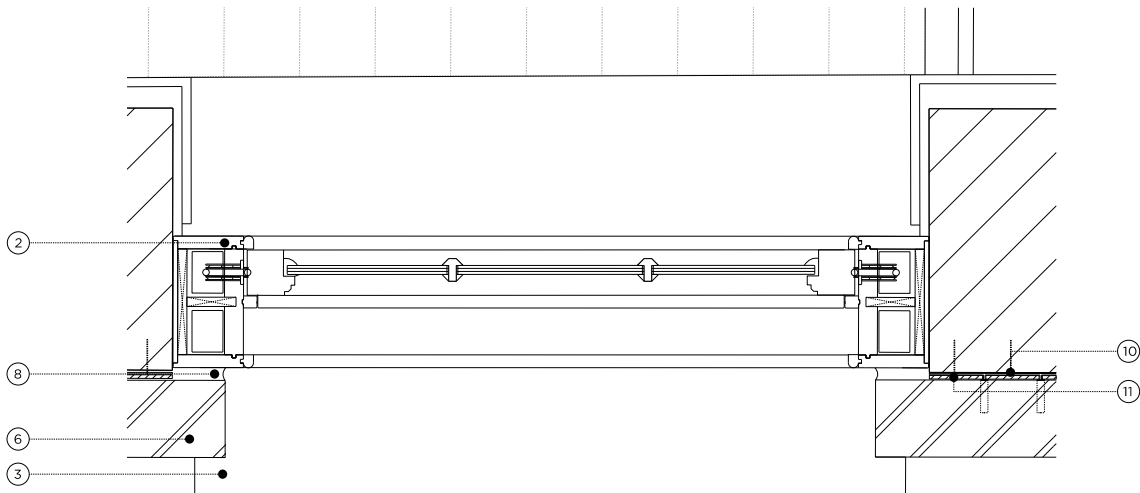


300_103
ELE Window Detail - Type C
Elevation

300_103
SEC Window Detail - Type C
Section



300_103
PLN Window Detail - Type C
Plan

Key Plan, Scale 1:250

Demolition Key:

- Existing structure / ground
- Proposed removal of 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 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 in existing and new roof structure

General Notes:

- Refer to the Door and Window Schedules for a detailed summary of each door and window.
- All existing floor finishes and existing ply to be carefully removed.
- Existing floorboards to be carefully removed and reused where possible.
- New joinery/fittings are to be installed to the top of the existing joists in order to level. See Structural Engineer's Information, Low profile UPH throughout.
- New drainage and concrete slab to be laid at basement level.
- Existing slate roof finish to be carefully removed and stored, and new roof felt installed. Existing slate to be replaced with new slate to match existing to replace any damaged slates. See Structural Engineer's Information, Low profile UPH throughout.
- Existing structural timber beams to be removed and replaced on a like-for-like basis.
- Joists are to be grouted and strengthened where required to support increased loads, to Structural Engineer's details.
- 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.
- All existing panelling, mouldings and cornices to have existing paint finish removed for new paint decoration.
- 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 panelling to be refurbished and redecorated.	22 Proposed condensers in attenuated enclosure, refer to M&E design
02 Existing window replaced with double-glazed, timber framed sash window.	23 Reinstated stair to basement level with completed, traditionally-detailed.
03 Non-orthogonal fireplace to be removed and replaced with traditionally-detailed fireplace.	24 New, single-glazed, timber framed window for match existing, fitted with secondary glazing internally.
04 Non-orthogonal skirting/trunking to be removed.	25 Existing fireplace to be protected and covered.
05 Traditionally detailed, compliant, timber balustrade to replace existing.	26 Reconfiguration of existing stair.
06 Existing sash windows refurbished and fitted with secondary glazing internally.	27 New dummy window.
07 New, double-glazed, timber framed sash windows. Refer to design & access statement.	28 New double-glazed, traditionally detailed French door.
08 New BT.	29 Linking to party wall.
09 Damaged window sills replaced on a like-for-like basis.	30 Proposed lead dormer arrangement to tie through with existing windows, to replacement of existing non-orthogonal dormer windows.
10 Lightwell to be lowered by 100mm, new painted metal stairs, accommodate level change.	31 Terrace to flag or, with new planting and Yorkstone paving.
11 Existing rear envelope retained. New, contemporary brick-clad rear extension to replace existing.	32 Existing joists to be trimmed out.
12 Proposed bin store.	33 Single, surviving cast-iron spindle to ground floor stair to be preserved and maintained.
13 New, double-glazed, angled aluminium, restricted lift, framed windows, with etched glass louvers fitted externally.	34 Existing structural timber beams to be exposed and treated with wood preservative. Ends to be wrapped in DPC and rotten timber to be replaced.
14 New, fixed, double-glazed, angled aluminium framed sliding panels.	35 Slate to be removed, retained and new membrane installed. Existing slates to be re-laid and any new slates to match existing.
15 New, double-glazed, walk-on rooflight.	36 Facade Refurbishment.
16 New, double-glazed, conservation rooflight.	37 Existing facade to be re-rendered and redecorated.
17 Partial demolition of existing roof, new ridge proposed, matching height and width of existing.	38 Etched glass partition.
18 New, automatic-opening vent to cornucopia stair.	39 New Railings.
19 Terrace to the roof of proposed rear extension, with timber decking new planting and wind-round glass balustrade.	40 Fixed & obscure proposed windows.
20 No, proposed condenser in attenuated enclosure.	41 Proposed roof.
21	42 Paint to be removed from brickwork and redecorated as required.

- Notes
- Guaged Brickwork over window head
 - Painted Hardwood box sash window
 - Painted concrete window cill
 - Outline of window frame behind brickwork
 - Brickwork dressed to front of existing masonry wall
 - Selected brickwork - Reclaimed dark London multi stock matching brick to front of 7 Warwick Court
 - Flat recessed lime mortar pointing
 - Mastic weather seal
 - Historic paneling to be reinstated internally
 - Wall tie fixing new leaf of brickwork to existing structure
 - Render layer to face of existing structure

Rev B	28.04.2017	Issued for Discharge of Condition 3
Rev A	26.09.2016	Issued for Planning
Rev -	16.09.2016	Issued for Planning

PLANNING

Project No. 14029

Client: GFZ Developments

Date: April 2017

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

Project: 7 Warwick Court

Drawing Title: Window Detail - Type C

Drawing No. 300_103 Rev. A

Drawn: DG	Approved: TB	Signed: AB
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Marek Wojciechowski Architects Ltd.

66-68 Margaret Street W1W 8SR T. 020 7580 9356 www.mw-a.co.uk

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