31.03.17 Issued for Planning
 Rev - 23.12.16 Issued for Planning

PLANNING

Project No. 15084

Client: GFZ Properties Ltd.

Date: December 2016

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

Project: 19 John Street

Drawing Title: Demolition Section A-A

Drawing No. D_12 Rev. A

Drawn: LG	Approved: TB	Signed:
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Marek Wojciechowski Architects

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

Demolition Section A-A