

Leighton Road

30 Leighton Road

32 Leighton Road



1 Section E
1:100 @ A1 / 1:200 @ A3

- ## Notes

1. New black railing with brick base to replicate existing railings opposite
2. New visitor bike stands; sheffield stands finished black to match railings
3. Basement coated with cementitious tanking and fit out as bathrooms for office use
4. Masonry on street elevation repaired and cleaned by specialist.
5. Window openings on side elevation enlarged by dropping sills to string course in brickwork. New timber casement windows installed with details to replicate existing windows.
6. Existing roof cowl repaired and redecorated. Turrets to be fitted internally with natural ventilation control mechanisms

7. Roof slates lifted and salvaged as far as possible for re-use. Deck, waterproofing and lead flashings replaced and tiles re-laid.
8. New metal framed, fixed double glazed rooflights sitting within existing openings. New flashings in lead.
9. External levels regraded and laid with hard finishes.
10. Existing windows on refurbished; sanded, redecorated. Sashes eased, with new white seals and metal ironmongery fitted.
11. Fenestration to rear blocks metal framed double glazing, frames powdercoated grey
12. Pitched standing seam zinc roofs over new studio blocks, with concealed gutters in valleys.

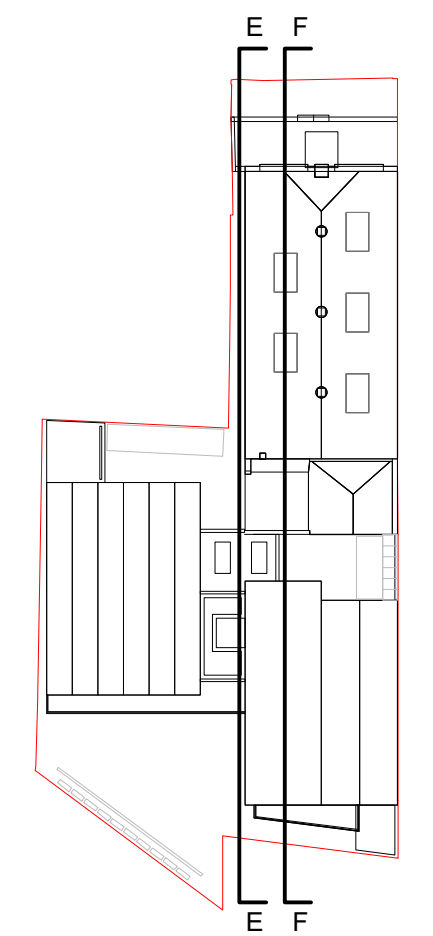
13. New blocks to rear clad with fibre cement panels
14. Sedum over flat roof in circulation block, with fixed rooflights in centre.
15. Zinc rainwater goods
16. Projecting balcony, with painted steel railings.
17. Single storey external shed, potentially to house bins. Clad in standing seam zinc, with powdercoated louvers to front.



30 Leighton Road

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DRAWING TITLE

Proposed Drawings
Section E
Section F

[illegible]

SCALE
1:100 @ A1 /

DRAWING STATUS
PLANNING

[illegible]

DRAWN BY
CE

CHECKED BY
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PROJECT NO.

QA183

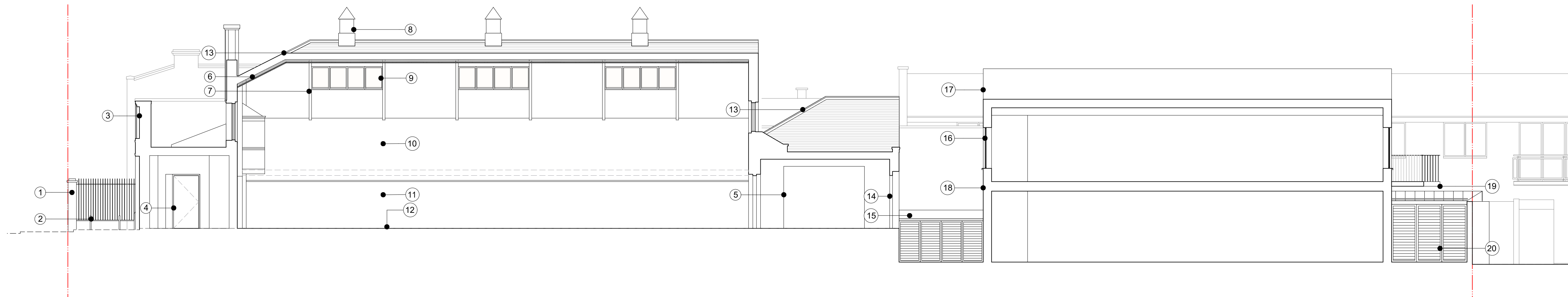
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Leighton Road

30 Leighton Road

32 Leighton Road



2 Section F
1:100 @ A1 / 1:200 @ A3

- ## Notes

1. New black railing with brick base to replicate existing railings opposite
2. New visitor bike stands; sheffield stands finished black to match railings
3. Masonry on street elevation repaired and cleaned by specialist.
4. New timber door to accessible WC and shower room
5. Opening created between two rear rooms
6. Roof insulated and lined internally
7. Exposed roof trusses retained, stripped of old paint and redecorated

8. Existing roof cowl repaired and redecorated. Turrets to be fitted internally with natural ventilation control mechanisms
9. New metal framed, fixed double glazed rooflights sitting within existing openings. New flashings in lead.
10. Local lime plaster repairs internally to walls. All walls decorated with mineral paints.
11. Plasterboard lining to conceal services. Installation of lining will remove need to chase walls and open up floor.
12. Original pine herrigbone floor restored throughout; sanded and re-sealed with clear coating.
13. Roof slates lifted and salvaged as far as possible for re-use. Deck, waterproofing and lead flashings replaced and tiles re-laid.
14. Non-original doors removed and replaced with fixed glazing. Window to be timber framed with details to replicate the existing.

15. Powdercoated enclosure at low level for external plant. Acoustic louvers to front and top.
16. Fenestration to rear blocks metal framed double glazing, frames powdercoated grey
17. Pitched standing seam zinc roofs over new studio blocks, with concealed gutters in valleys.
18. New blocks to rear clad with fibre cement panels
19. Projecting balcony, with painted steel railings.
20. Single storey external shed, potentially to house bins. Clad in standing seam zinc, with louvers to front.



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