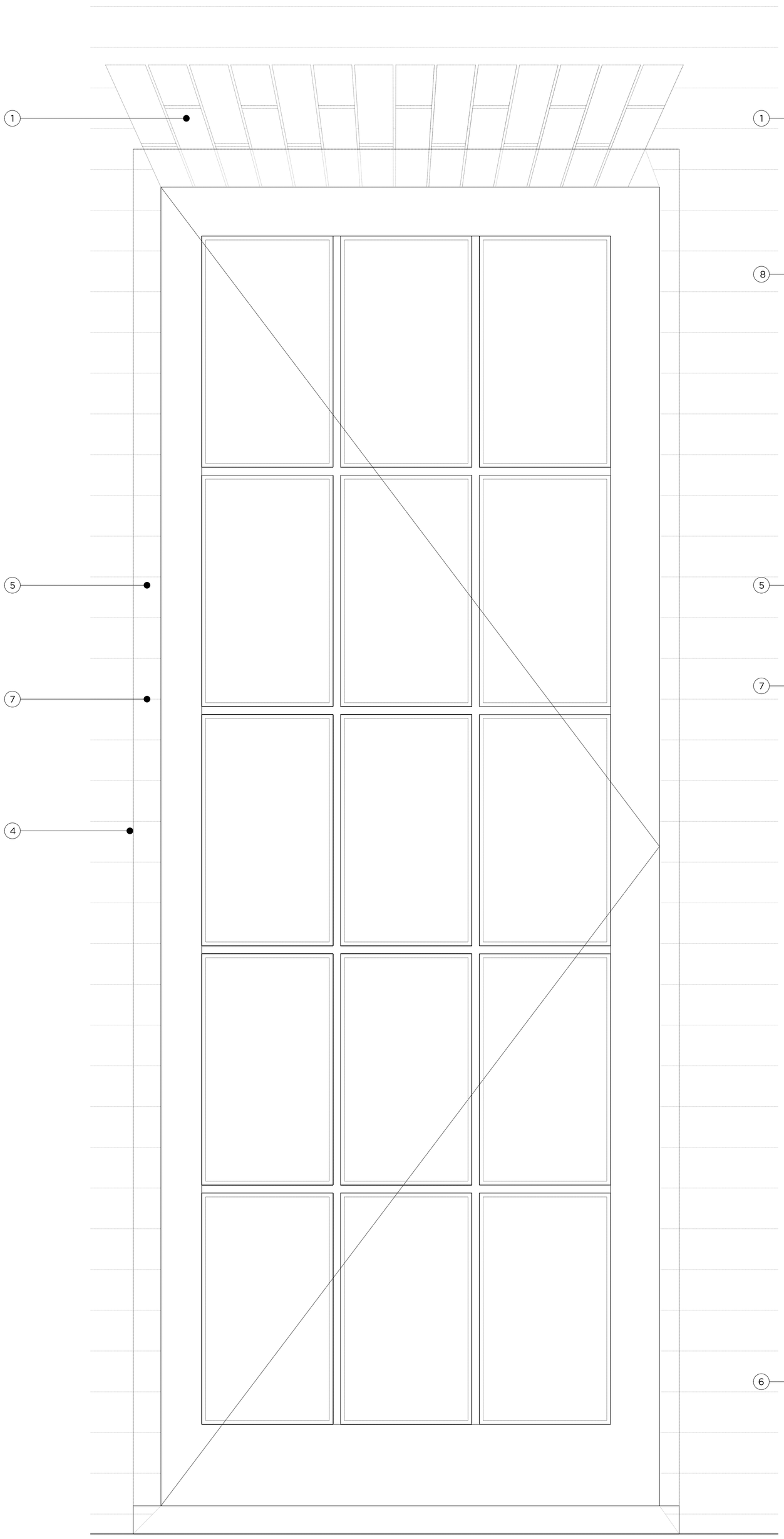
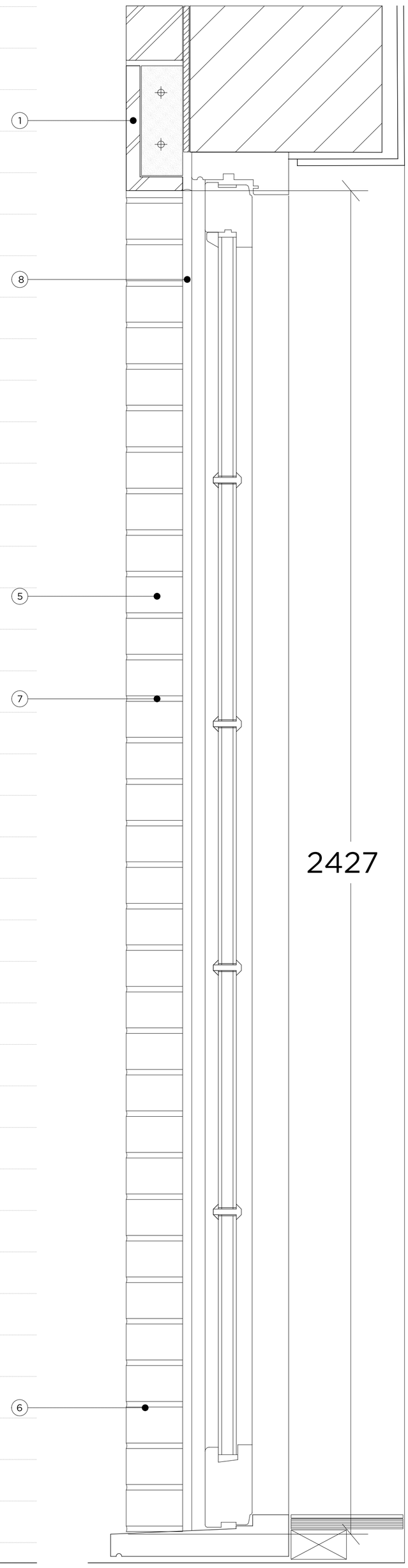


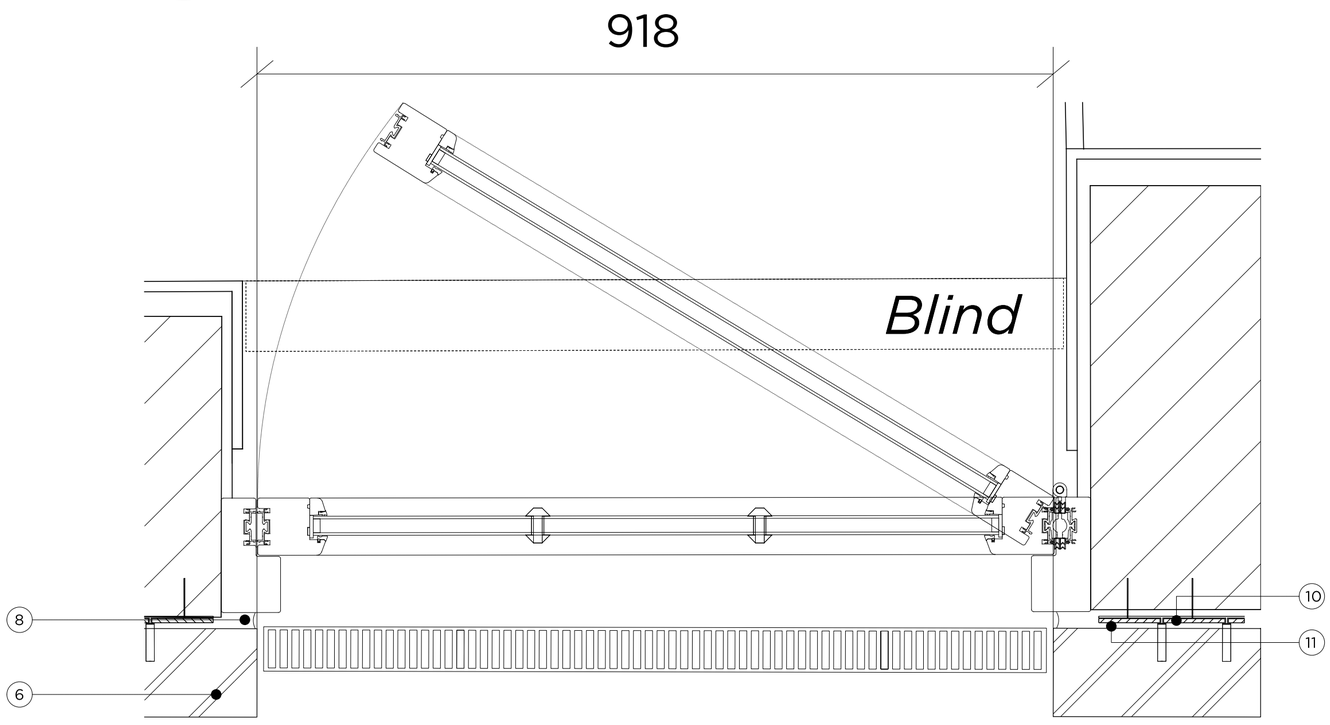
300_104 ELE

Window Detail - Type D
Elevation



300_104 SEC

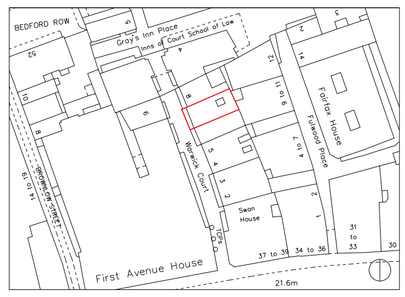
Window Detail - Type D
Section



300_104 PLN

Window Detail - Type D
Plan

Key Plan, Scale 1:1250



Demolition Key:

- Existing structure / ground
- Proposed removal of existing structure (in section)
- Proposed removal of existing structure/fittings (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)

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 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 furrings/joists are to be installed to the top of the existing joists in order to level, see Structural Engineer's information. Low profile UFH thoughout.
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 relaid. New slates to match existing to replace any damaged slates. Leadwork to flat portion of the roof, existing entrance canopy and dormer windows to be removed and replaced on a like-for-like basis.
6. Joists are to be doubled up and strengthened where required to support increased loads, to 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 panelling, mouldings and cornices to have existing paint finish removed for new paint decoration.
9. 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.
02	Existing window replaced with double glazed, timber framed sash window.
03	Non-original fireplace to be removed and replaced with traditionally-detailed fireplace.
04	Non-original skirting/trunking to be removed.
05	Traditionally detailed, compliant, timber balustrade to replace existing.
06	Existing sash windows refurbished and fitted with secondary glazing internally.
07	2no. brompton bicycles & £250 bicycle voucher to be supplied to each flat.
08	New, double-glazed, timber framed sash windows. Refer to design & Access Statement
09	New lift.
10	Damaged window sills replaced on a like-for-like basis.
11	Lightwell to be lowered by 1100mm. New, painted metal stair to accommodate level change.
12	Existing rear envelope retained. New, contemporary brick-clad rear extension to replace existing.
13	Proposed bin store.
14	New, double-glazed, anodised aluminium, restricted tilt, framed windows, with etched glass louvres fitted externally.
15	New, fixed, double-glazed, anodised aluminium framed glazing panels.
16	New, double-glazed, walk-on rooflight.
17	New, double-glazed, conservation rooflight.
18	Partial demolition of existing roof, new ridge proposed, matching height and width of existing.
19	New, automatic-opening vent to communal stair.
20	Terrace to the roof of proposed rear extension, with Timber decking , new planting and 'wrap-around' glass balustrade.
21	1no. proposed condenser in attenuated enclosure.
22	Proposed condensers in attenuated enclosure, refer to M&E design
23	Reinstated stair to basement level, with compliant, traditionally-detailed, timber balustrade.
24	New, single glazed, timber framed window to match existing, fitted with secondary glazing internally.
25	Existing fireplace to be protected and covered.
26	Reconfiguration of existing stair.
27	New dummy window.
28	New double-glazed, traditionally detailed French door.
29	Lining to party wall.
30	Proposed lead dormer arrangement to line through with existing windows. Replacement of existing non-original dormer windows.
31	Terrace to Flat 01, with new planting and Yorkstone paving.
32	Existing joists to be trimmed out.
33	Single, surviving cast-iron spindle to ground floor stair to be preserved and maintained.
33	Single, surviving cast-iron spindle to ground floor stair to be preserved and maintained.
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.
35	Slate to be be removed, retained and new membrane installed. Existing slates to be relaid and any new slates to match existing.
36	Facade Refurbishment.
37	Existing facade to be re-rendered and redecorated.
38	Etched glass partition.
39	New Railings.
40	Fixed & obsure proposed windows.
41	Proposed Roof
42	Paint to be removed from Brickwork and repointed as required.

Notes

1. Guaged Brickwork over window head
2. Painted Hardwood box sash window
3. Painted concrete window cill
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

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 D
Drawing No.	300_104
Rev.	A
Drawn	DG
Approved	TB
Signed	AB

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