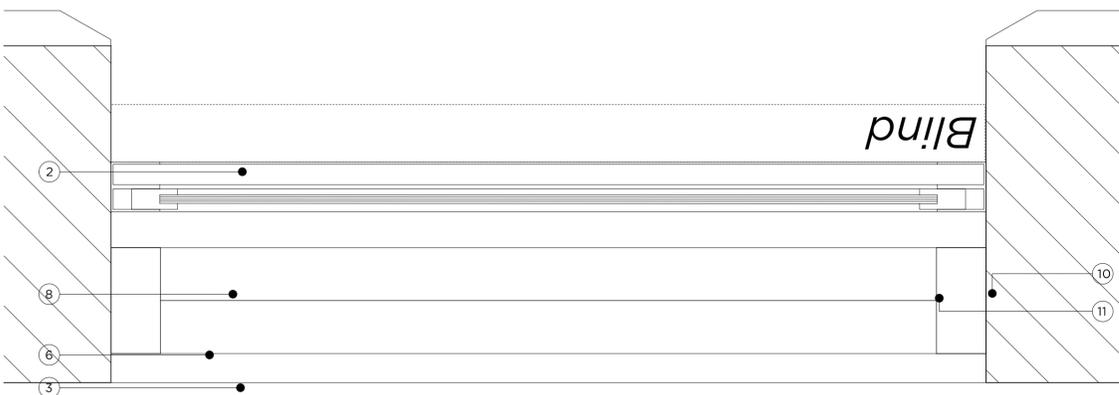


- Notes
- 1 Guaged Brickwork over window head
 - 2 Painted Hardwood box sash window
 - 3 Painted concrete window sill
 - 4 Outline of window frame behind brickwork
 - 5 Brickwork dressed to front of existing masonry wall
 - 6 Selected brickwork - Reclaimed dark london multi stock matching brick to front of 7 Warwick Court
 - 7 Flat recessed lime mortar pointing
 - 8 Mastic weather seal
 - 9 Historic paneling to be reinstated internally
 - 10 Wall tie fixing new leaf of brickwork to existing structure
 - 11 Render layer to face of existing structure



Key Plan, Scale 1:250

Demolition Key:

- Existing structure / ground
- Proposed removal of existing structure (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)
- Hatch denotes proposed removal of existing structure (in section)

Proposed Finishes legend

- Proposed straight plank hardwood floor finish on specified floor building
- Proposed tiled floor finish on specified floor building
- 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. New existing floorboards to be installed. New kerf slates to be installed to the top of the existing joists in order to level. See Structural Engineer's details. Low profile UPH throughout.
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 re-laid. New slates to match existing to replace any damaged slates. Allowance to fit portion of the roof. Existing removal of existing canopy windows to be removed and replaced on a like-for-like basis. Canopy and dormer windows to be removed and replaced on a like-for-like basis. See Structural Engineer's details.
6. Joists are to be replaced and strengthened where required to support increased loads. See Structural Engineer's details.
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 paneling, mouldings and cornices to have existing paint finish removed for new paint decorations.
9. Existing structural timber beams to be exposed and treated with wood preservative. Joists to be wrapped in DPC and rotten timber to be replaced.

Proposed legend notes:

01 Existing paneling 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 compliant, traditionally detailed, timber balustrade.
03 Non-original fireplace to be removed and replaced with traditionally detailed fireplace.	24 New, single glazed, timber framed window to match existing, fitted with secondary glazing internally.
04 Non-original skirting/trunking to be removed.	25 Existing fireplace to be protected and covered.
05 Traditionally detailed, compliant, timber balustrade to reduce existing.	26 Reconfiguration of existing stair.
06 Existing sash windows refurbished and fitted with secondary glazing internally.	27 New dummy window.
07 Zinc, brompton bicycles & £250 bicycle voucher to be supplied to each flat.	28 New double-glazed, traditionally detailed French door.
08 New, double-glazed, timber framed sash windows. Refer to design & Access Statement.	29 Linking to party wall.
09 New lift.	30 Proposed lead dormer arrangement to line through with existing windows. Replacement of existing non-original dormer windows.
10 Damaged window sills replaced on a like-for-like basis.	31 Terrace to flat 01 with new planting and Yorkstone paving.
11 Lightwell to be lowered by 1100mm. New painted metal stair to accommodate level change.	32 Existing joists to be trimmed out.
12 Existing rear envelope retained. New, contemporary brick-clad rear extension to replace existing.	33 Single, surviving cast-iron spindle to ground floor stair to be preserved and maintained.
13 Proposed bin store.	34 Existing structural timber beams to be exposed and treated with wood preservative. Joists to be wrapped in DPC and rotten timber to be replaced.
14 New, double-glazed, roofhead aluminium restricted tilt framed windows, with etched glass louvers fitted externally.	35 Slates to be removed, replaced and new membrane installed. Existing slates to be re-laid and any new slates to match existing.
15 New, fixed, double-glazed, angled aluminium framed glazing panels.	36 Facade refurbishment.
16 New, double-glazed, walk-on rooflight.	37 Existing facade to be re-rendered and redecorated.
17 New, double-glazed, conservation rooflight.	38 Etched glass partition.
18 Partial demolition of existing roof, new ridge proposed, matching height and width of existing.	39 New Railings.
19 New, automatic-opening vent to communal stair.	40 Fixed & obscure proposed windows.
20 Terrace to the roof of proposed rear extension, with Timber decking, new planting and wrap-around glass balustrade.	41 Proposed Roof.
21 No, proposed condenser in attenuated enclosure.	42 Paint to be removed from Brickwork and repainted as required.

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 A**

Drawing No. **300_101** Rev. **A**

Drawn	Approved	Signed
DG	TB	AB

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