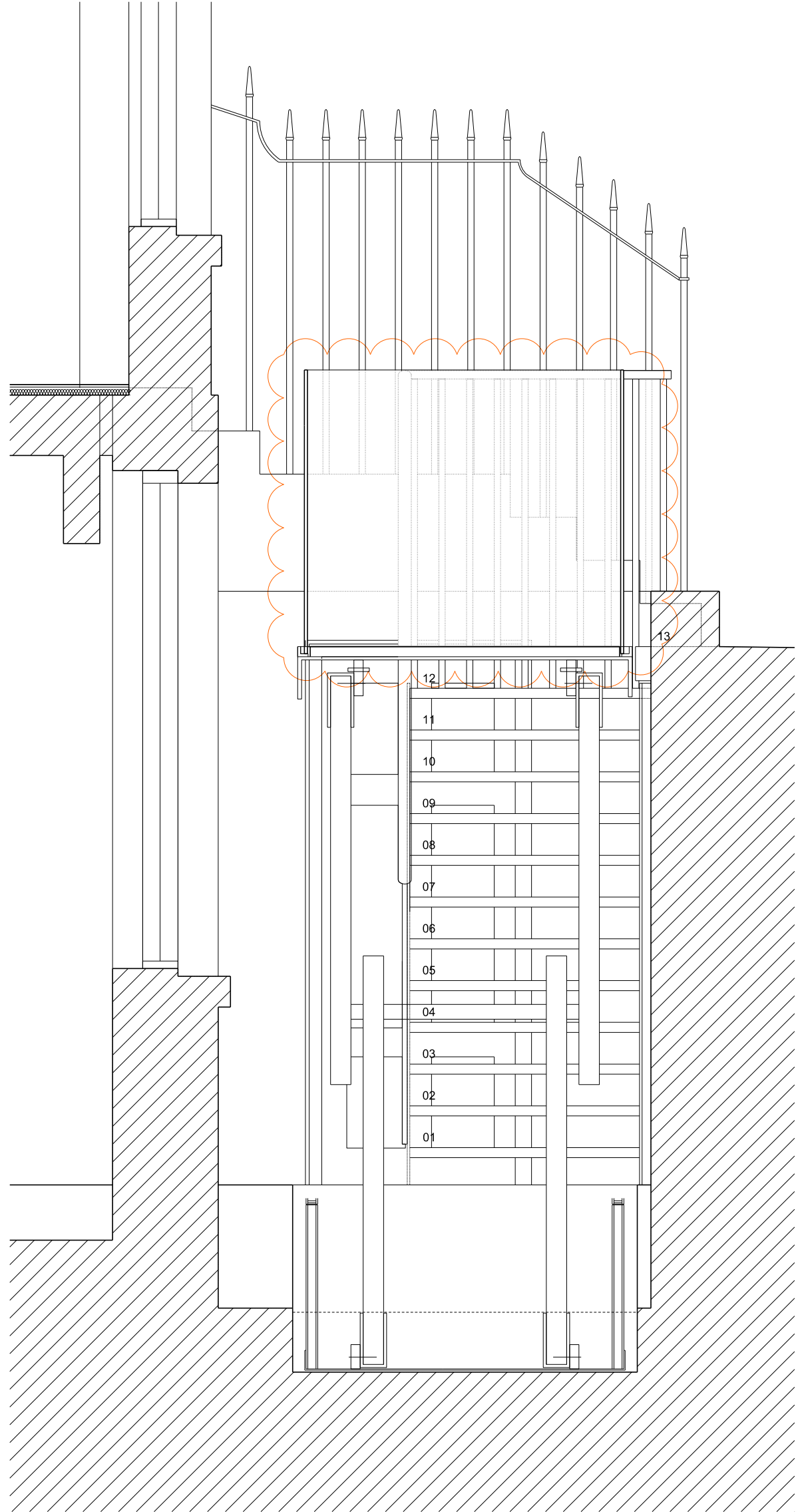
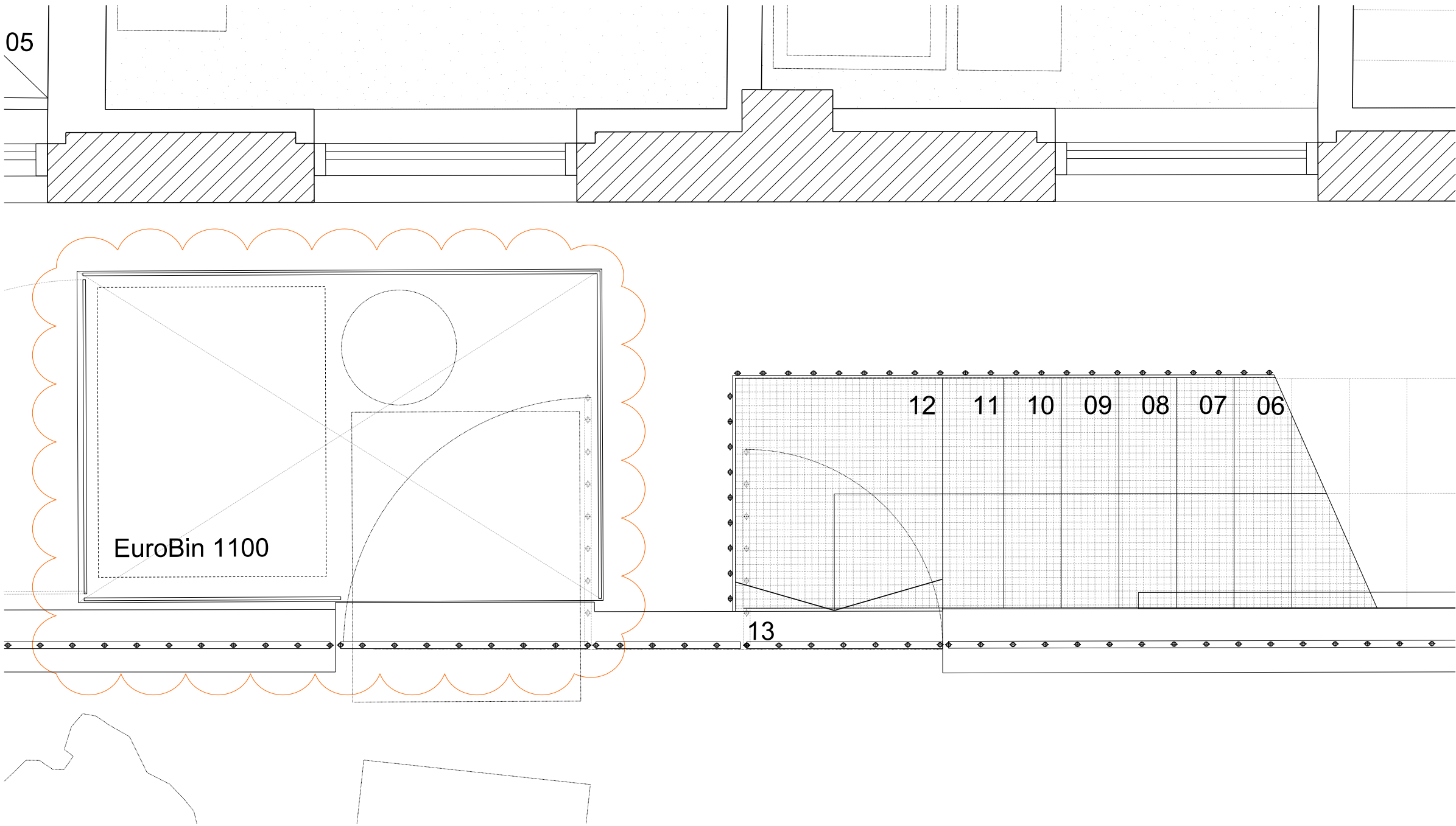


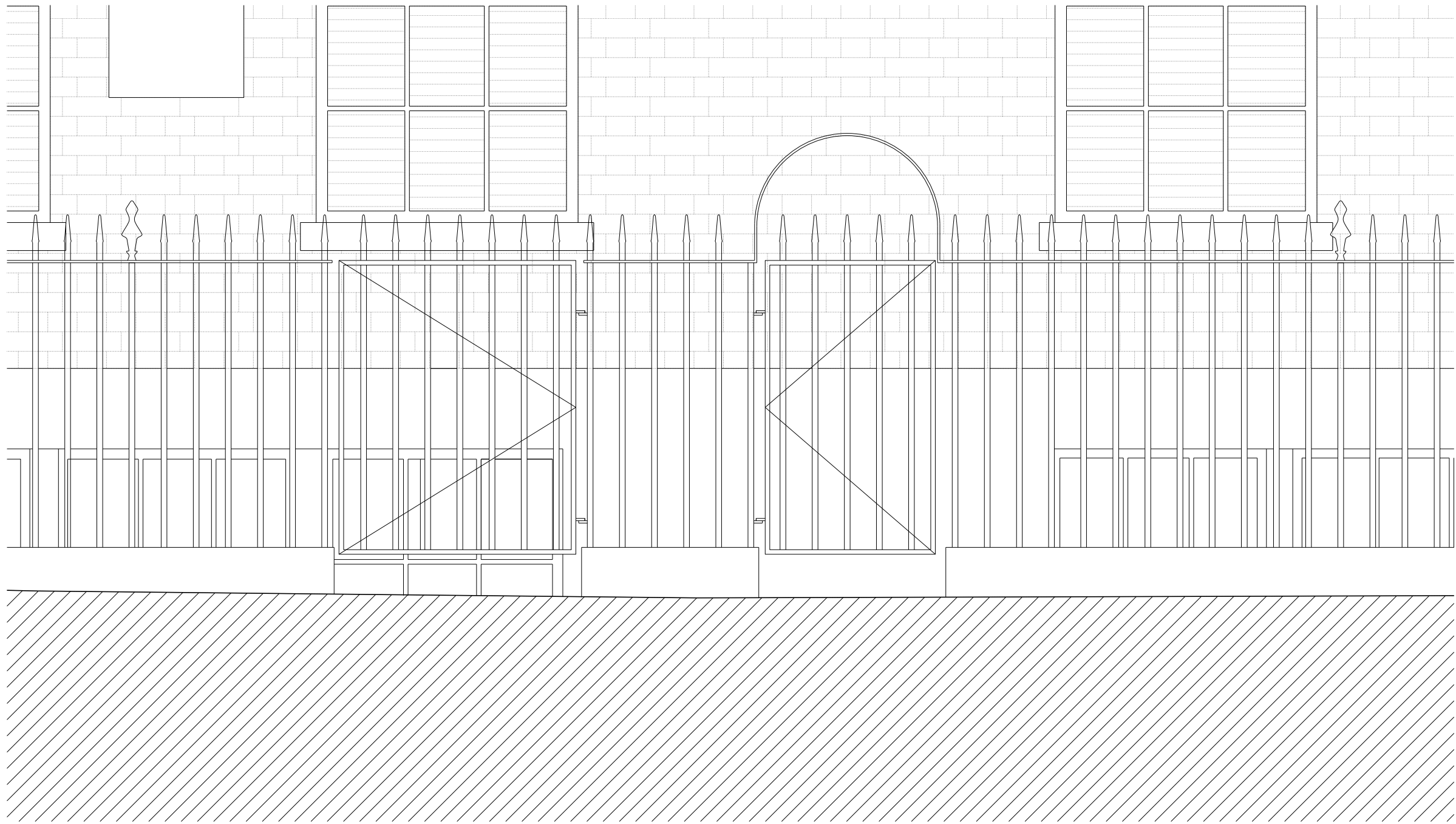
Details_Front Lightwell Elevation - Scale 1:20



Details_Front Lightwell Section - Scale 1:20



Details_Proposed Front Lightwell Part-Plan - Scale 1:20



Details_Proposed Front Lightwell Railings Elevation - Scale 1:20

Notes:

- All original internal doors, architrave's, decorative mouldings and skirting's to be retained
- All existing non original internal doors, architrave's, decorative mouldings and skirting's to be removed and replaced with new
- All external doors to remain unchanged
- All existing windows to be refurbished and redecorated with new sash cords and beads where required.
- No works in this application will effect the external appearance of the property

Demolition Key:

- Line Denotes Removal of Existing Structure
- Dash Denotes Removal of Existing Structure
- Hatch denotes carpet laid on underlay over 6mm hardwood laid on new ply over existing floor boards
- Hatch denotes stone tiles laid over ply with electric underfloor heating below
- Hatch denotes engineered hardwood flooring laid over existing non-original levelled ply
- New partition
- Existing structure

Abbreviations:

- RWP - Rain Waterpipe
- Ex. - Existing
- MH - Manhole
- RC - Reinforced Concrete
- SE - Structural Engineer

Key:
to be read with Design & Access Statement

- A Proposed new cast iron railings to new metal stair to match diameter of existing railings at street level. Railings to be painted black and distanced apart to suit Approved Document M. Railings to include torched flange finials to match existing others
- B Proposed new cast iron balustrade / forming handrail to stair. Tie rail to match existing at street level
- C Proposed new metal stair with perforated treads - painted black
- D Proposed new 12mm low reflecting toughened glass balustrade and gate fixed to refuse lift platform via concealed channel fixings - Stone floor to platform to conceal all glass fixings.
- E Proposed new Yorkstone slabs to raised lightwell floor and refuse platform lift. Floor of lift to sit flush with lightwell floor
- F Proposed new bespoke refuse lift by Power Lift Ltd. Lift pit to sit below finished lightwell floor level - minimal ground removal required
- G Proposed new cast iron pedestrian gate to be traditionally detailed to match existing. Gate to be inward opening away from highway
- H Existing cast iron pedestrian gate and arch above to be refurbished and reused
- J Existing concrete stair to be demolished
- K Proposed new surface water drainage to lift pit
- L Proposed new brick-slot channel drains to door threshold to allow level entrance threshold

Rev B Toughened glass balustrades in lieu of metal railings to proposed lightwell lift

08.11.11 Rev B Issued for Planning
07.11.11 Rev A Issued for Planning

Planning 11025

Project No.	GFZ Investments	
Client	GFZ Investments	
Date	August 2011	
Scale	1:50/1:20@A1	
Project	31-32 John Street	
Drawing Title:	Proposed Front Lightwell & Railing Details 1:20	
Drawing No.	P_17a	Rev. B
Drawn	ST	Approved JK
Signed		

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Do not scale drawings
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

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