External Boundary wall forming part of the stair lightwell between No. 59 & 61 Petersham Road to be re-constructed and reinforced in retaining concrete with brick slips and mortar colour to match the existing yellow London Stock Facing bricks to be locally modified and reconfigured to marry in with the existing. Facing bricks salvaged from the local downtake works are to be re-used as necessary in the reconfiguration works.

Lightwell flooring finish to match the existing Yorkstone paving as present at Ground level and the proposed stair treads

New windows serving the Garden Level Floor to be painted timber vertical sliding sash assemblies to the patterns indicated in the drawings and to match the existing windows above.

New door to be timber panelled and part glazed assembly to match the general pattern of the existing door.

Any modifications to the existing rainwater and soil pipes associated with the Area and staircase to be carried out using matching cast iron pipework

Note: The demolition of the existing steps will ultimately reduce the risk of damp penetration to the existing front wall of the property. The new steps proposed are deliberately set away from the main façade which will allow better light and ventilation to the garden level floor at the front



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All external materials & components used in the alteration and additional works are to be of the closest practical match to the equivilent materials etc. applying/used in relation to the exist building fabric.

Concrete main structure to be fine finish with York Stone paving treads. Exposed concrete surfaces to be decorated with masonry paint.

Existing pre-cast railing/balustrade plinth generally retained and locally adjusted to suit the new staircase arrangement.

New matching railing/balustrade plinth to suit the new staircase arrangement and married in with the existing plinth.

Existing painted steel railing/balustrading to be generally retained and locally modified to suit the new arrangement aptly

New matching railings/balustrading are approx. 20mm square standards at 115mm centres with 50mm wide matching handrail to suit the new staircase arrangement and married in with/formed as a continuation of the exiting and retained railings/balustrading. Standards to be pocketed into the new balustrade plinth in the same way as and to match the existing.

Existing York Stone Paving retained and modified as necessary at its interface with the new staircase and the balustrade plinth.

Wall surfaces associated with the area which are exposed and become visible as a consequence of the existing new staircase installation works and to be assessed, prepared , finished and decorated to match other existing visible wall surfaces in the area.

Walling in respect to the house is to be finished with render coatings and decorated with masonry paint, all married in with and to match the existing render finishes and decorative coatings to the facade.

Retaining walling brickwork (facing dwelling) in respect to the limit/back wall of the area to be made good, prepared and pointed as necessary All to match and tie in with the existing exposed/visible facings and decorated with masonry paint to match finishes.

New masonry walling to the proposed lobby side door to be finished with applied render coatings to match the existing adjacent finishes and married in accordingly.

Proposed lead roof behind

Proposed timber side door to new enclosed area created outside of existing utility room

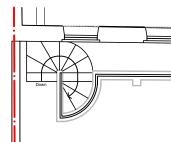
New timber windows align with windows above. Proposed window height to reflect the hierarchy of existing facade.

(Proposed windows 2 panes high)

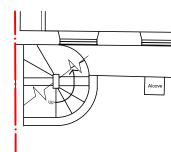
York stone paving to extended

lightwell

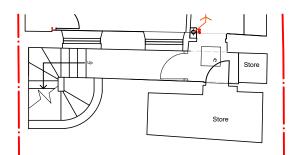
rendered parapet wall (to match main house render)



Proposed Upper Ground Level Extract - Lightwell Plan 1:50@A3



Proposed Lower Ground Level Extract - Lightwell Plan 1:50@A3



Proposed Garden Level Extract - Lightwell Plan 1:50@A3

Proposed Front Street Elevation - East 1:100@A3

Existing balustrade retained -

and altered locally to suit new steps configuration

Re-used Yellow London

Lightwell formed with re of old masonry steps

Fine finish concrete

Concrete retaining w and footing in strict accordance with

engineers details. Existing to be

Existing Brickwork Existing Brickwork where previously covered by stairs to be assessed and if any repairs are required, seek confirmation from encounting officer for

appropriately shored to prevent heave.

conservation officer for render finish

spiral stair structure with York stone treads (as approved in 2004).

wall facade

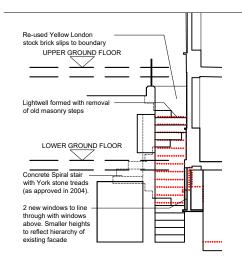
stock brick slips to boundary

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Q

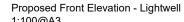
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NOTE: Floor and ceiling dashed lines are indicative average levels only

Proposed Lightwell looking towards new staircase (Section B-B Extract) 1:100@A3



1:100@A3

Proposed Lightwell looking towards proposed side door (Section A-A Extract) 1:100@A3

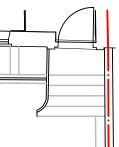
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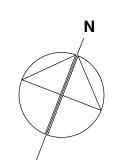
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NOTES:

- 1. Dimensions are in millimetres unless stated otherwise
- 2. Levels are in meters AOD unless stated otherwise 3. Dimensions govern. Do not scale off the drawing
- 4. All dimensions to be verified on site before proceeding
- 5. All discrepancies on this drawing to be notified in writing to the Architect.







REVISIONS: 00: 13.09.24 First Issued

1 m

2 m

3 m

PLANNING

PROJECT 59 Petersham Road Richmond TW10 6UT

Mr J Earle and Ms A O'Donnell

DRAWING

PROPOSED LIGHTWELL DETAILS

SCALE	PAPER SIZE	DATE	DRAWN BY
1:100	A3	SEPT'24	SH
DRAWING Nº		REVISION	
22.15.SEPT24.LW		00	
22.15.SEPT24.LW		00	

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Place Architecture and Design Limited 81 Fairhaven Road, Redhill, Surrey RH1 2LB t: 01737 211793 w:www.place-architectureanddesign.co.uk