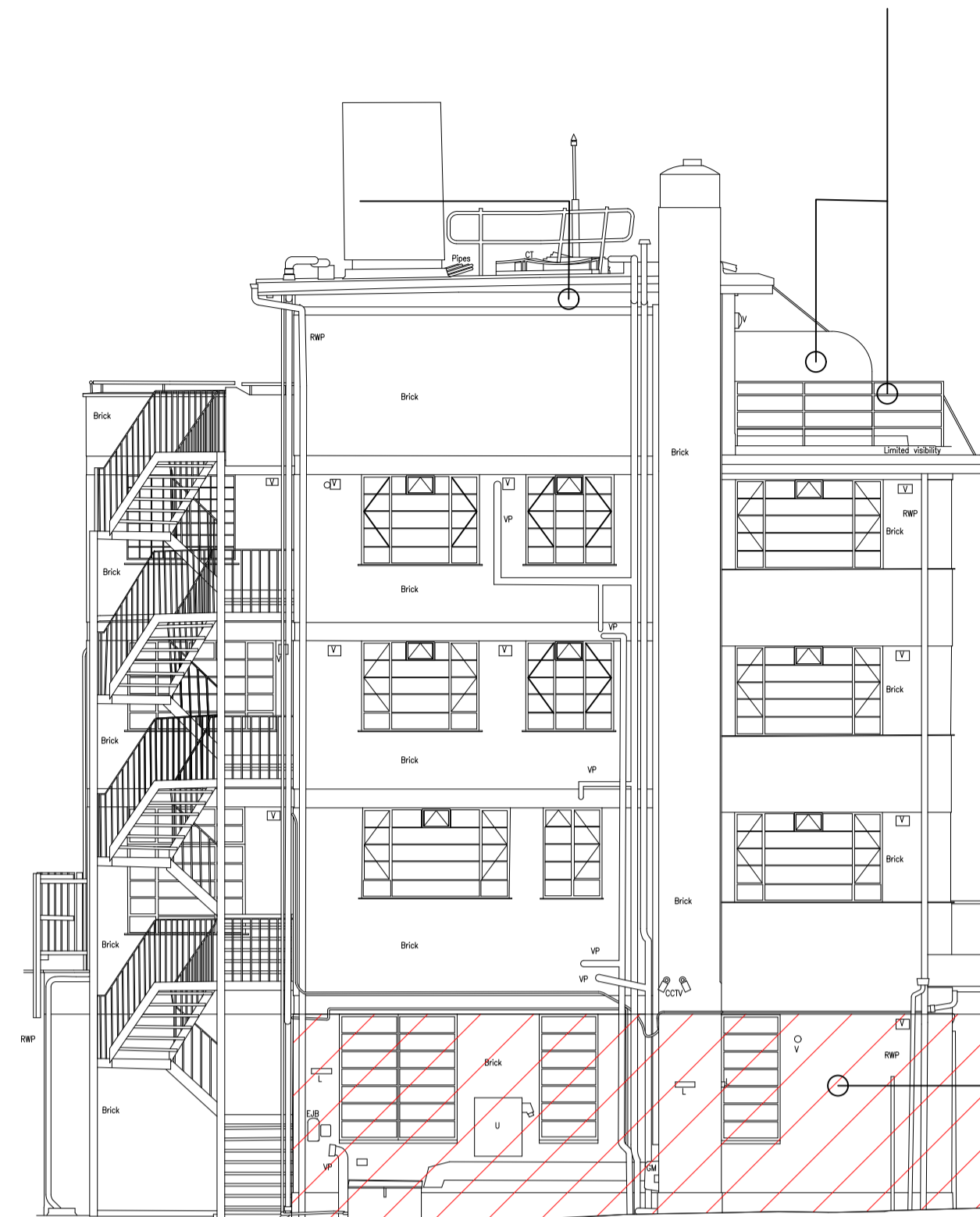


**Elevation Overview**

Existing 1930s steel framed single glazed Crittall windows systems throughout 1st - 3rd floor, inclusive of secondary glazing installed at later date.

Colour: White



Existing coated steel hand rail to top floor apartment balconies. steel mesh inserts between balustrades. Frosted glass Georgian bar privacy partitions separating balcony areas. See Image 2 and 3.

Curved on Plan Bay Windows to South Elevation.

Ground Floor elevations excluded from planning application. (Pizza Express Demise)

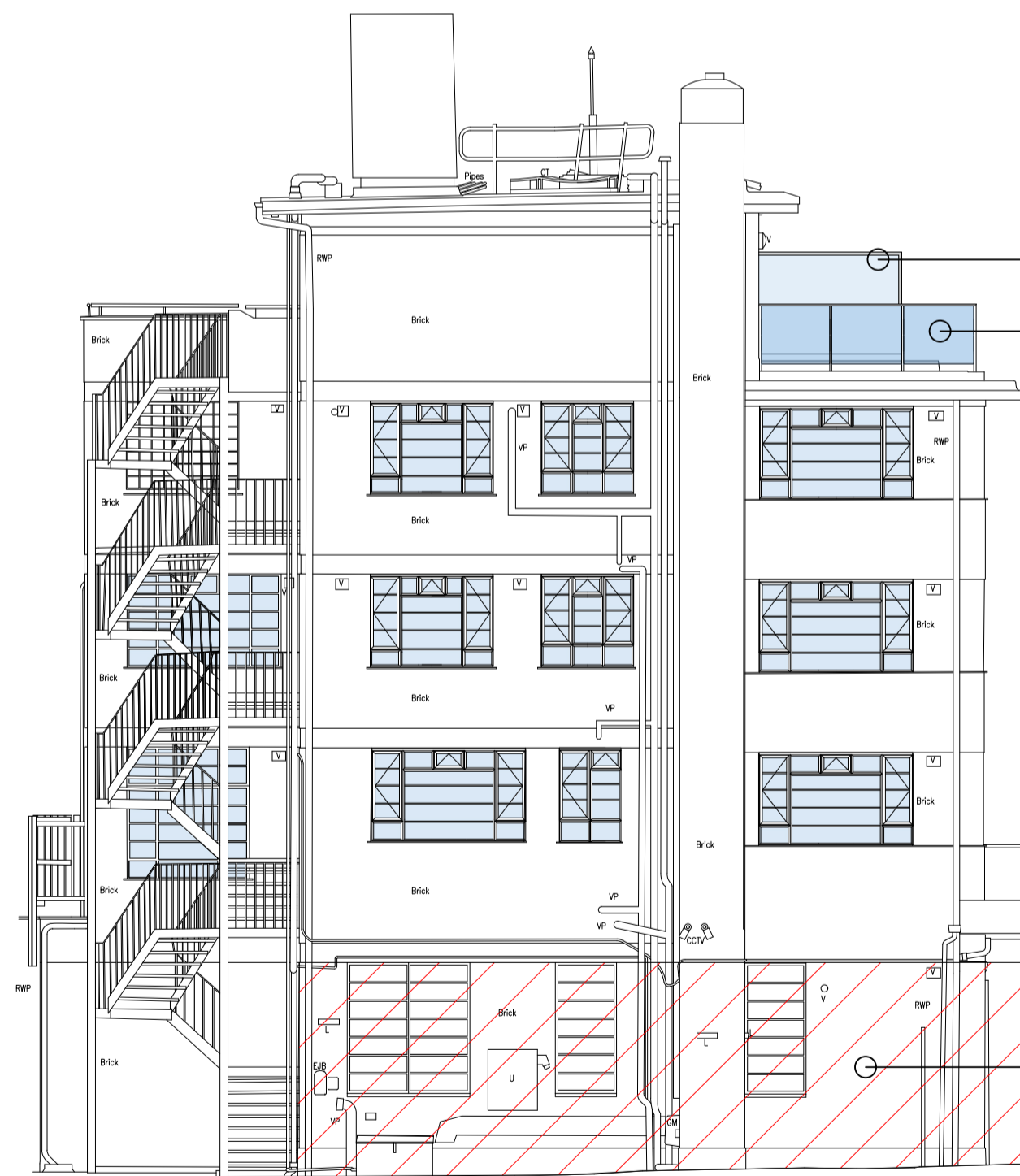
**1 Existing Elevation 1 (West) - Lion House, Richmond**  
**1:100 @A1**

All windows to 1st - 3rd floor are to be replaced with new Duration Windows Royale 'Putty Line' aluminum framed double glazed windows to achieve 1.6W/m2K U-Value, utilising 16mm thick Krypton filled double glazed units as per Conservation Office's (Stephen O'Fegan) recommendations dated 20.03.2024.

All replacement frames are to match as close to like for like as possible - matching existing art deco Crittall frames, inclusive of astragal bars.

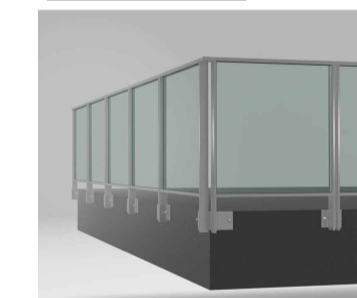
Colour: White (to match existing)

Should planning be approved pilot windows can be created and installed to compare new windows with existing.



New toughened glass aluminum framed hand rail system installed to top floor balcony areas, inclusive of frosted glass aluminum framed separating partition between apartment balconies. Balcony handrail to be a minimum of 1.1m in height.

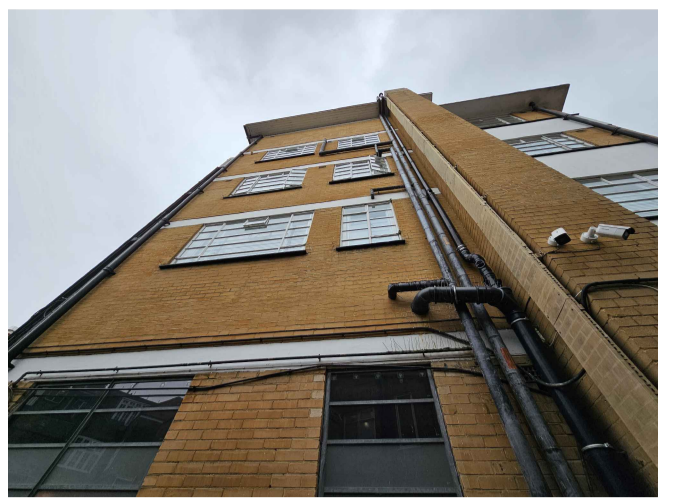
**Example Image**



Ground Floor elevations excluded from planning application. (Pizza Express Demise)

**2 Proposed Elevation 2 (West) - Lion House, Richmond**  
**1:100 @A1**

**Existing Images**



**1**



**2**



**3**

General Note:

- All measurements are to be checked on site.
- All layouts are indicative and subject to further review whilst on site prior to works.
- Layouts and proposals are subject to review by Building Control and may change.

REV:	DESCRIPTION:	DATE:	BY:

PROJECT:

Lion House  
Red Lion Street  
Richmond  
TW9 1RE

DRAWING TITLE:

**Existing & Proposed Elevation 2**

CLIENT:

Blue Coast Capital

SCALE: 1:100 @ A1

PRO NO: IFBC-GVI

DATE: 11.12.2023

DWG NO:  
IFBC-LHRUT-002

DRAWN BY:

LH

REV:

N/A



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