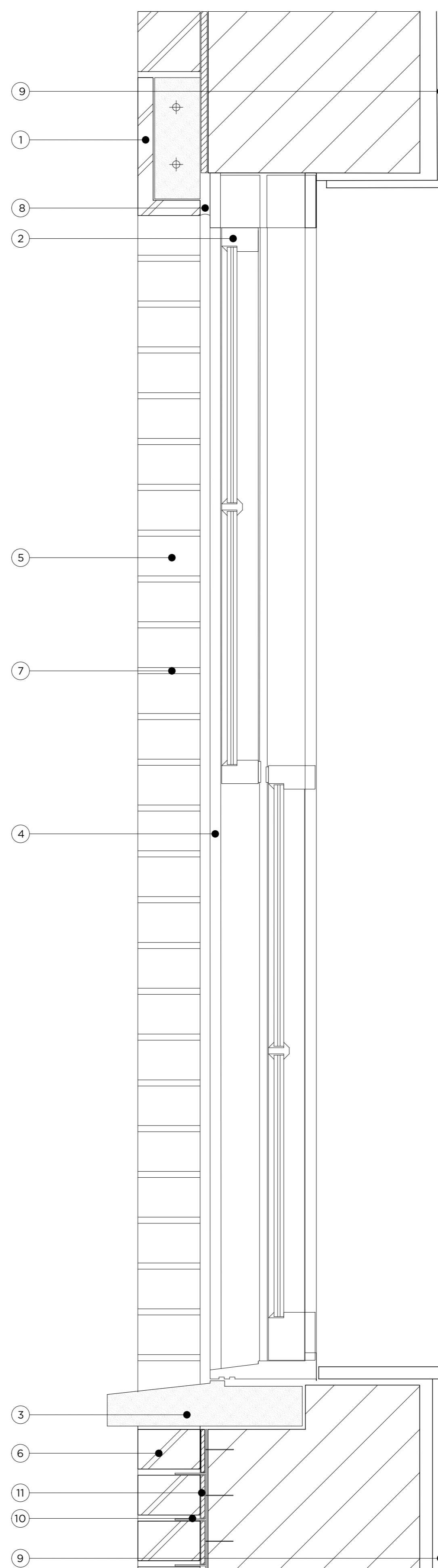
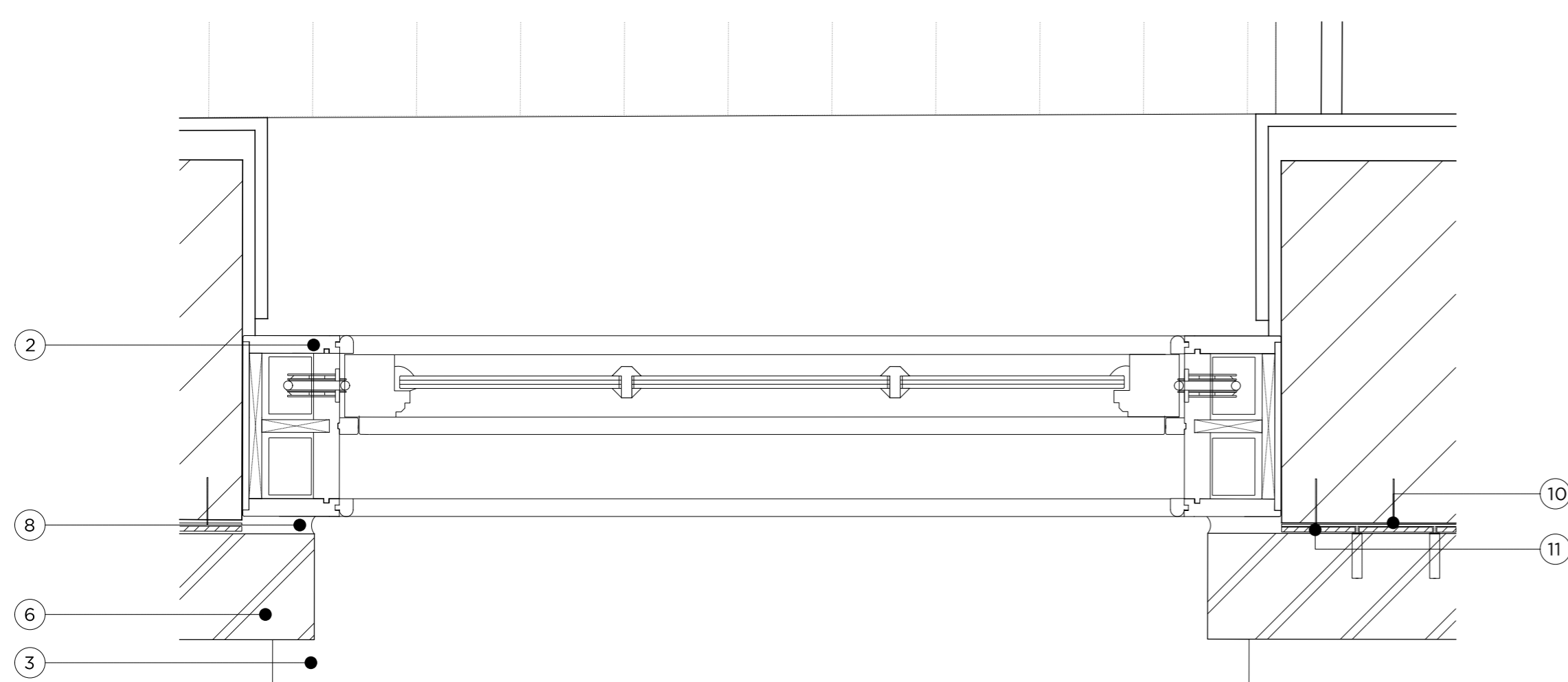


300\_103  
ELE  
Window Detail - Type C  
Elevation



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 elevation)
- Proposed removal of existing structure (in section)
- 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 sub-floor
- Proposed tiled floor finish on specified floor sub-floor
- Portland stone
- Timber decking
- Natural stone floor tiles
- Proposed slate roof finish on 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 existing floorboards to be installed.
- New existing plaster to be installed to the top of the existing joists in order to level. See Structural Engineer's details. 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 slates to be reused. New slates to match existing to replace any damaged slates. Allowance to fill portion of the roof, existing removal of existing dormer windows to be removed and replaced on a like-for-like basis. Canopy and 4. Joints are to be detailed and strengthened where required to support increased loads. See 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 decorations.
- 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 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 traditional, traditionally detailed.
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 replace 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 rack 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 Lining to party wall.
09 New lift.	30 Proposed best dormer arrangement to line through with existing windows. Replacement of existing non-workable dormer windows.
10 Damaged window sills replaced on a like-for-like basis.	31 Terrace to flat 01, with new paving and Yorkstone paving.
11 Lightwell to be lowered by 1000mm. New painted metal door to accommodate level change.	32 Existing joists to be trimmed out. Single surviving cast-iron spindle to ground floor stair to be preserved and replaced with cast-iron.
12 Existing rear entrance 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 replaced in DPC and rotten timber to be replaced.
14 New, double-glazed, roofed aluminium, restricted tilt framed windows, with etched glass louvers fitted externally.	35 Slate 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 paving and wrap-around glass balustrade.	41 Proposed Roof
21 No, proposed condenser in attenuated enclosure.	42 Paint to be removed from Brickwork and re-applied as required.

- Notes**
- 1 Gauged 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 Mastix weather seal
  - 9 Historic panelling to be reinstated internally
  - 10 Wall tie fixing new leaf of brickwork to existing structure
  - 11 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	Approved	Signed
DG	TB	AB

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