



01 SECOND FLOOR DEMOLITION PLAN

**PRINCIPLES APPLIED THROUGHOUT ALL UNITS**

**WINDOWS - NORTH FACADE:**  
Ground floor only: existing single glazing sash windows to be retained and refurbished. Existing secondary glazing to be removed.  
First, second and third floor: existing single glazing sash windows to be retained and refurbished. Existing secondary glazing to be removed and replaced with bespoke timber secondary glazing to match style of retained sash windows. New windows to match style of existing.

**WINDOWS - SOUTH FACADE:**  
All windows are new slimline DGU's. Style to match existing windows on North Facade.

**EXISTING STAIRS:**  
Carpet to be removed and stair refurbished.

**INTERNAL WALLS:**  
Infills where required to line up with existing wall.  
Brick walls to be lined with plasterboard.

**INTERNAL FINISHES TO WALL AND CEILINGS:**  
1) All plasterboard to be removed and replaced to line of existing, including plasterboard to north façade. Walls painted with white emulsion. Curved walls to be retained, repaired where necessary and repainted. Dropped ceilings to be removed.  
2) All skirting, ceiling coving and picture hanging details to be replaced by appropriate Georgian detailing.

**FITTINGS:**  
All heaters, wall and ceiling mounted fittings, sanitary fittings, fixed furniture, tiles, cable trunking to be removed.

**FIREPLACES/CHIMNEY BREASTS:**  
Rebuilt/reinstated with appropriate Georgian detailing.  
All existing MEP kit to be removed.

**JOISTS AND RAFTERS:**  
All removed joist/rafters to be retained and reused in suitable locations  
Rainwater pipes to south and east facades to be replaced and made external.

**Facade Build-up A**  
103mm Brickwork  
50mm Cavity  
25mm Styrofoam insulation  
100mm Blockwork

**Facade Build-up B**  
200mm Load bearing blockwork

**Facade Build-up C**  
103mm Brickwork  
50mm Cavity  
25mm Styrofoam insulation  
100mm Blockwork  
Monolithic brick wall

**02 EXTENT OF WORK ON LEVEL**

**KEY**

- Planning Application Boundary
- Listed Building Consent Boundary
- Demolition
- Soft Strip
- Secondary glazing removed

**NOTE**  
\*Removed windows/doors to be refurbished and reused in suitable locations.

**REV DATE**

P01	06/12/18	Issued for Planning
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**SCALE** 1 : 75

0 1 3 5 10

**NOTE**

1. Do not scale from this drawing.  
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.  
3. Report all drawing errors, omissions and discrepancies to the architect.  
4. This document may be issued in an uncontrolled CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version. It is for those making such alterations and additions to ensure that they make use of current background information.  
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**LOCATION**

ALLFORD HALL MONAGHAN MORRIS

ARCHITECTS Ltd  
2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL  
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title  
**NEW CITY COURT**

drawing title / location  
**GEORGIAN TOWNHOUSES  
SECOND FLOOR DEMOLITION PLAN**

drawn by JC	checked HT	scale 1:75@A1; 1:150@A3	status PLANNING
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