

**Notes:**

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 For all structural works information refer to Structural Engineers drawings.

LEIGHTON ROAD

+ 40.5m

4

Rev P3 - 15.08.16 No Revision

Rev P2 - 07.07.16 Rooflight omitted and rear extension brick wall extended

Rev P1 - 18.12.15 Issued for Planning



UNIT 1A HAZELWOOD, GOLBORNE GARDENS  
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<b>Client:</b> EDOUARD & ANNE-SOPHIE	<b>Date Created:</b> SEPTEMBER 2015
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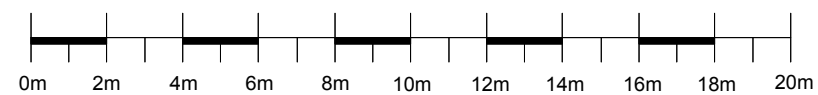
**Project:**  
66 LEIGHTON ROAD

**Drawing Title:**  
PROPOSED SITE PLAN

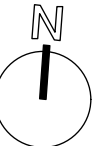
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<b>Drawing No:</b> 1502-P-SITE	<b>Checked by:</b> NG	<b>Revision:</b> P3
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scale 1:200



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- Key:
- - - Line of existing to be removed or altered
  - ① New metal staircase, painted black -access to lightwell similar to neighbouring properties
  - ② Existing shingles to be replaced with Portland stone
  - ③ Metal bar security gate
  - ④ Reinstatement external opening - with timber framed solid wood paneled door
  - ⑤ Replace metal frame window with timber frame sash window to match Georgian bar details of neighbouring property windows. New metal bar frame -painted white, to be added to front of window for security.
  - ⑥ Remove raised timber flooring to match basement floor level
  - ⑦ New WC under stairs
  - ⑧ Replace old timber staircase from Ground floor to Basement floor with new timber staircase allowing for more headroom. See drawing 1502-P-300 & 1502-P-301 for further details of staircase
  - ⑨ Replace existing door with smaller opening
  - ⑩ Removal of wall and narrow doors
  - ⑪ Masonary return
  - ⑫ Removal of existing glass extension and replace with new full width glass extension
  - ⑬ New masonry wall built alongside party wall
  - ⑭ New wall to align with existing
  - ⑮ Full height sliding glass doors
  - ⑯ Removal of existing distressed shed volume
  - ⑰ Replace low wall with cast iron railing with gate to match neighbouring properties
  - ⑱ Make good external steps with even risers and black and white mosaic tile finish
  - T1 Tree within falling distance of proposed development

Rev P3 - 15.08.16 Ground floor landing retained and ground to basement staircase revised

Rev P2 - 07.07.16 Rear wall and staircase revised

Rev P1 - 18.12.15 Issued for Planning

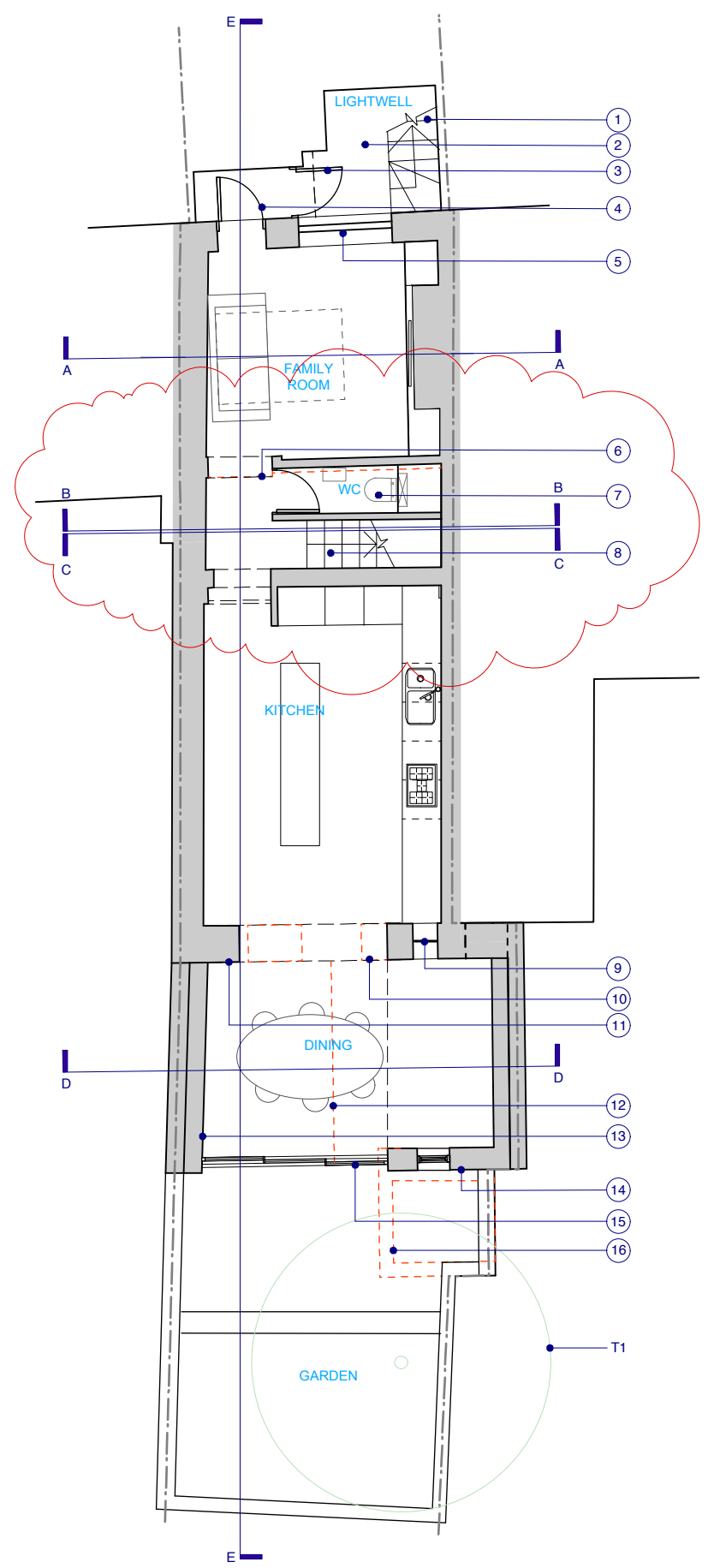
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UNIT 1A HAZELWOOD, GOLBORNE GARDENS  
LONDON W10 5DT

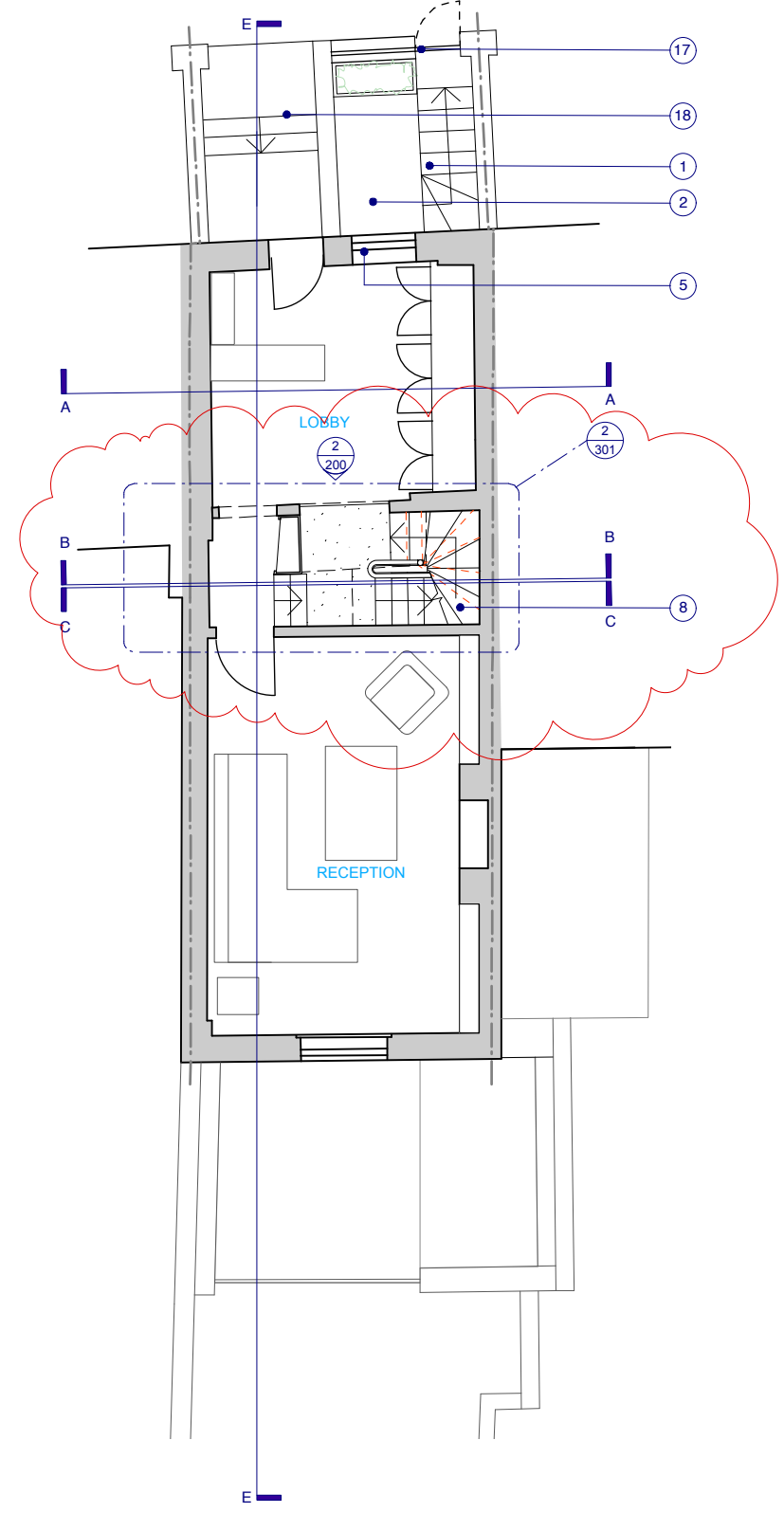
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<b>Client:</b> EDOUARD & ANNE-SOPHIE	<b>Date Created:</b> SEPTEMBER 2015
<b>Project:</b> 66 LEIGHTON ROAD	
<b>Drawing Title:</b> PROPOSED BASEMENT & GROUND FLOOR PLAN	
<b>Scale:</b> 1:100	<b>Revision Date:</b> 15.08.16
<b>Drawing No.:</b> 1502-P-110	<b>Checked by:</b> NG
	<b>Revision:</b> P3

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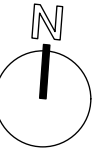


1 PROPOSED BASEMENT FLOOR PLAN  
SCALE 1:100@A3



2 PROPOSED GROUND FLOOR PLAN  
SCALE 1:100@A3





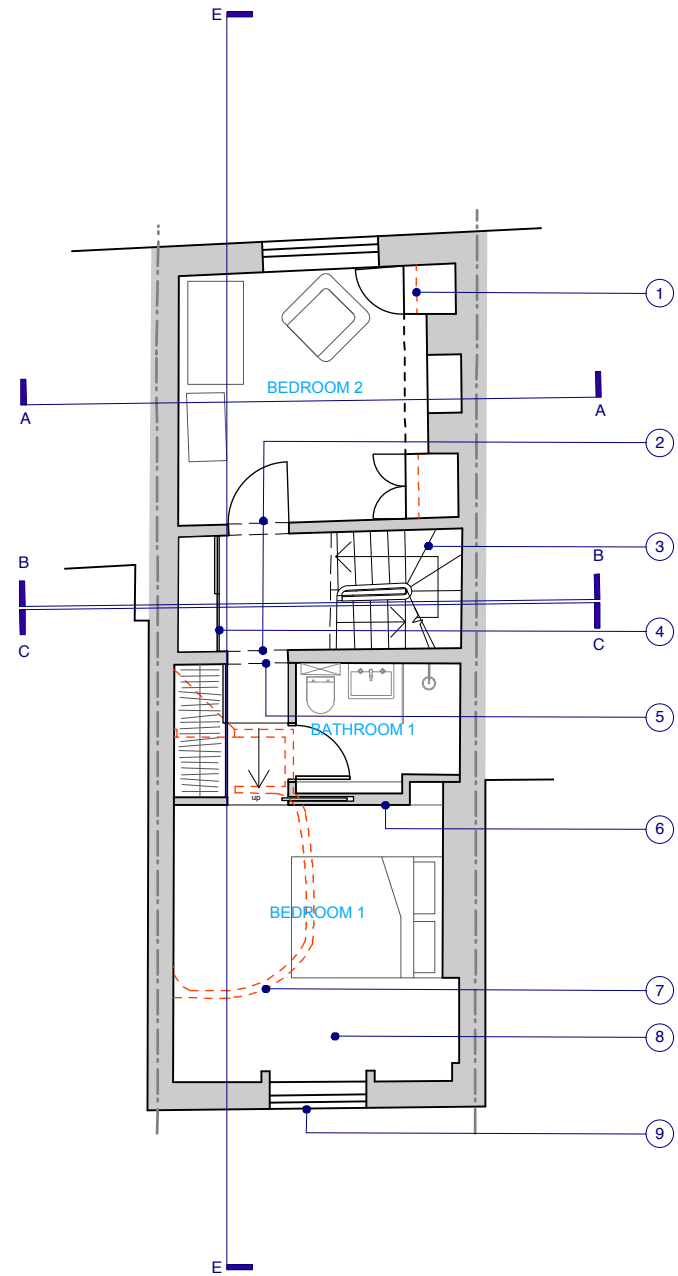
Notes:

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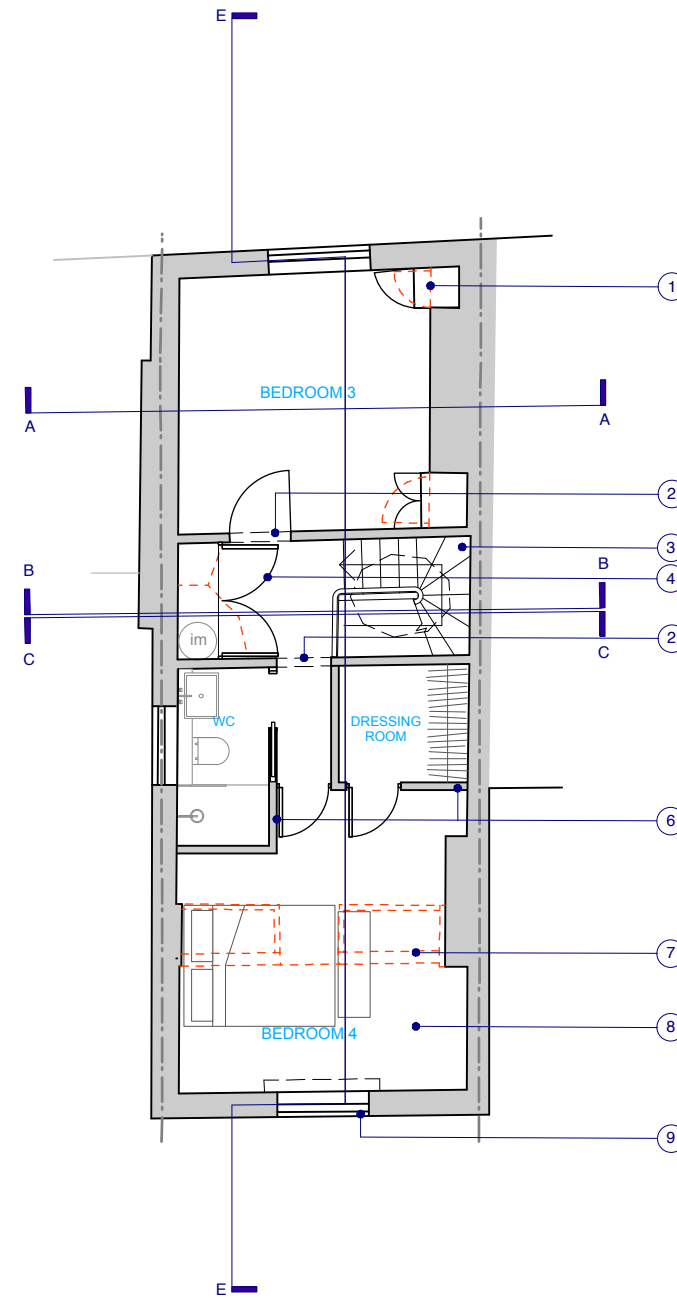
Key:

--- Line of existing to be removed or altered

- ① Remove existing joinery
- ② Retain existing door and architrave and make good
- ③ Retain existing stair
- ④ Adding internal cupboard for storage and utility on First Floor and Replace existing cupboard on Second floor with new cupboard.
- ⑤ Adding raised timber floor section to allow drainage and pipe access to wc
- ⑥ New Internal wall to enclose bathroom on first floor; and dressing room and wc on second floor
- ⑦ Removal of existing bathroom floor and partition
- ⑧ Existing sloped floor to be replaced by new leveled timber floor to match existing
- ⑨ Replace window with new timber frame sash window to match georgian bar details of neighbouring properties



① PROPOSED FIRST FLOOR PLAN  
 SCALE 1:100@A3



② SCALE 1:100@A3  
 PROPOSED SECOND FLOOR PLAN



Rev P3 - 15.08.16 No Revision

Rev P2 - 07.07.16  
 Staircase and internal partitions revised

Rev P1 - 18.12.15 Issued for Planning



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<b>Client:</b> EDOUARD & ANNE-SOPHIE	<b>Date Created:</b> SEPTEMBER 2015
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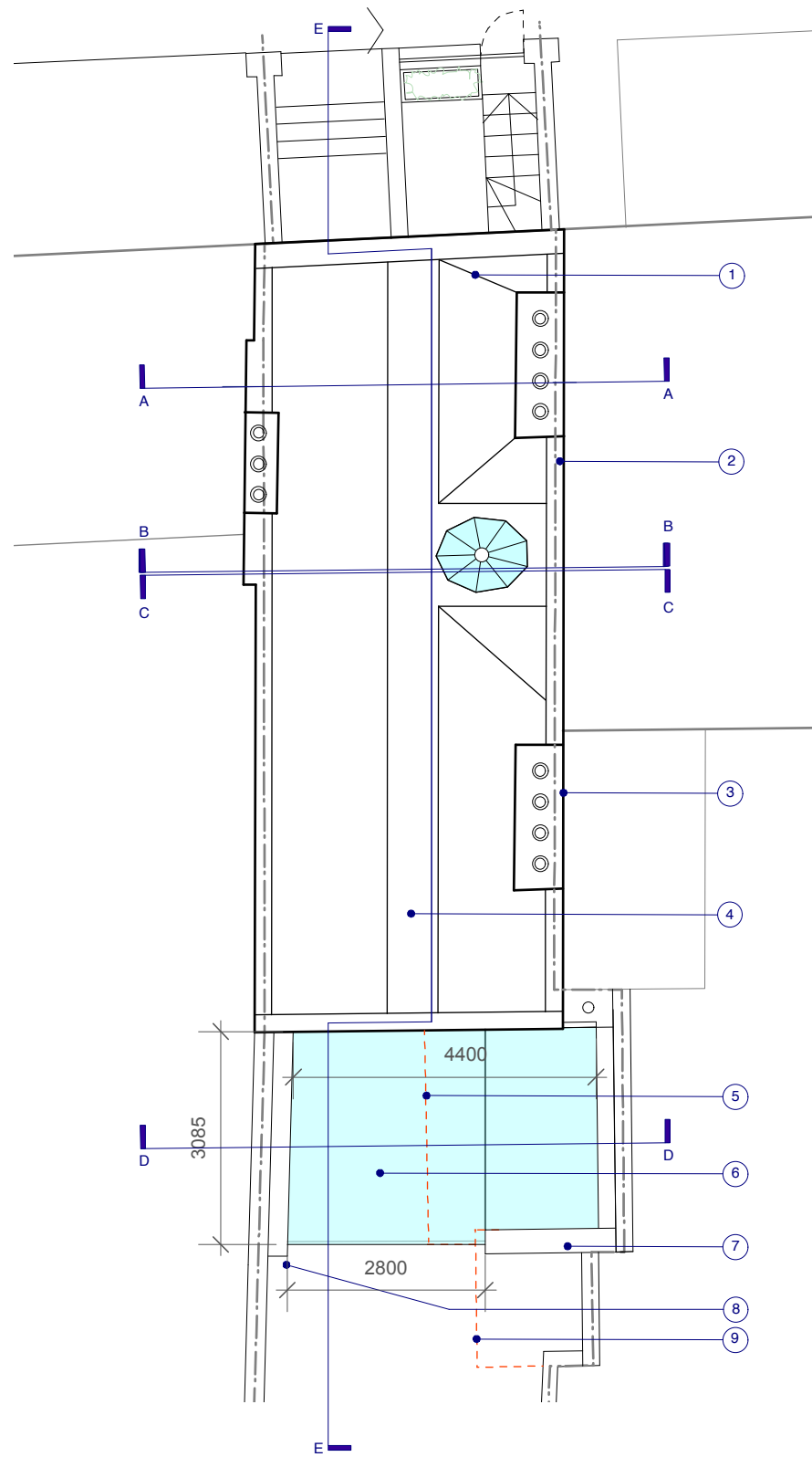
**Project:**  
 66 LEIGHTON ROAD

**Drawing Title:**  
 PROPOSED FIRST & SECOND FLOOR PLAN

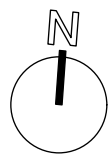
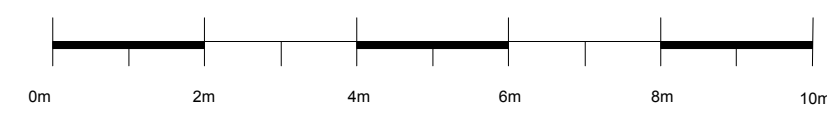
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<b>Drawing No:</b> 1502-P-111	<b>Checked by:</b> NG	<b>Revision:</b> P3
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1 PROPOSED ROOF PLAN  
SCALE 1:100@A3



Notes:

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Key:

- - - Line of existing to be removed or altered
- ① Poor details of existing flashing and damaged areas of roof junctions to be replaced with similar product to parapet levels.
- ② To reinstate coping stone details to parapet levels where either there is no coping detail or inadequate coping.
- ③ To renew all weathered areas of pointing and repair cracking for all chimney stacks
- ④ Existing metal lining to central valley gutter to be repaired with similar material.
- ⑤ Line of existing Glass extension
- ⑥ Extend glass extension to span full width
- ⑦ New brick wall to replace existing and painted white
- ⑧ New masonry wall built alongside party wall
- ⑨ Removal of existing shed volume

Rev P3 - 15.08.16 No Revision

Rev P2 - 07.07.16 Rooflight omitted & Rear extension -brick wall extended

Rev P1 - 18.12.15 Issued for Planning



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<b>Client:</b> EDOUARD & ANNE-SOPHIE	<b>Date Created:</b> SEPTEMBER 2015
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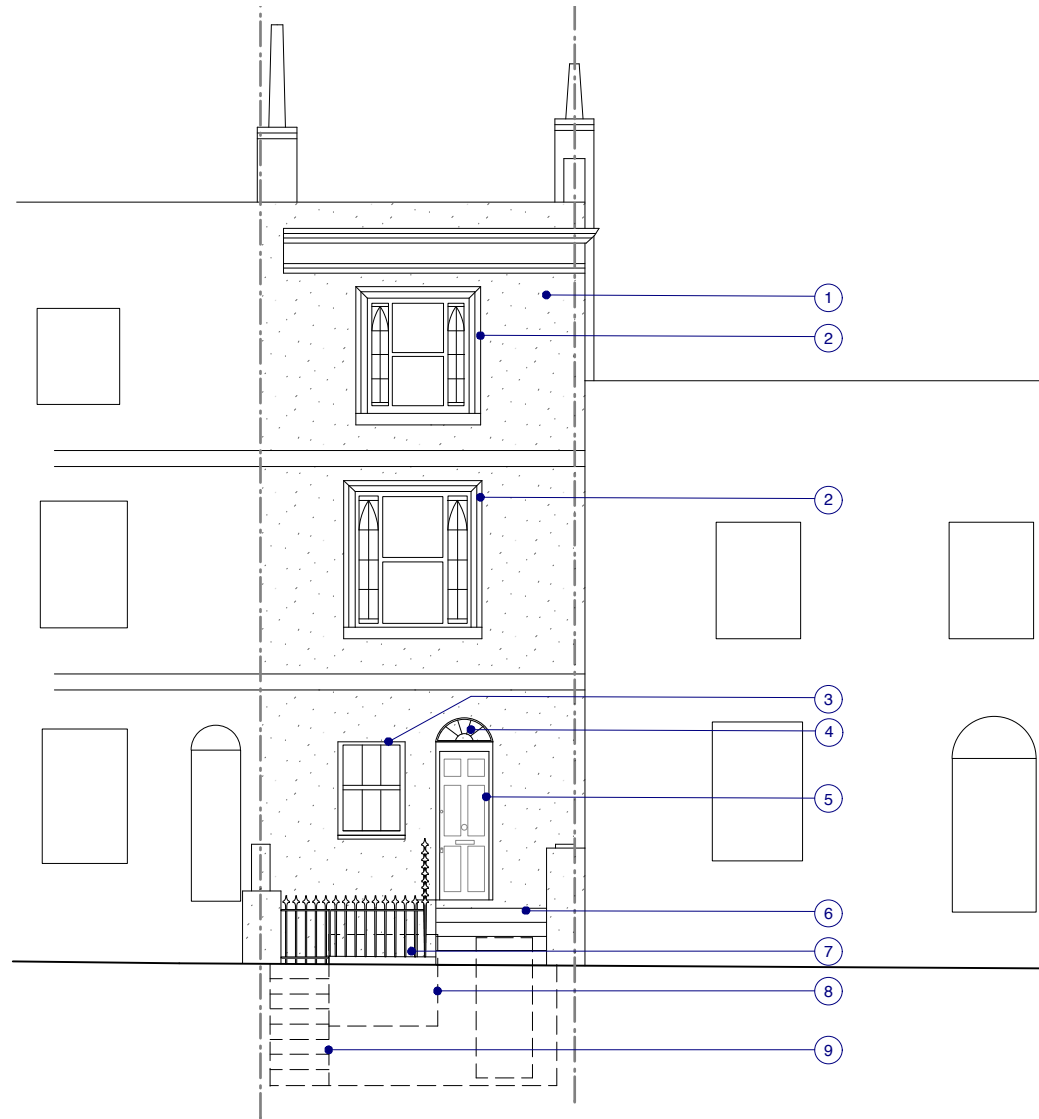
**Project:**  
66 LEIGHTON ROAD

**Drawing Title:**  
PROPOSED ROOF PLAN

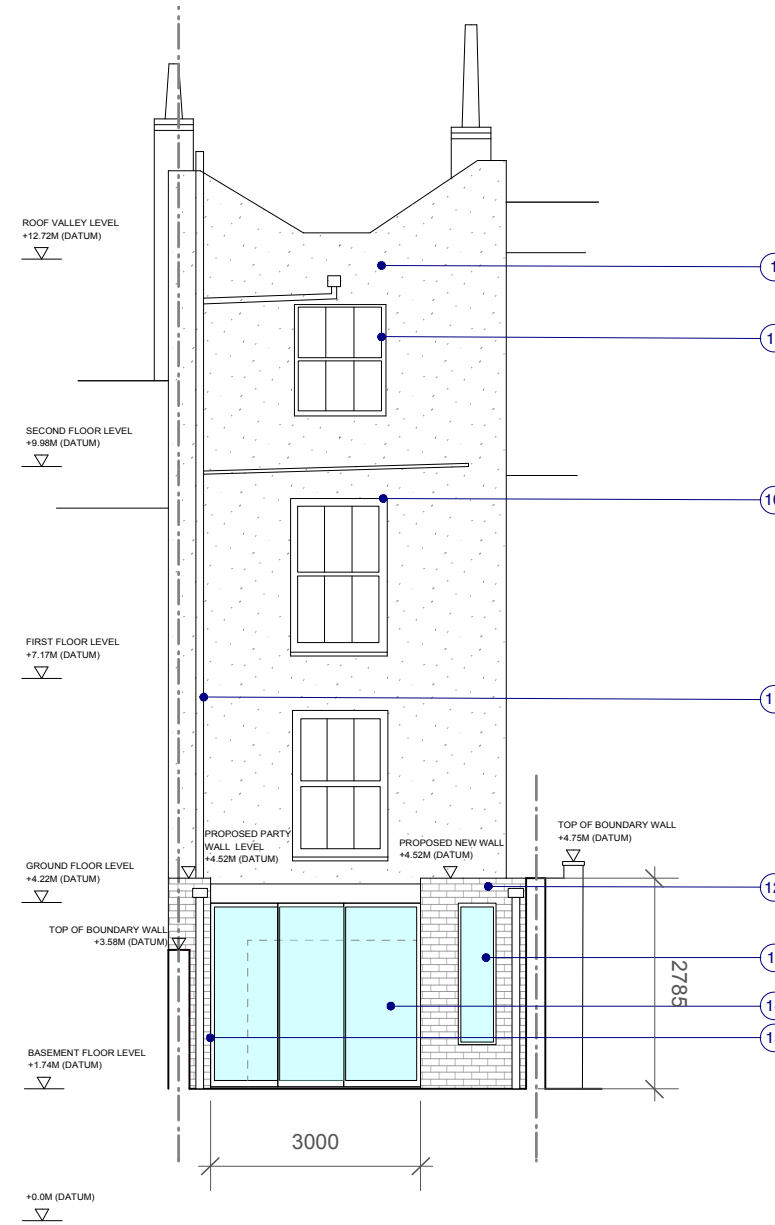
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<b>Drawing No:</b> 1502-P-112	<b>Checked by:</b> NG	<b>Revision:</b> P3
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DO NOT SCALE FROM DRAWING, ALL DIMS TO BE CHECKED ON SITE. REPORT OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IMMEDIATELY



1 PROPOSED FRONT ELEVATION  
SCALE 1:100@A3



2 PROPOSED REAR ELEVATION  
SCALE 1:100@A3

Notes:

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Key:

- - - Line of existing to be removed or altered

- ① General render reinstatement works to repair areas of cracking.
- ② Retain and repair existing windows
- ③ Replace window with timber frame sash window to match georgian bar details of neighbouring properties
- ④ Addition of a fanlight atop main entrance to enhance Georgian character of house and match neighbouring property
- ⑤ New six panelled wooden door with painted finish
- ⑥ Repair external steps to provide even risers and replace asphalt covering with black and white mosaic tile finish
- ⑦ Replace low wall with cast iron railing to match neighbouring properties
- ⑧ Replace old window in lightwell with timber frame sash window to match georgian features of the house and neighbouring properties. Window to have metal security rods in front. See elevation no. 4 on drawing no. 1502-P-200 for elevation of lightwell
- ⑨ New metal staircase, painted black -access to lightwell similar to neighbouring properties
- ⑩ Replace window with new timber frame sash window to match georgian bar details of neighbouring properties
- ⑪ Re-route drainage pipe to flow to one side
- ⑫ White painted brick wall
- ⑬ New timber framed window 500mm x 1850mm
- ⑭ New 3no Glass sliding panels with metal frame -painted black
- ⑮ New masonry wall built alongside party wall

Rev P3 - 15.08.16 No Revision

Rev P2 - 07.07.16 Rear Wall revised and rear extension brick wall extended

Rev P1 - 18.12.15 Issued for Planning



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Client: EDOUARD & ANNE-SOPHIE Date Created: SEPTEMBER 2015

Project: 66 LEIGHTON ROAD

Drawing Title: PROPOSED ELEVATIONS

Scale: 1:100 Revision Date: 15.08.16

Drawing No: 1502-P-120 Checked by: NG Revision: P3

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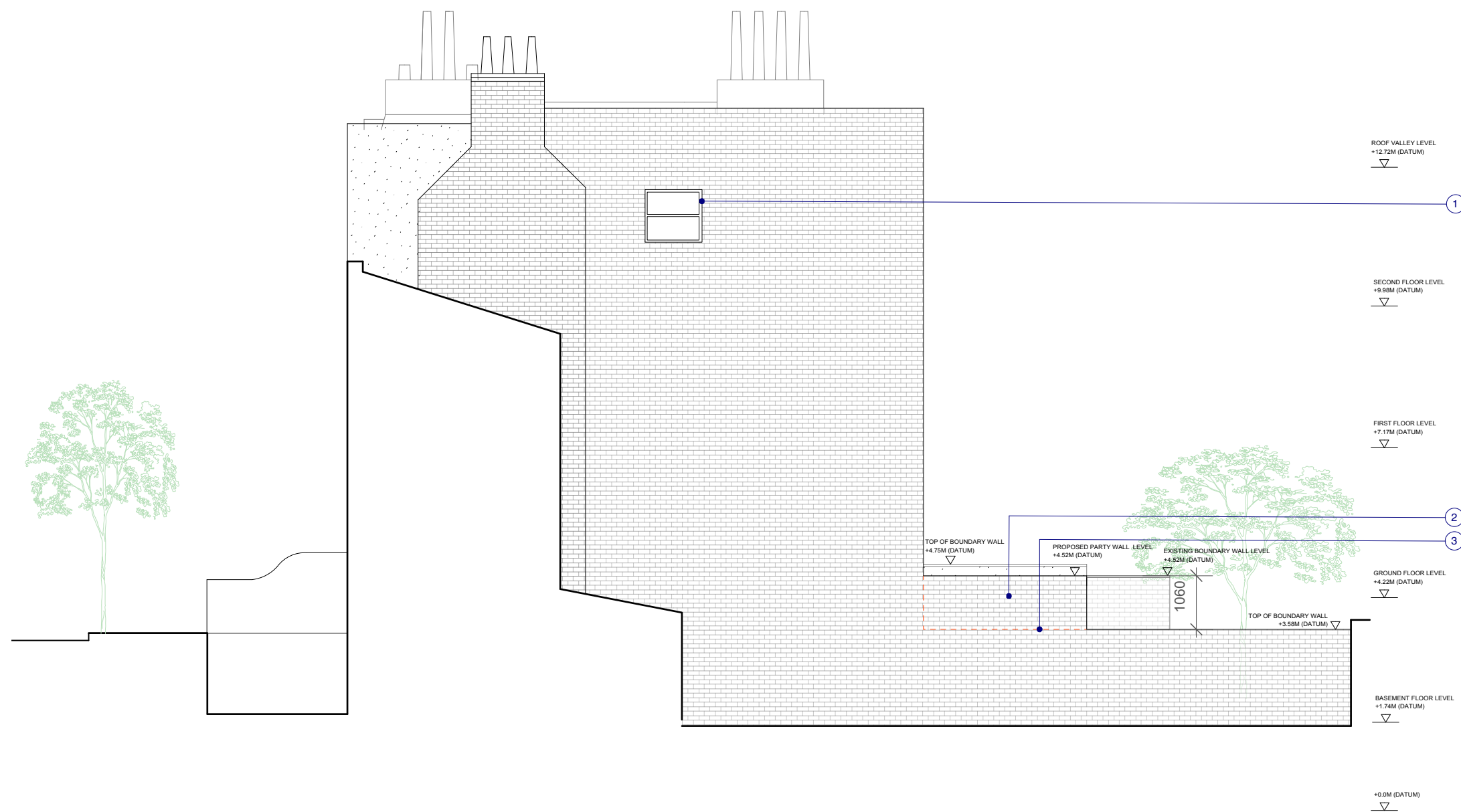
Notes:

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Key:

- - - Line of existing to be removed or altered

- ① Retain and repair existing windows
- ② New brick wall - brick to match existing
- ③ Line of existing boundary wall



① PROPOSED WEST ELEVATION  
 SCALE 1:100@A3

Rev P3 - 15.08.16 No Revision  
 Rev P2 - 07.07.16 Issued for Planning  
 Rev P1 - 18.12.15 Issued for Planning



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 Date Created: SEPTEMBER 2015

Project: 66 LEIGHTON ROAD

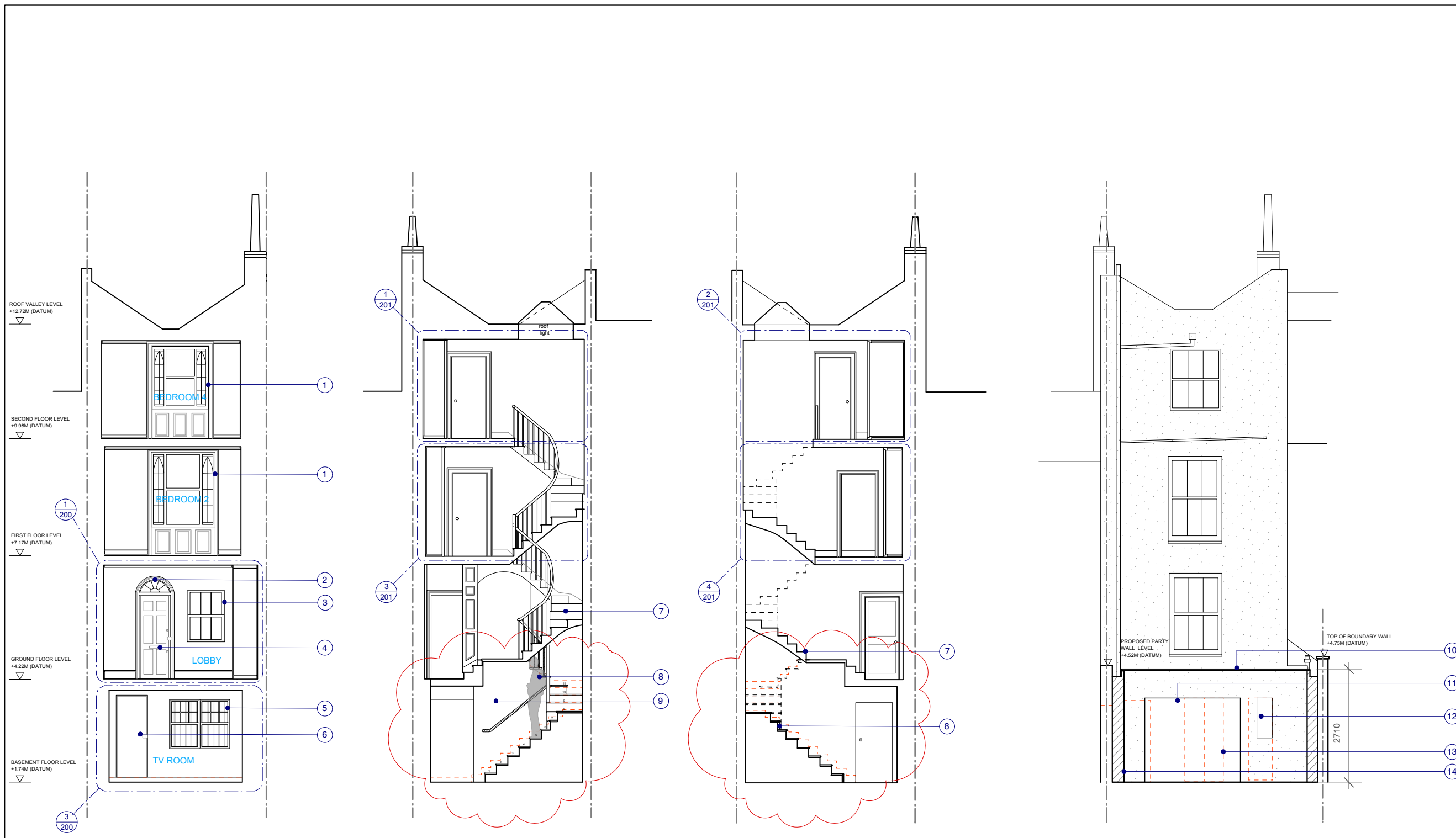
Drawing Title: PROPOSED WEST ELEVATION

Scale: 1:100  
 Revision Date: 15.08.16

Drawing No: 1502-P-121  
 Checked by: NG  
 Revision: P3

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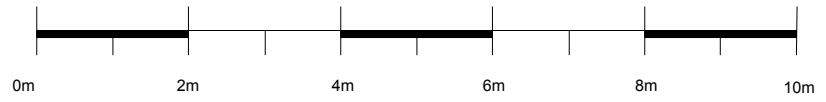


1 SECTION A-A  
SCALE 1:100@A3

2 SECTION B-B  
SCALE 1:100@A3

3 SECTION C-C  
SCALE 1:100@A3

4 SCALE 1:100@A3  
SECTION D-D



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Key:  
- - - Line of existing to be removed or altered

- 1 Retain and repair existing windows and panelling
  - 2 Addition of a fanlight atop main entrance to enhance Georgian character of house and match neighbouring property
  - 3 Replace window with timber frame sash window to match georgian bar window details of neighbouring properties
  - 4 New six panelled wooden door with painted finish
  - 5 Replace old metal framed window in lightwell with timber frame sash window to match georgian features of the house and neighbouring properties. Window to have metal rods frame for security.
  - 6 Reinstate external door -timber framed solid wood door
  - 7 Existing staircase from ground floor to second floor to be retained and made good
  - 8 New timber staircase from Ground floor to Basement floor allowing for more headroom. To comply to building regulations. See drawing 1502-P-300 & 1502-P-301 for further details of staircase
  - 9 New plasterboard panelled internal wall to new WC
  - 10 New Glass roof to extend full width of garden
  - 11 Enlarged opening to replace 4 narrow door openings
  - 12 Replace existing door with 350mm x 950mm opening
  - 13 Removal of wall and narrow doors
  - 14 New masonry wall built alongside party wall
- Rev P3 - 15.08.16  
Ground floor landing retained and ground to basement staircase revised
- Rev P2 - 07.07.16  
Revised Staircase throughout and rear wall return extended
- Rev P1 - 18.12.15 Issued for Planning

**TRELLIK DESIGN STUDIO**

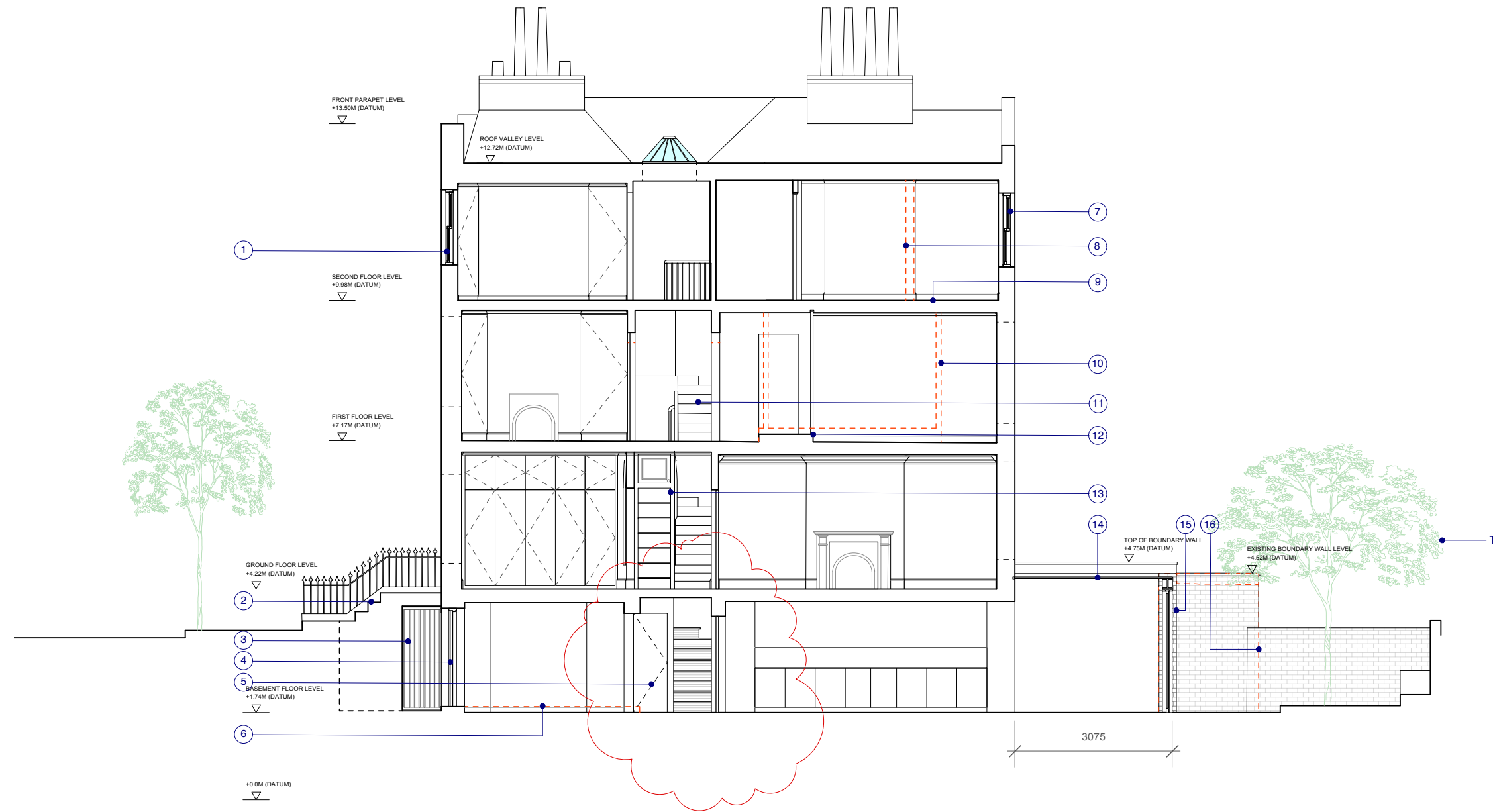
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<b>Client:</b> EDOUARD & ANNE-SOPHIE	<b>Date Created:</b> SEPTEMBER 2015
<b>Project:</b> 66 LEIGHTON ROAD	
<b>Drawing Title:</b> PROPOSED SECTIONS	
<b>Scale:</b> 1:100	<b>Revision Date:</b> 15.08.16
<b>Drawing No.:</b> 1502-P-130	<b>Checked by:</b> NG
	<b>Revision:</b> P3

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1 SECTION E-E  
SCALE 1:100@A3

Notes:

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Key:

- - - Line of existing to be removed or altered

- 1 Retain and repair existing windows
- 2 Repair external steps to have even risers and replace asphalt covering with black and white mosaic tile finish. Railing to replace low solid wall with cast iron railing to match neighbouring properties
- 3 Metal security gate
- 4 Reinstatement external opening with timber framed solid wood panelled door
- 5 New WC under stairs
- 6 Remove raised timber flooring to match basement level
- 7 Replace window with new timber frame sash window to match georgian bar details of neighbouring properties
- 8 Removal of internal partition to relocate bedroom 4 next to rear facade
- 9 New timber floor to be level
- 10 Removal of existing bathroom partition and floor
- 11 Existing staircase from Ground Floor to Second floor to be retained and made good
- 12 Raised step to allow drainage access to relocated bathroom
- 13 Existing Paneling with shelves to be retained
- 14 New Glass roof to extend full width of garden
- 15 New brick wall painted white to replace existing shed volume. Wall to align with existing shed wall
- 16 Remove existing shed volume

T1 Tree within falling distance of proposed development

Rev P3 - 15.08.16 Ground floor landing retained and ground to basement staircase revised

Rev P2 - 07.07.16 Revised internal partitions on First and Second Floor and staircase throughout

Rev P1 - 18.12.15 Issued for Planning



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Date Created: SEPTEMBER 2015

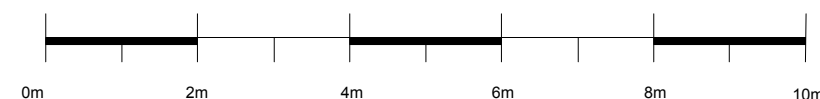
Project: 66 LEIGHTON ROAD

Drawing Title: PROPOSED SECTION E-E

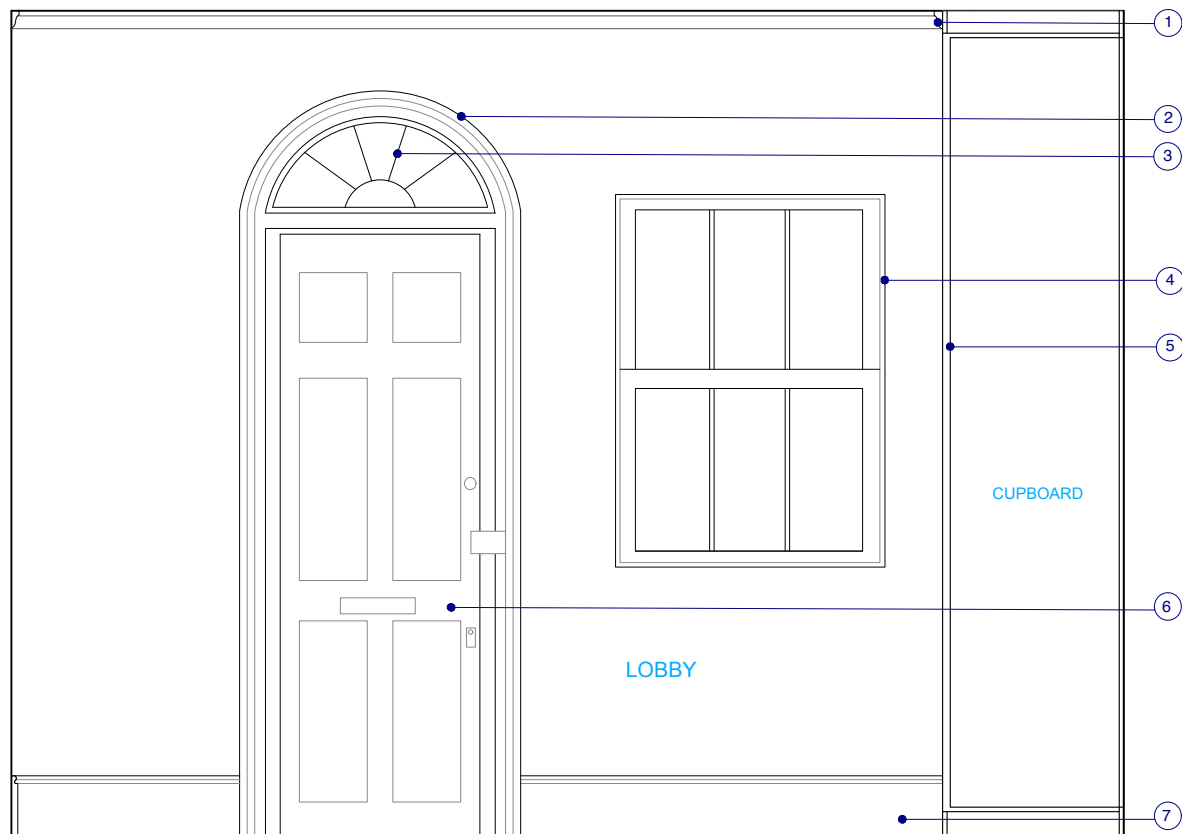
Scale: 1:100  
Revision Date: 15.08.16

Drawing No: 1502-P-131  
Checked by: NG  
Revision: P3

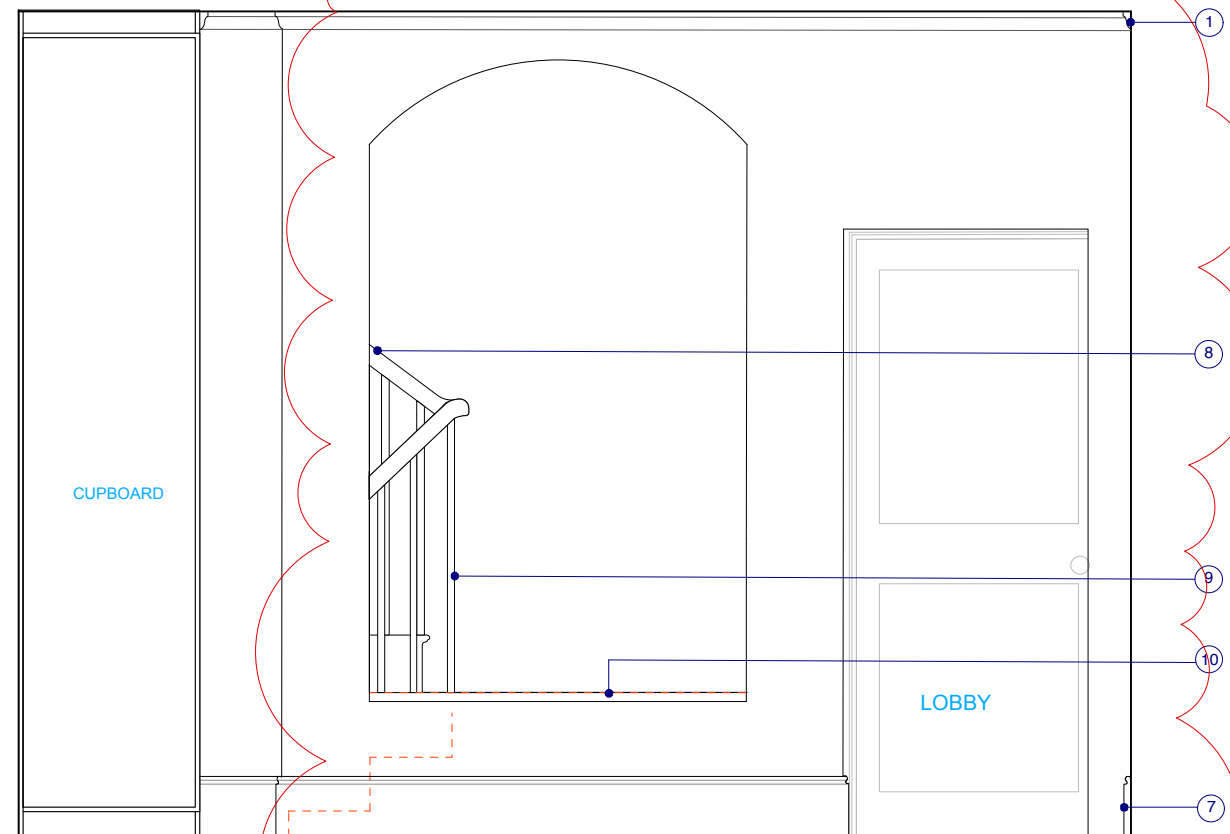
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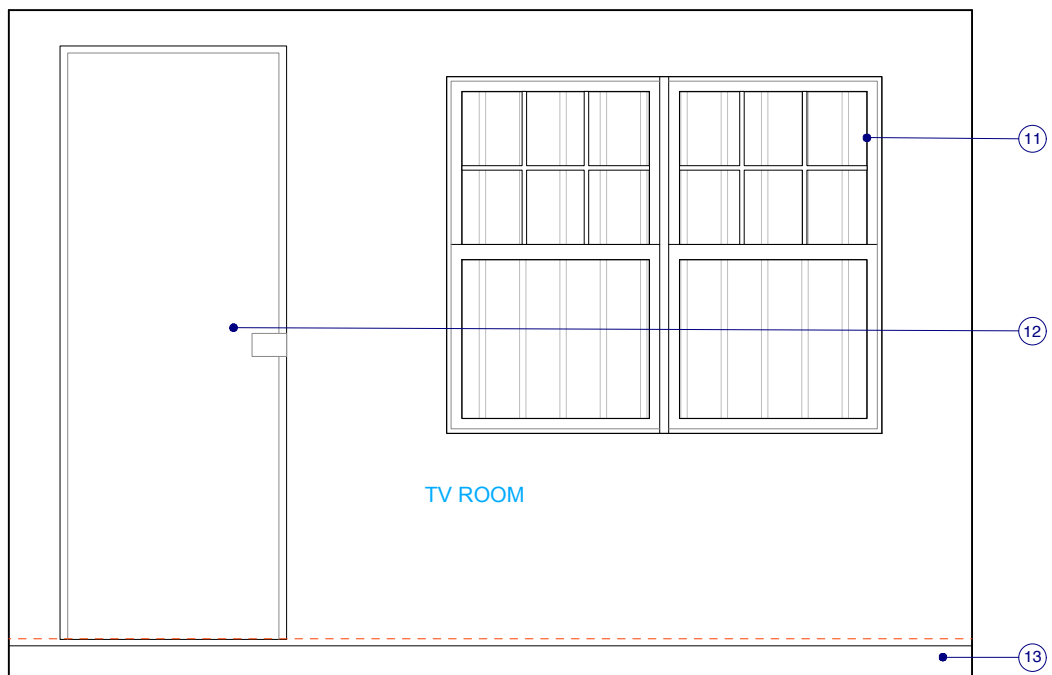




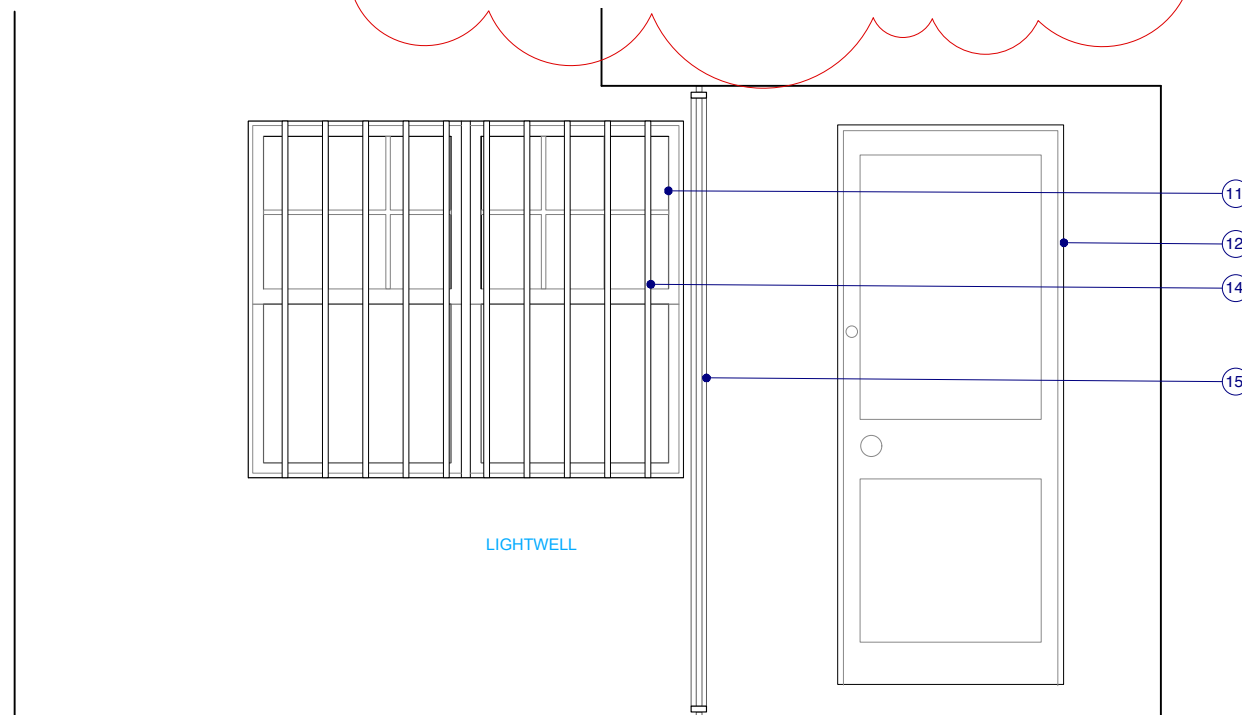
1 GROUND LEVEL - FRONT ENTRANCE DOOR AND WINDOW INTERNAL ELEVATION  
SCALE 1:25@A3



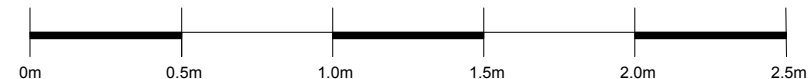
2 GROUND LEVEL - LOBBY - ARCHED OPENING TO STAIRS - INTERNAL ELEVATION  
SCALE 1:25@A3



3 BASEMENT LEVEL - FRONT ENTRANCE DOOR AND WINDOW INTERNAL ELEVATION  
SCALE 1:25@A3



4 BASEMENT LEVEL - FRONT ENTRANCE DOOR AND WINDOW EXTERNAL ELEVATION  
SCALE 1:25@A3



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Key:

--- Line of existing to be removed or altered

- 1 New cornice detail
- 2 Modify existing door architrave detail to accommodate new fanlight. Architrave to match existing.
- 3 Addition of a fanlight atop main entrance to enhance Georgian character of house and match neighbouring property
- 4 Replace window with timber frame sash window to match georgian bar details of neighbouring properties
- 5 New cupboard to replace existing
- 6 New six panelled wooden door with painted finish
- 7 Retain Skirting detail
- 8 Existing timber balustrade to be retained
- 9 Existing spindles to be retained and made good
- 10 Existing York Stone landing to be retained and made good.
- 11 Replace old window in lightwell with timber frame sash window to match georgian features of the house and neighbouring properties. Window to have metal security rods in front
- 12 Reinststate front opening in Lightwell. External door and frame to be in timber.
- 13 New skirting detail
- 14 New metal security rods painted white
- 15 Metal Security gate

Rev P3 - 15.08.16  
Ground floor landing retained and ground to basement staircase revised

Rev P2 - 07.07.16  
Revised openings around York Stone landing

Rev P1 - 18.12.15 Issued for Planning

**TRELLIK DESIGN STUDIO**



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Client: EDOUARD & ANNE-SOPHIE  
Date Created: SEPTEMBER 2015

Project: 66 LEIGHTON ROAD

Drawing Title: PROPOSED DOOR & WINDOW ARCHITRAVE ELEV

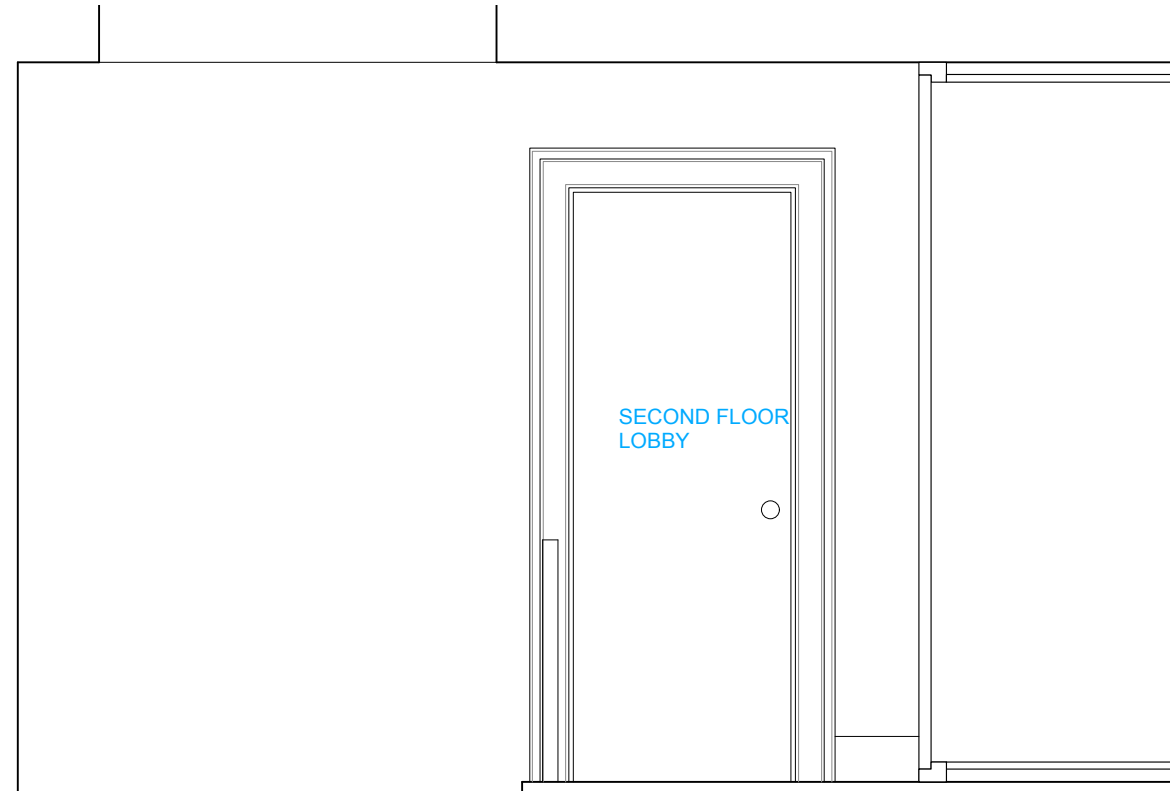
Scale: 1:25  
Revision Date: 15.08.16

Drawing No: 1502-P-200  
Checked by: NG  
Revision: P3

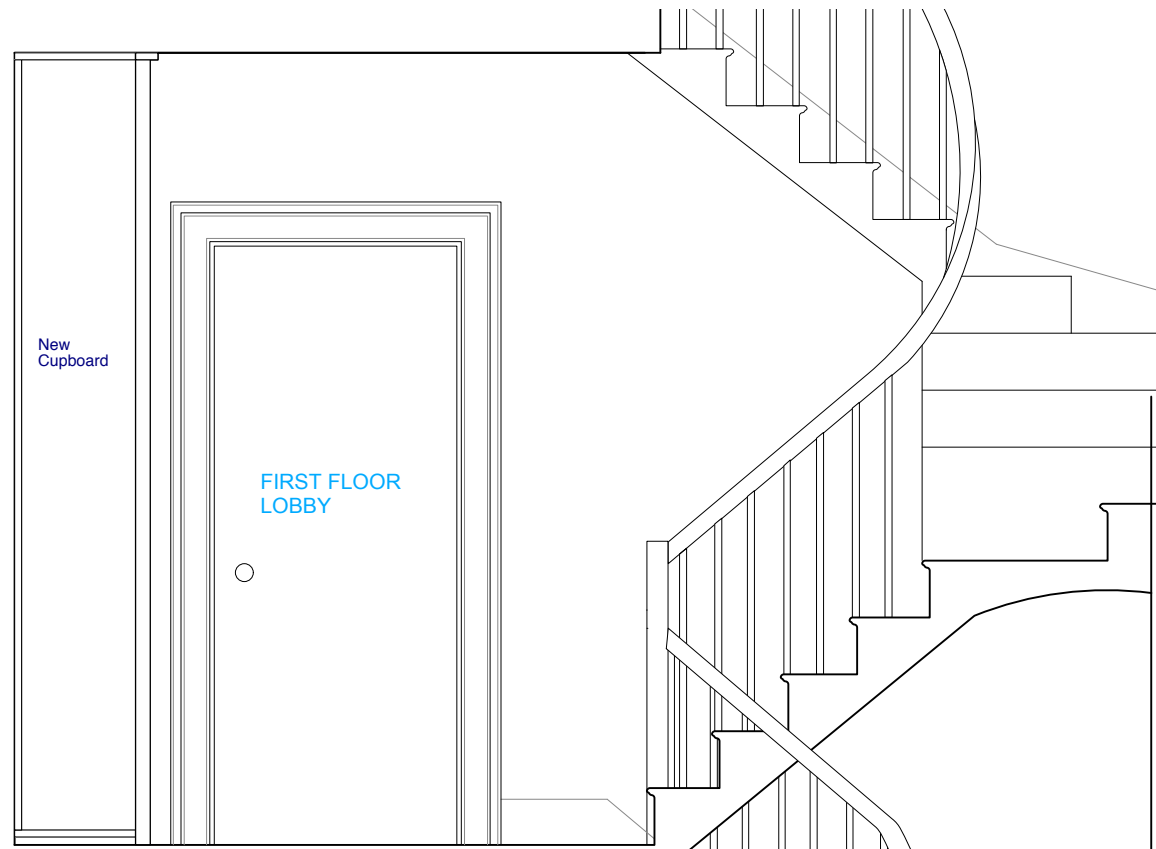
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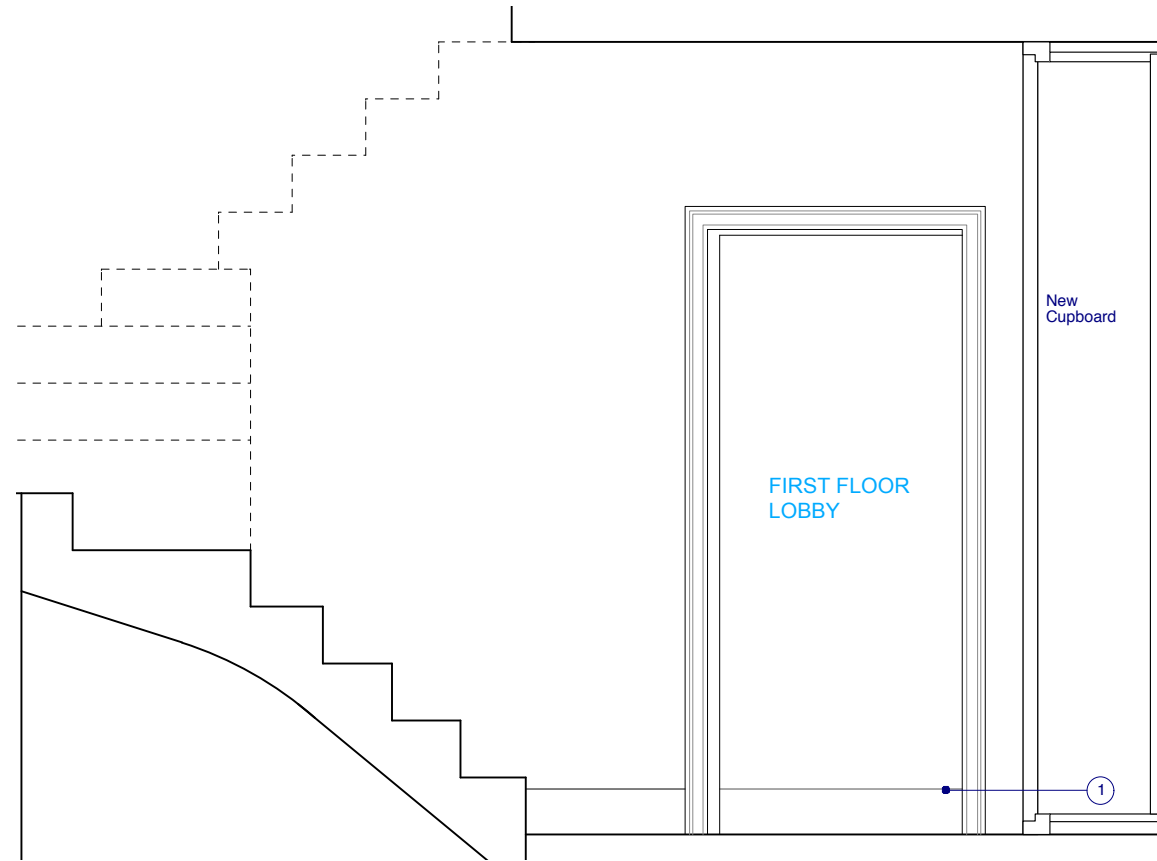
1 SECOND FLOOR - FRONT BEDROOM 3 ENTRANCE - DOOR AND ARCHITRAVE ELEVATION  
SCALE 1:25@A3



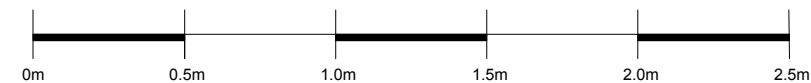
2 SECOND FLOOR - REAR BEDROOM 4 ENTRANCE - OPENING AND ARCHITRAVE ELEVATION  
SCALE 1:25@A3



3 FIRST FLOOR - FRONT BEDROOM 2 ENTRANCE - DOOR AND ARCHITRAVE ELEVATION  
SCALE 1:25@A3



4 FIRST FLOOR - REAR BEDROOM 1 ENTRANCE - OPENING AND ARCHITRAVE ELEVATION  
SCALE 1:25@A3



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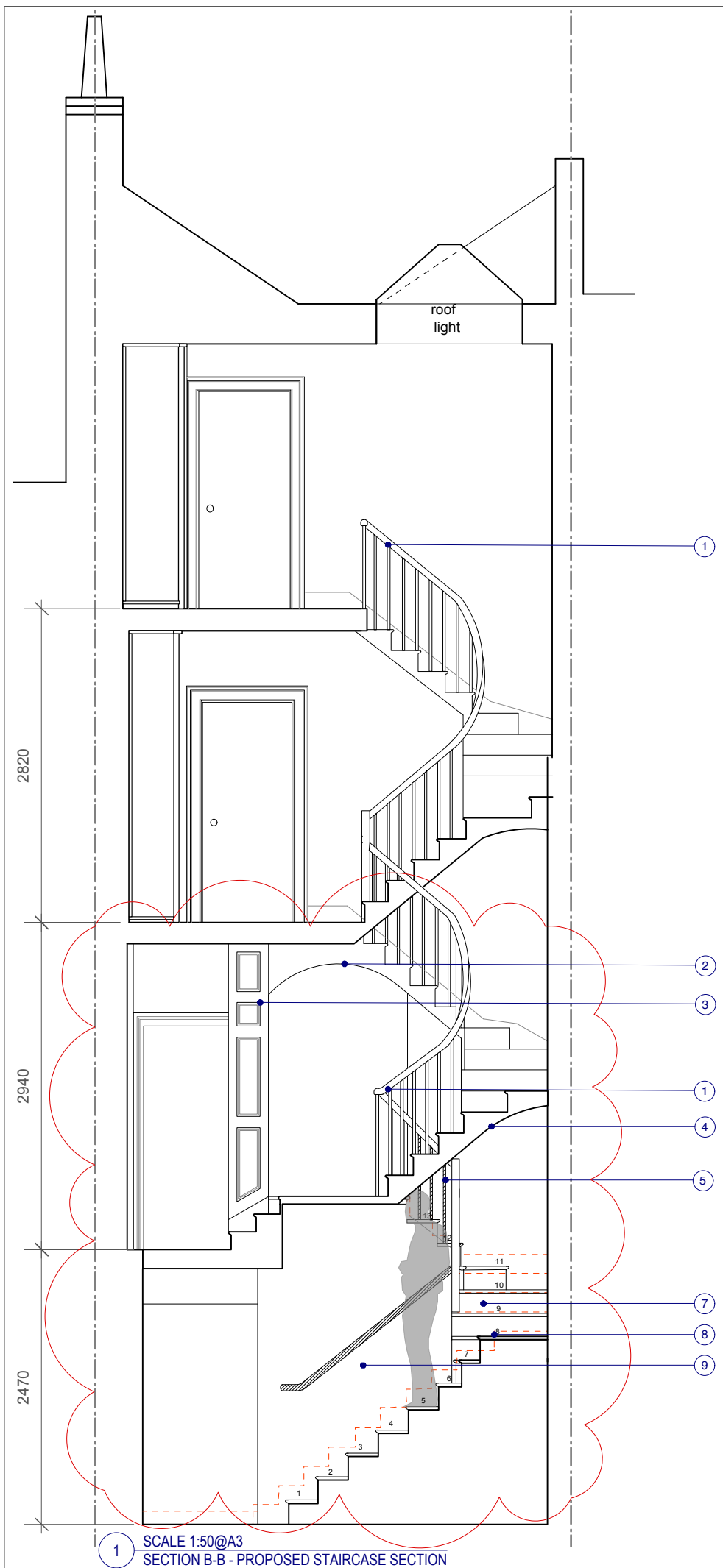
Key:

- - - Line of existing to be removed or altered

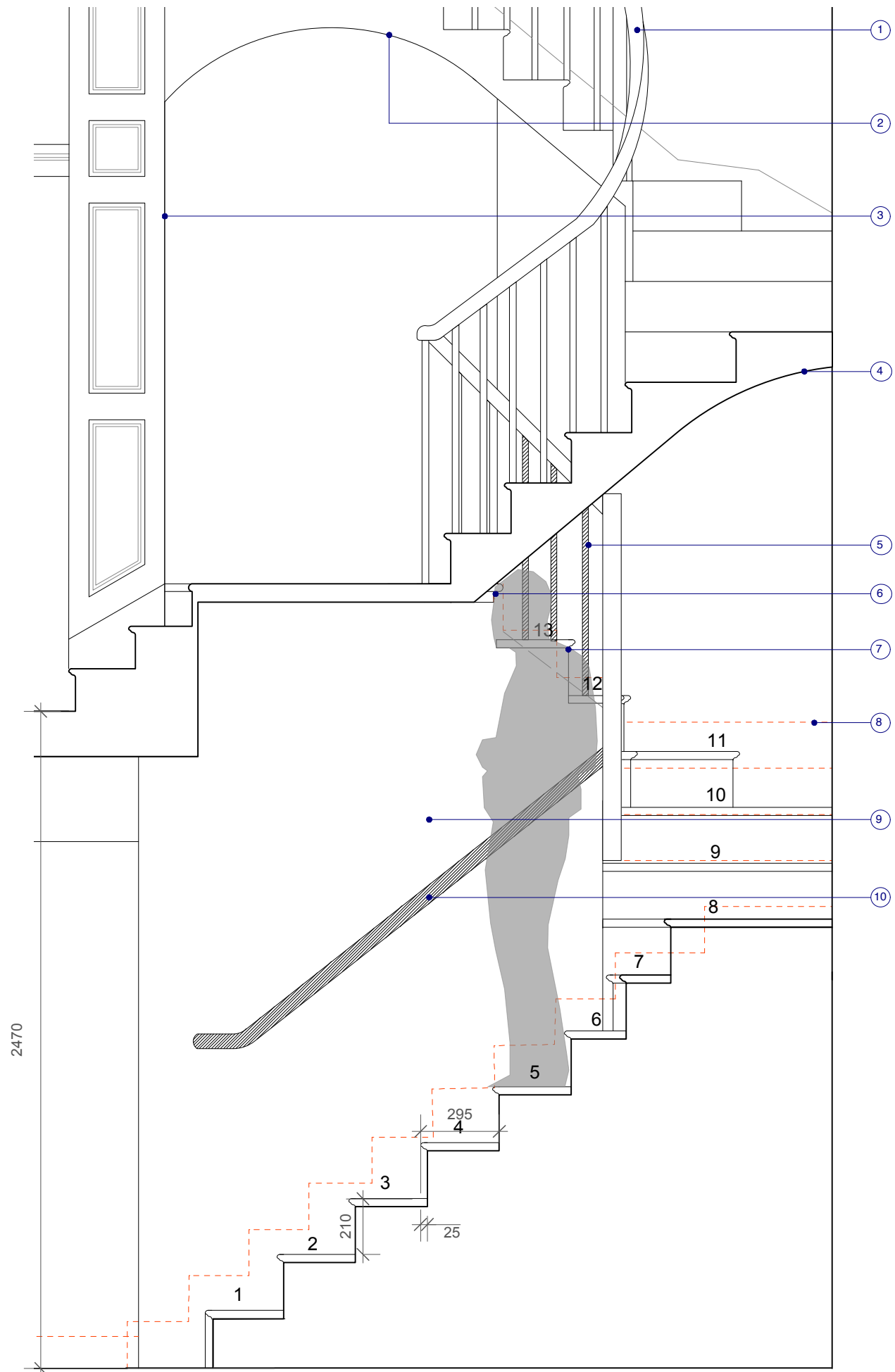
① Raised step beyond opening

Rev P3 - 15.08.16 No Revision  
Rev P2 - 07.07.16  
Revised Internal door height - To keep existing  
Rev P1 - 18.12.15 Issued for Planning

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<b>Client:</b> EDOUARD & ANNE-SOPHIE	<b>Date Created:</b> SEPTEMBER 2015
<b>Project:</b> 66 LEIGHTON ROAD	
<b>Drawing Title:</b> PROPOSED DOOR ARCHITRAVE ELEVATIONS	
<b>Scale:</b> 1:25	<b>Revision Date:</b> 15.08.16
<b>Drawing No.:</b> 1502-P-201	<b>Checked by:</b> NG
	<b>Revision:</b> P3
DO NOT SCALE FROM DRAWING, ALL DIMS TO BE CHECKED ON SITE. REPORT OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IMMEDIATELY	



1 SCALE 1:50@A3  
SECTION B-B - PROPOSED STAIRCASE SECTION



2 SECTION B-B - PROPOSED STAIRCASE SECTION  
SCALE 1:20@A3

Notes:  
All construction to comply with all relevant and current Buildings regulations and British Standards.  
All dimensions are to be checked on site by the contractor prior to construction. Any queries are to be notified to the author of the drawing.  
For all structural works information refer to Structural Engineers drawings.


- Key:
- - - Line of existing to be removed or altered
  - ① Retain existing balustrade and make good
  - ② Retain existing arch
  - ③ Existing timber paneling with shelves behind to be retained.
  - ④ Existing timber staircase from Ground floor to Second floor to be retained and made good.
  - ⑤ Three spindles to be replaced to match existing and comply with new staircase from ground floor to basement floor.
  - ⑥ York Stone landing to be retained.
  - ⑦ New timber staircase from Ground floor to Basement floor (to allow for extra headroom with 14 risers as opposed to existing 17. To comply with building regulations.
  - ⑧ Line of existing staircase to be removed .
  - ⑨ New plasterboard wall to WC
  - ⑩ New timber balustrade

Rev P3 - 15.08.16 Ground floor landing retained and ground to basement staircase revised

Rev P2 - 07.07.16 Revised Staircase and openings

Rev P1 - 18.12.15 Issued for Planning

**TRELLIK DESIGN STUDIO**

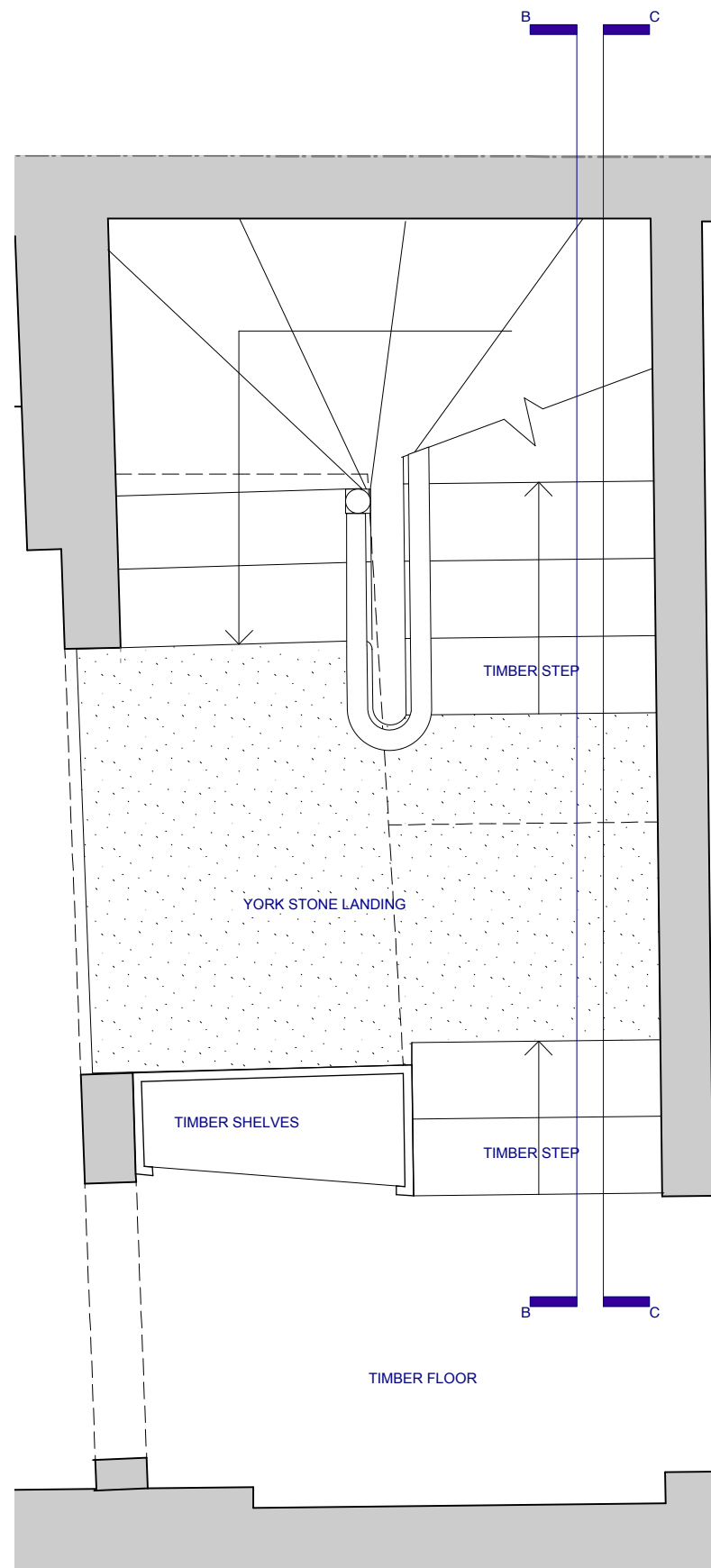


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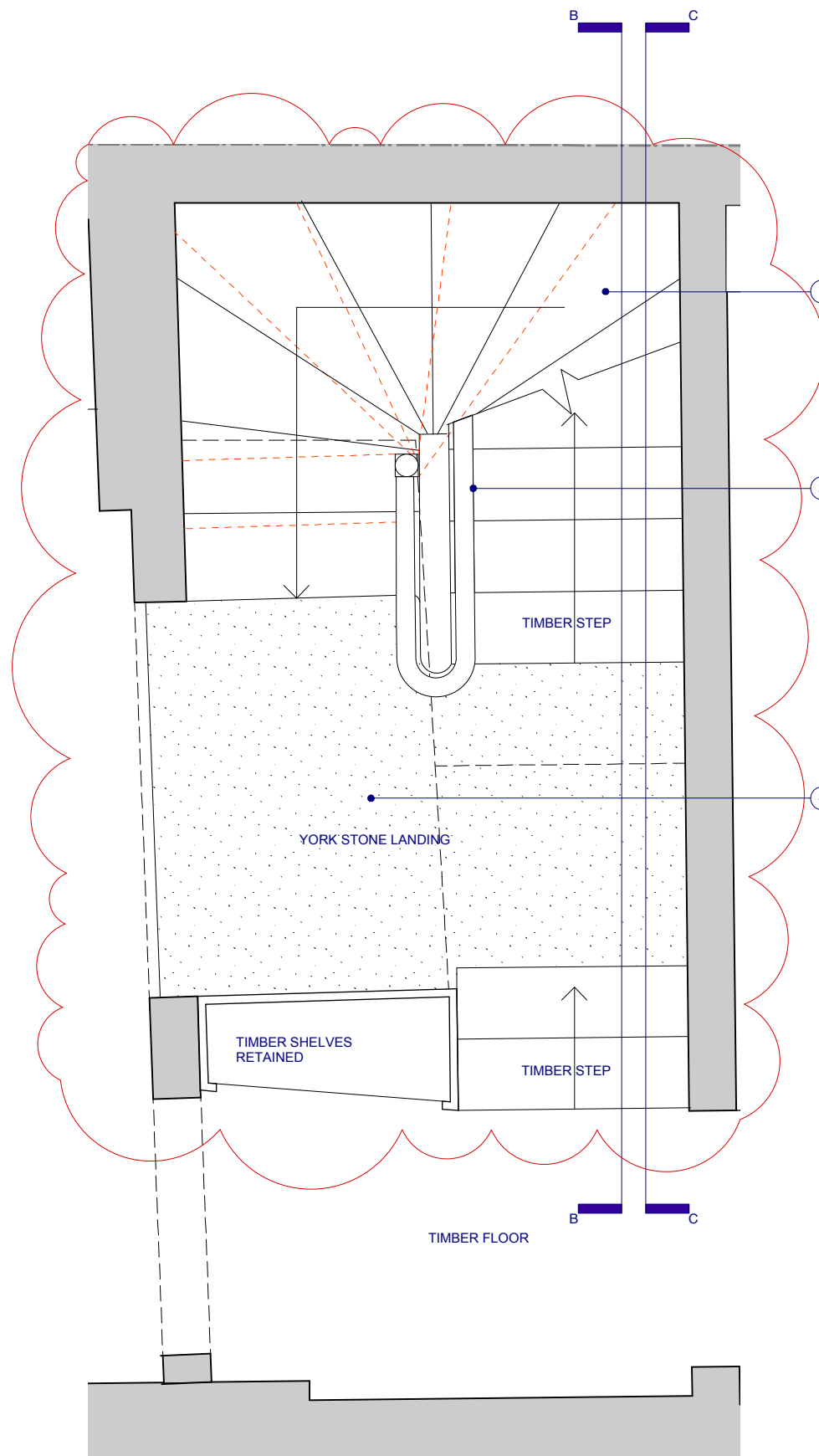
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<b>Client:</b> EDOUARD & ANNE-SOPHIE	<b>Date Created:</b> SEPTEMBER 2015
<b>Project:</b> 66 LEIGHTON ROAD	
<b>Drawing Title:</b> PROPOSED STAIRCASE	
<b>Scale:</b> VARIES	<b>Revision Date:</b> 15.08.16
<b>Drawing No.:</b> 1502-P-300	<b>Checked by:</b> NG
	<b>Revision:</b> P3

DO NOT SCALE FROM DRAWING, ALL DIMS TO BE CHECKED ON SITE. REPORT OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IMMEDIATELY



1 EXISTING GROUND FLOOR - STAIRCASE PLAN  
SCALE 1:20@A3



2 PROPOSED GROUND FLOOR - STAIRCASE PLAN  
SCALE 1:20@A3

Notes:

All construction to comply with all relevant and current Buildings regulations and British Standards.  
All dimensions are to be checked on site by the contractor prior to construction. Any queries are to be notified to the author of the drawing.  
For all structural works information refer to Structural Engineers drawings.

Key:

- - - Line of existing to be removed or altered

- ① New timber staircase from Ground floor to Basement floor (to allow for extra headroom with 14 risers as opposed to existing 17. To comply with building regulations.
- ② Existing timber balustrade to be retained and made good.
- ③ York Stone landing to be retained.

Rev P3 - 15.08.16  
Ground floor landing retained and ground to basement staircase revised

Rev P2 - 07.07.16 Issued for Planning



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<b>Client:</b> EDOUARD & ANNE-SOPHIE	<b>Date Created:</b> SEPTEMBER 2015
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**Project:**  
66 LEIGHTON ROAD

**Drawing Title:**  
GROUND FLOOR STAIRCASE

<b>Scale:</b> 1:20 @ A3	<b>Revision Date:</b> 15.08.16
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<b>Drawing No:</b> 1502-P-301	<b>Checked by:</b> NG	<b>Revision:</b> P3
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DO NOT SCALE FROM DRAWING, ALL DIMS TO BE CHECKED ON SITE. REPORT OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IMMEDIATELY