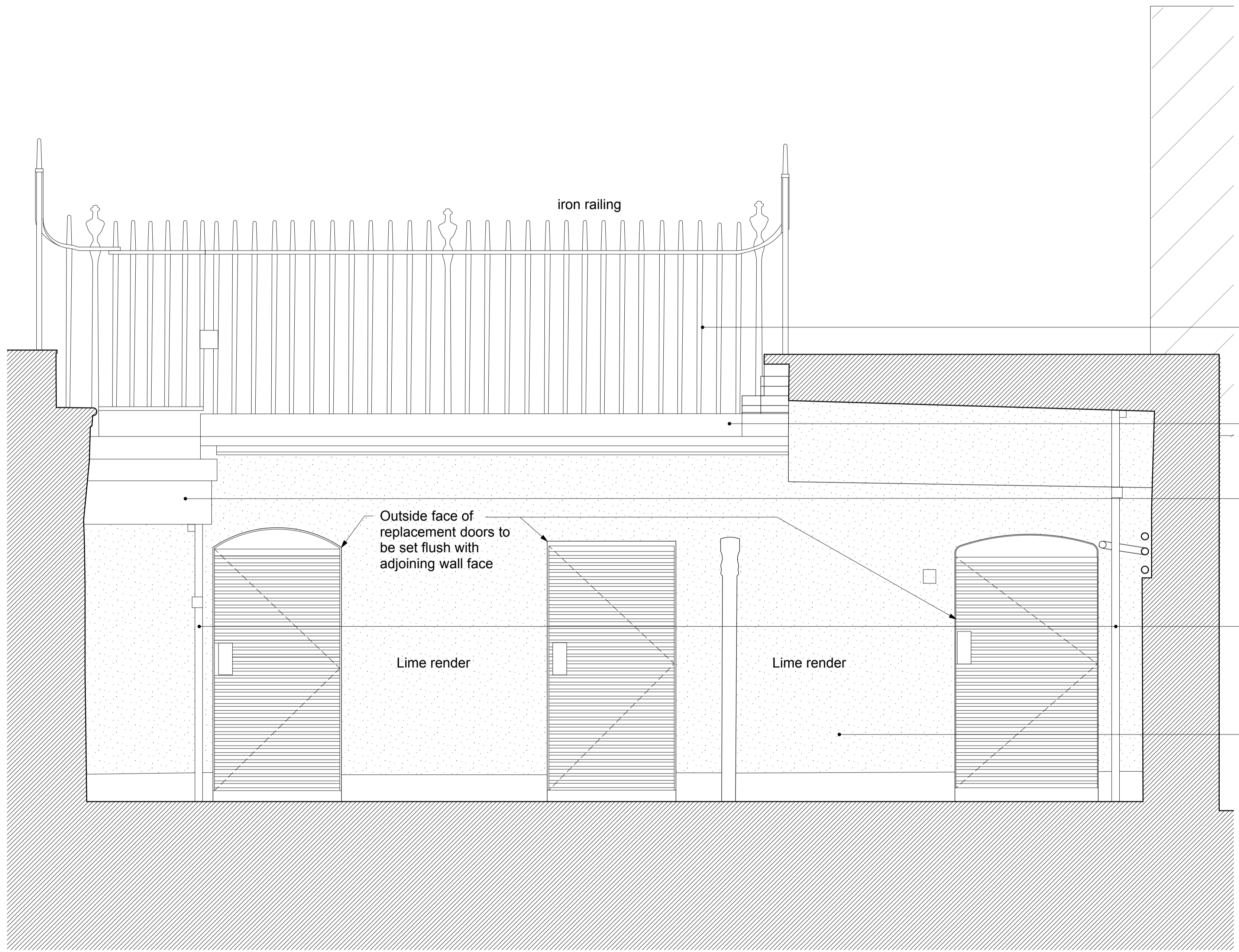


General notes
Copyright owned by smok.
Do not scale from this drawing.
All dimensions are to be checked on site prior to commencing the construction of any element of the works or manufacture of any elements.
Any discrepancies between the drawing and site conditions/dimensions, any errors or omissions are to be brought to the attention of the architect for clarification prior to proceeding with construction of the element of work.
All dimensions are in millimeters.
All construction to comply with all current British Standards and Building Regulations requirements.

Drawing notes
Mild hydraulic lime render to be used
Allow 2 layers base coat, 1 layer finish coat onto existing structure.
Stucco lines to be 100mm at equal centres vertically between drip and render damp proofing.



Entrance steps and landing reformed to reinstate the open-tread and fanned steps design to match the original layout as found at No.49 and No.51 Bedford Square.

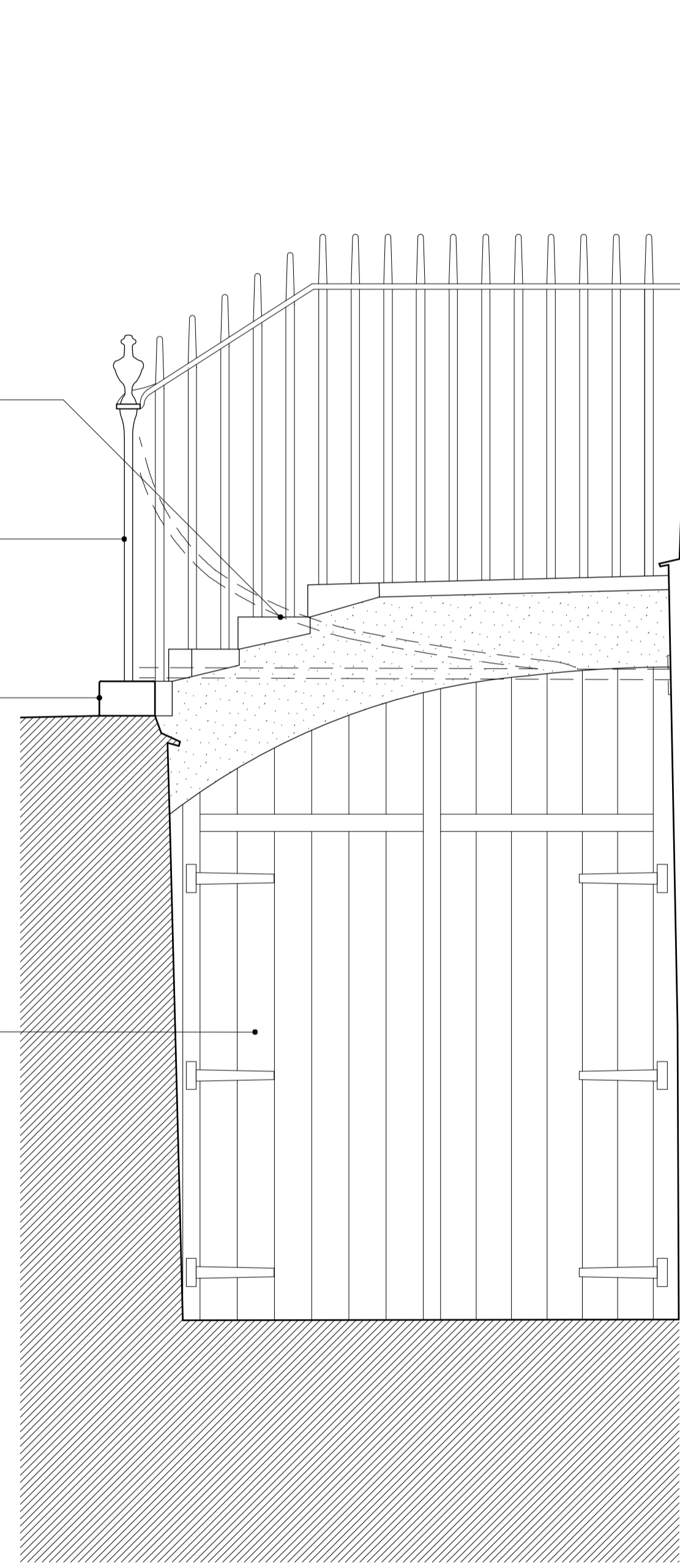
Original railing bars refurbished and reinstated with bars lead caulked into new Portland stone plinth to the existing configuration.

Concrete plinth to be replaced with new Portland stone plinth to original cambered profile.

Lightwell steps carefully taken down to allow for re-rendering of lightwell walls and reinstated on completion. Metal treaded steps replaced with Yorkstone to match original square edged step profile. Original railing bars refurbished and reinstated with bars lead caulked into steps.

New joinery storage cupboards made of stained oak, ledged and braced doors with black strap hinges, locks and handles. To allow for concealment of service runs, water pump and mains electric connection.

Stucco work reinstated in lime with a micro porous mineral paint finish. (off-white colour)



1 Proposed Elevation C - 41 Bedford Square
PL_083 1:20 @ A1



2 Proposed Elevation D
PL_083 1:20 @ A1

P1	ISSUED FOR PLANNING / LBC	19 Mar 2021
REVISION	DESCRIPTION	DATE

DRAWING Proposed Front Lightwell Elevations C and D
SCALE 1:20 @ A1

PROJECT 41, Bedford Square
DATE May 2019
DRAWN CM
CADFILE 223_PL_078

CLIENT EenEnVeertig Limited

DRAWING No 223_PL_083 **Rev:** P1

STATUS PLANNING / LBC

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