

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.

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 downtime 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 be locally modified and reconfigured to marry in with the existing. Facing bricks salvaged from the local downtime works are to be re-used as necessary in the reconfiguration works.

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



Proposed Front Street Elevation - East
1:100@A3

All external materials & components used in the alteration and additional works are to be of the closest practical match to the equivalent materials etc. applying/used in relation to the existing 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 existing and retained railings/balustrading. Standards to be pocketed into the new balustrade plinth in the same way as and to match the existing.

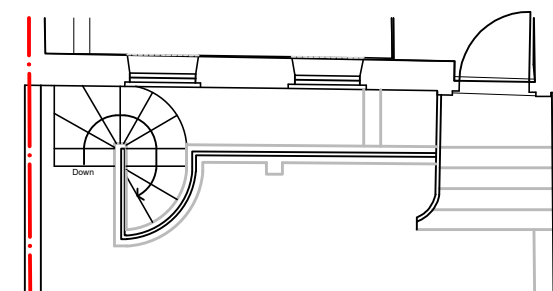
Existing York Stone Paving retained and modified as necessary at its interface with the new staircase and the balustrade plinth.

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.

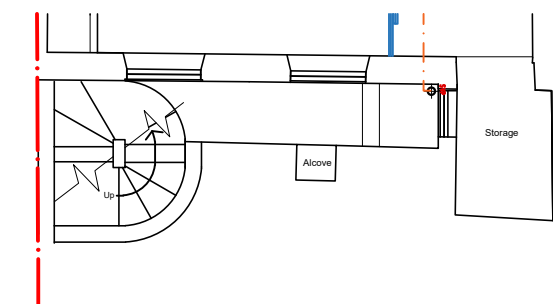
Walling in respect to the house is to be finished with render coatings and decorated with masonry paint, all married in with and to match the existing render finishes and decorative coatings to the facade.

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.

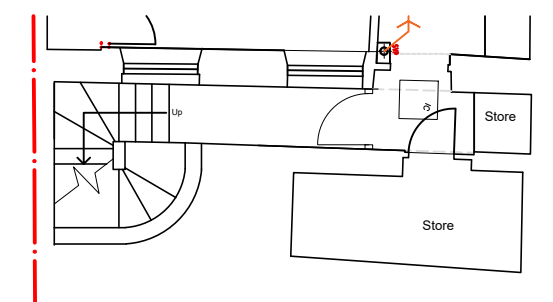
New masonry walling to the proposed lobby side door to be finished with applied render coatings to match the existing adjacent finishes and married in accordingly.



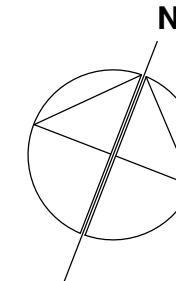
Proposed Upper Ground Level Extract - Lightwell Plan
1:50@A3



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



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



REVISIONS:
00: 13.09.24 First Issued

PLANNING

PROJECT
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Mr J Earle and Ms A O'Donnell

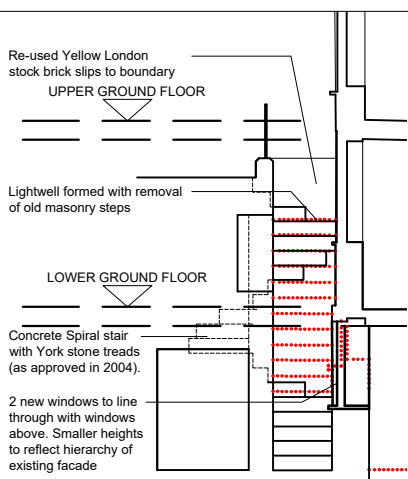
DRAWING

PROPOSED LIGHTWELL DETAILS

SCALE	PAPER SIZE	DATE	DRAWN BY
1:100	A3	SEPT24	SH
DRAWING N ^o	REVISION		
22.15.SEPT24.LW	00		

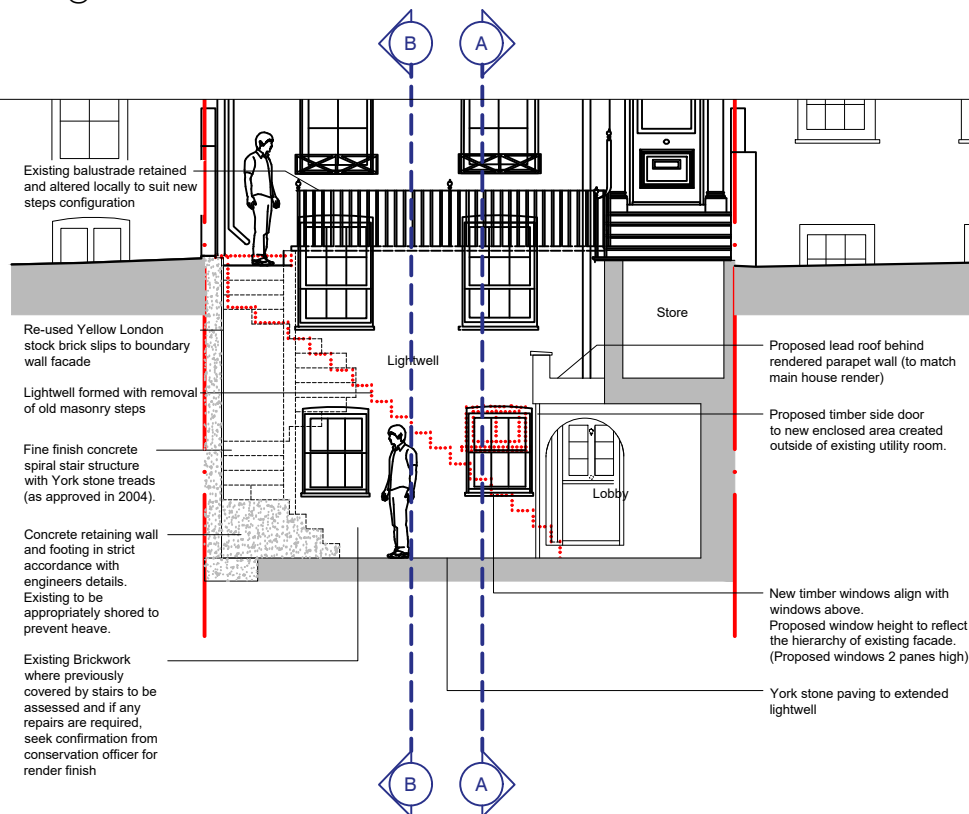
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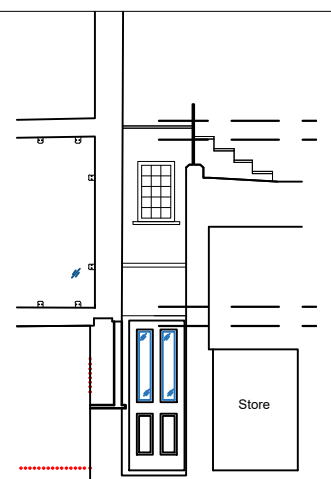


NOTE: Floor and ceiling dashed lines are indicative average levels only

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



Proposed Front Elevation - Lightwell
1:100@A3



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