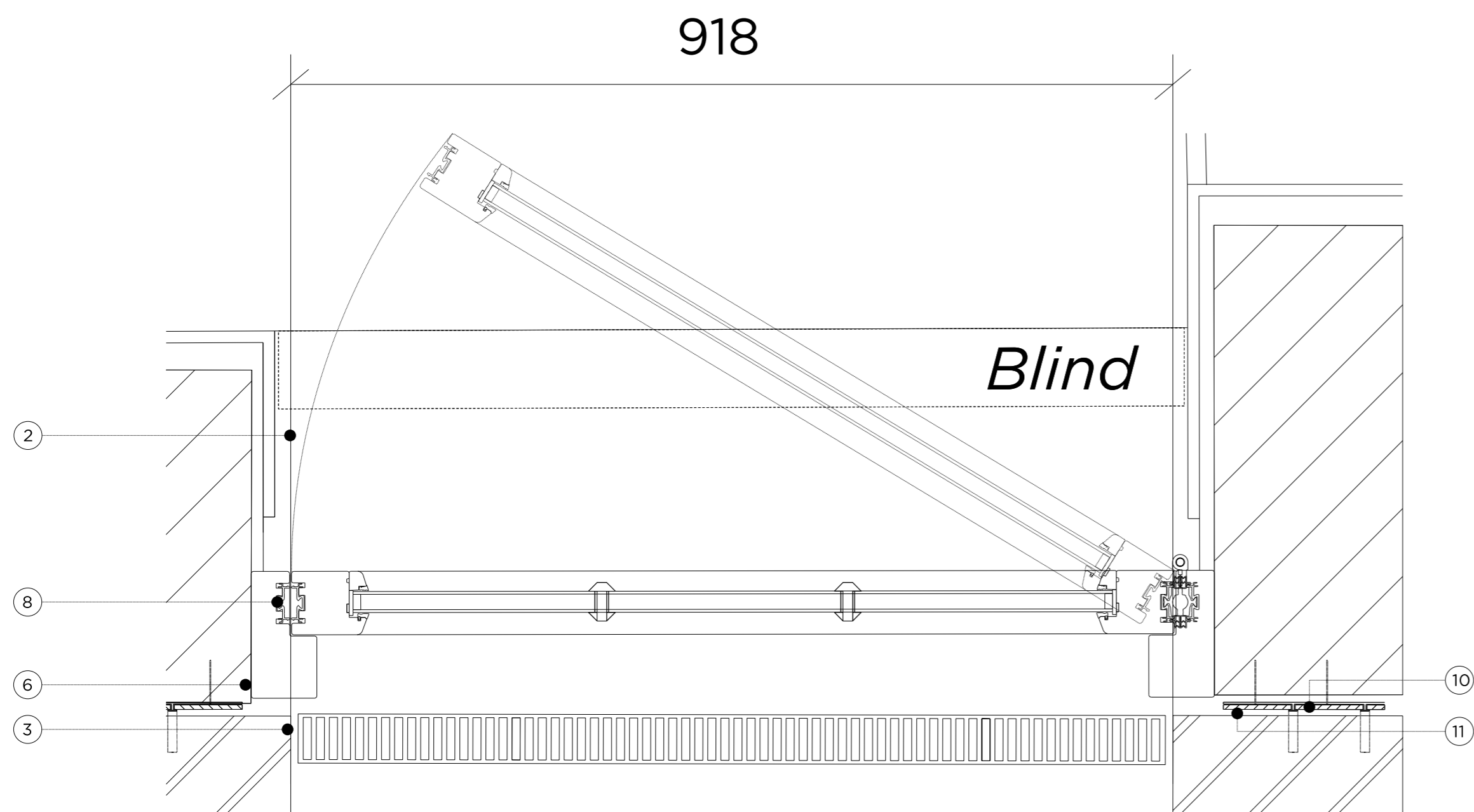


300_105
ELE Window Detail - Type D
Elevation

300_105
SEC Window Detail - Type D
Section



300_105
PLN Window Detail - Type D
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 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:

- 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 floorboards to be installed to the top of the existing joists in order to level. See Structural Engineer's details. Low profile DPM 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. Ledges to be fixed to the floor. Existing removal of existing chimney stacks. Ledges to be removed and replaced on a like-for-like basis.
- Joists are to be checked 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 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 condenser 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 cast-iron 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 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 Lining to party wall.
09 New lift.	30 Proposed rear dormer arrangement to line through with existing windows. Podiumment of existing 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 100mm. New painted metal gate to accommodate level change.	32 Existing joists to be trimmed out.
12 Existing rear extension 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, rooflight 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, anodised 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.

- 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 E

Drawing No. 300_105 Rev. A

Drawn: DG	Approved: TB	Signed: AB
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