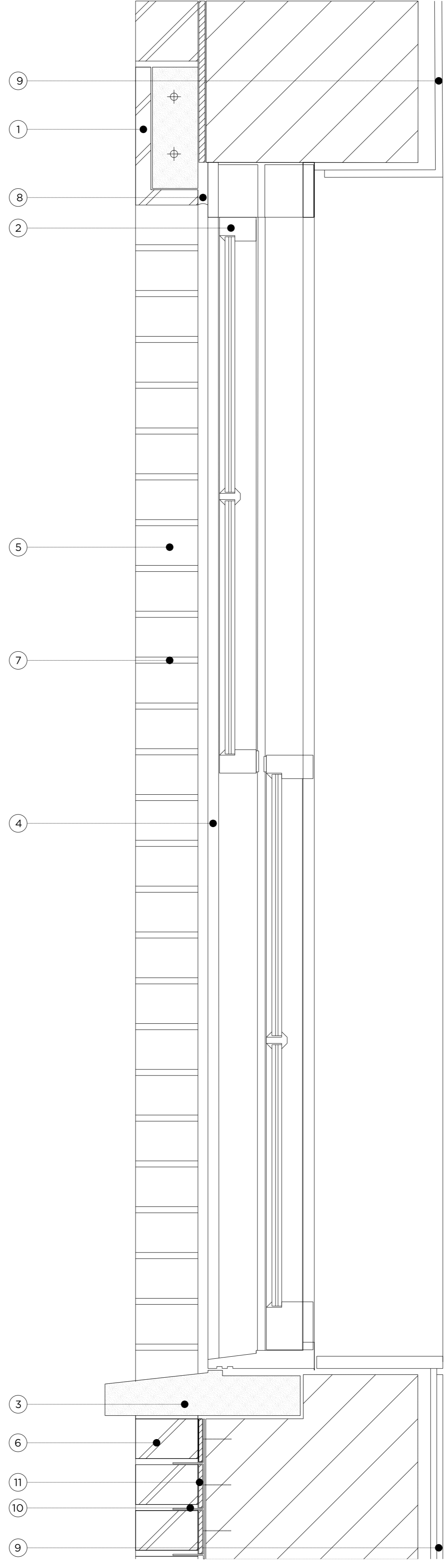
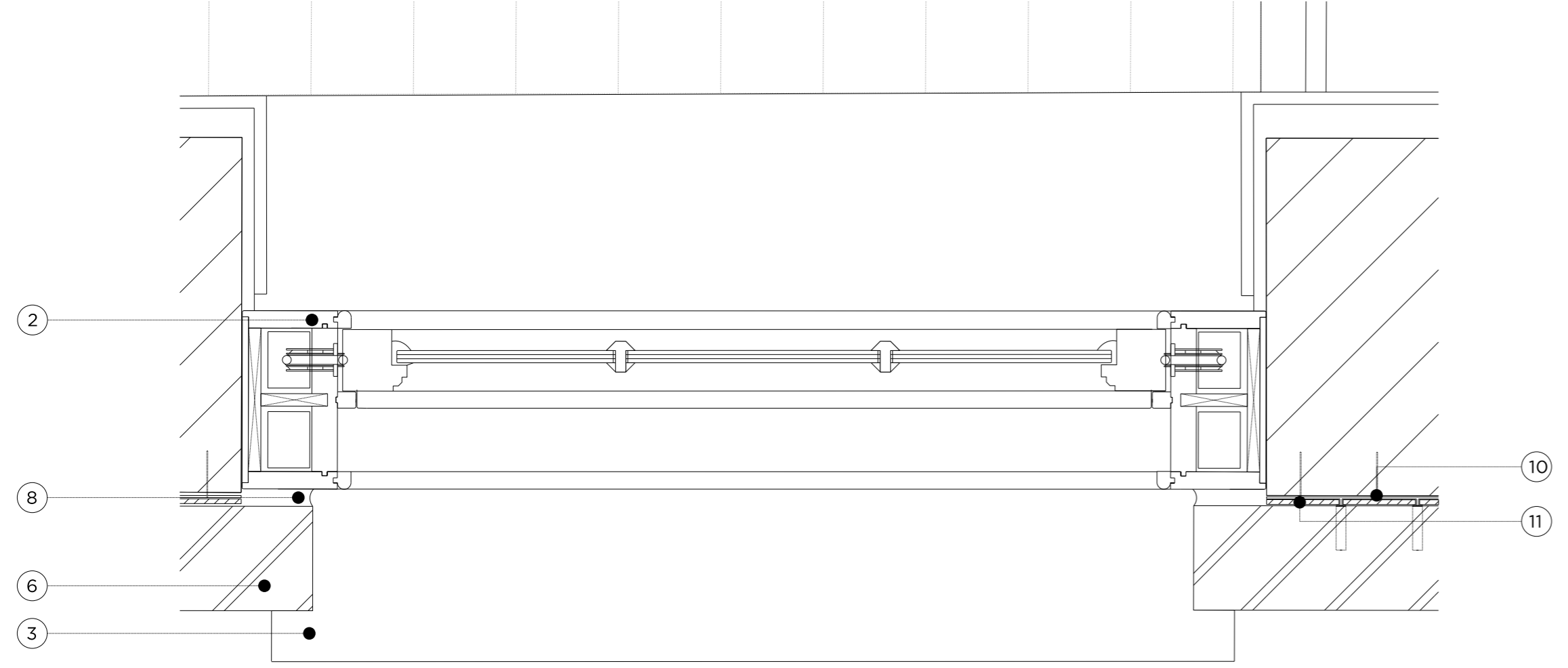


300\_103  
ELE  
Window Detail - Type C  
Elevation



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 floorboards to be installed to the top of the existing joists in order to level. See Structural Engineer's details. Low profile UHF 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 re-laid. 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.
- 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, 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 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 lead 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 1100mm. 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 maintained.                     |
| 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. 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, roofed 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 repainted as required.   |

- Notes**
- 1 Gauged Brickwork over window head
  - 2 Painted Hardwood box sash window
  - 3 Reconstituted stone 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 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 C | 26.06.2017 | Revised following comments          |
| 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: June 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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