

Rev A: 03.04.17
 Revised as numbered below:
 1. Extent of lightwell floor slab demo revised
 2. Existing lightwell slab retained

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 timbers 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 straight-plank hardwood floor finish on specified floor build-up. | | Proposed external timber decking |
| | Proposed stone floor finish on specified floor build-up. | | Proposed external paving |
| | Proposed coal 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:

- Closest 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 brise soleil 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:



Demolition Front Lightwell Elevation



Proposed Front Lightwell Elevation

Rev A: 03.04.17 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 and Proposed Front Lightwell Elevation**

Drawing No. **P_09** Rev. **A**

| | | |
|-------|----------|--------|
| Drawn | Approved | Signed |
| DG | TB | |

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