



















Rev	23.12.16	Issued for Planning
Rev A: 03.04.17	Revised as numbered below:	
➤	Existing floor to vaults to be retained	
Rev B: 12.10.17	Revised as numbered below:	
➤	Gate inserted into existing railings to accommodate new bin lift	
➤	Notes added as necessary	
Rev C: 19.10.17	Revised as numbered below:	
➤	Bin Lift removed	

Key:	
	Existing structure / earth
	New structure
	Line denotes removal of existing structure
	Line denotes removal of existing fittings
	Existing structure / fittings to be removed
	Hatch denotes area of excavation
	Existing floor finish + substructure to be removed (hatched area)
General Notes:	
1. Refer to the Door and Window Schedules for a detailed summary of the proposal for each door and window.	
2. All existing floor finishes are to be removed	
3. Existing floorboards are to be carefully removed and set aside, new treads to be installed to the top of the existing joists in order to level, and then the existing floorboards are to be reinstated.	
4. Existing original skirtings are to remain in situ	
Elevation Key:	
	

Demolition Notes
➤ Existing external wall to be demolished
➤ Existing window to be demolished
➤ Staircase to be demolished
➤ Existing railings to be demolished
➤ Level of vaults to be lowered
➤ Existing external door to be demolished
➤ Existing AC conditioner to be demolished
➤ Services: Rear to be removed
➤ Existing roof to be demolished
➤ Existing lath and plaster ceiling on ground and first floors to be carefully removed and replaced with new using traditional methods
➤ Existing internal partitions to be removed
➤ Existing internal doors to be removed
➤ 50% of Wine vault shelving to be removed
➤ Denoted part of the existing slab to be removed to allow new service runs
➤ Existing wall to be demolished to allow insertion of a new door
➤ Existing staircase to be carefully removed, retained and reinstated in mirrored arrangement. Refer to Section 6 of Design and Access Statement

Proposed Notes
01 Closet wing to be rebuilt to be approx. 1m lower with render finish
02 New extension at ground floor level over existing courtyard structure
03 New entrance door from front lightwell to replace window at lower ground
04 New window to front lightwell to replace existing entrance door at lower ground floor level
05 New obscured glazing to be fitted in existing sash window frame
06 New glazed sliding door in polyester powdercoated aluminium framing to access existing rear lightwell
07 Existing external natural stone finishes to be lifted and relaid in rear lightwell
08 New handrail and balustrade to replace existing partition and balustrade
09 New openable rooflight over staircase to rear extension at ground floor level
10 New brise soleil over new rear glazed extension
11 New sash window to existing opening under existing fanlight
12 Existing rear wall to increase by 185mm
13 New stairs to new roof terrace
14 New terrace with rooflight to access loft level
15 Proposed service risers
16 Proposed acoustic enclosure to plant equipment
17 Structural glazing
18 Proposed gas fire to existing fireplace
19 Proposed recladding of existing front steps with natural stone
20 New balustrade to proposed terrace
21 Existing door to be blocked up and plastered over
22 New doors to access loft storage
23 Proposed paving to roof terrace on raised pedestals
24 Proposed roof extension to loft level with traditional lead finish
25 Proposed ventilation grill/air brick to accommodate MSE requirements
26 Existing fireplace retained in situ
27 Proposed privacy screen
28 JB Door

Proposed M&E Legend			
	Proposed underfloor heating manifold		Gas installation point
	Trench heater - 100mm deep		Water installation point
	Proposed rain water pipe		Comms installation point
	Soil vent pipe		Proposed drainage route



PLANNING

Project No. 15084

Client GFZ Properties Ltd.

Date December 2016

Scale 1:100 @ A3 / 1:50 @ A1

Project 19 John Street

Drawing Title: Proposed Front Street Elevation

Drawing No. P_08 Rev. C

Drawn DG Approved TB Signed



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