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■ CHECK ALL DIMENSIONS ON SITE.
■ DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS.

Survey drawings are kindly provided by Mapcon Hughes Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.

- KEY
- Existing Walls.
 - Walls to be demolished and removed.
 - Areas to be demolished and removed.

Features

windows

- bhc bottom hung timber casement window
- btc top hung timber casement window
- ehc side hung casement
- vss vertical sliding sash timber window
- fl fixed light timber window
- fri roof light (flat roof)
- vri valux style roof light pitched roof
- eri conservation style roof light pitched roof
- h ceiling hatch
- hf floor hatch
- sd sliding door
- sfd sliding folding door

drainage services and landscape

- mh Existing manhole
- ic Existing inspection chamber
- wic Existing water service inspection chamber

FWIC 01

- Inspection chamber collecting foul water drainage
- syp Soil vent pipe and underground foul water drainage
- rwp Rainwater pipe, gully and underground surface water drainage
- rwp-h Rainwater hopper draining into rainwater hopper
- sp Rainwater spout

mechanical heating

- gas fired boiler and wall mounted flue
- unvented cylinder

- REV F 09 Mar 2020 GMcG
The previously approved scheme (scheme 2) is altered to include a number of minor, non material amendments. the amendments included mostly rationalise the alterations at Rev E.
- REV E 08 Sep 2021 GMcG
The previously approved scheme (scheme 2) is altered to include a number of small amendments.
- REV D 27 Feb 2021 GMcG
Planning Application further revisions
- REV C 15 Jan 2021 GMcG
Planning Application further revised, see notes above
- REV B 10 Aug 2020 GMcG
Revised Planning Application marked at Revision B
- REV A 05 Dec 2019 GMcG
Original Planning Application marked at Revision A

[REV] [DATE] [DRN] [CHKD]

PROJECT
The Hoo: Scheme 3
17 Lyndhurst Gardens,
Hampstead, London
Resolving A Grand Victorian House To Private Domestic Accommodation
NW3 5NU

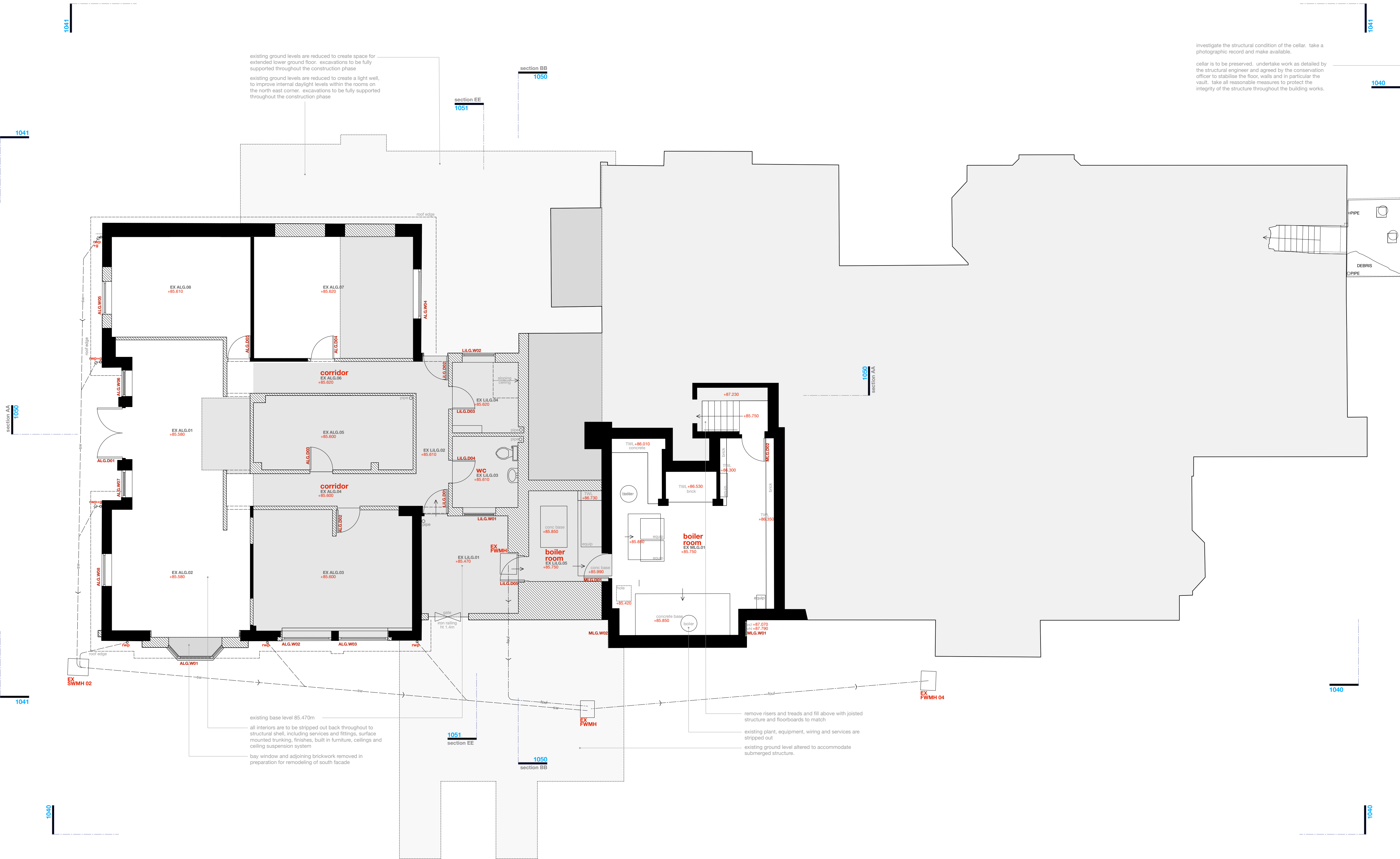
CLIENT
Mr and Mrs Yu
REPRESENTED BY
JAGA Developments (London)

DRAWING
Lower Ground Floor Layout
as Existing with Delotions

SCALE SHEET SIZE DRAWN CHECKED DATE
1:50 @ A0 GMcG May 2020

BOWKER SADLER ARCHITECTURE
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JOB No. **19013** DRAWING No. **1020** REVISION **F**
STATUS **PLANNING**



existing ground levels are reduced to create space for extended lower ground floor, excavations to be fully supported throughout the construction phase
existing ground levels are reduced to create a light well, to improve internal daylight levels within the rooms on the north east corner, excavations to be fully supported throughout the construction phase

investigate the structural condition of the cellar, take a photographic record and make available.

cellar is to be preserved, undertake work as detailed by the structural engineer and agreed by the conservation officer to stabilise the floor, walls and in particular the vault, take all reasonable measures to protect the integrity of the structure throughout the building works.

existing base level 85.470m
all interiors are to be stripped out back throughout to structural shell, including services and fittings, surface mounted trunking, finishes, built in furniture, ceilings and ceiling suspension system
bay window and adjoining brickwork removed in preparation for remodeling of south facade

remove risers and treads and fill above with joisted structure and floorboards to match
existing plant, equipment, wiring and services are stripped out
existing ground level altered to accommodate submerged structure.

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■ REPORT ERRORS & OMISSIONS TO ARCHITECT
■ CHECK ALL DIMENSIONS ON SITE
■ DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

Survey drawings are kindly provided by Macton Hughes Ltd and Survey Ltd and are assumed to accurately describe the existing buildings, services and external spaces.

KEY
○ Existing Walls
--- Walls to be demolished and removed
--- Areas to be demolished and removed

Features

windows

- bhc bottom hung timber casement window
- thc top hung timber casement window
- shc side hung casement
- vs vertical sliding sash timber window
- fla fixed light timber window
- rt roof light (flat roof)
- vtl velux style roof light (pitched roof)
- ort conservation style roof light (pitched roof)
- h ceiling hatch
- hf floor hatch
- sd sliding door
- sld sliding hiding door

drainage services and landscape

- mh Existing manhole
- ic Existing inspection chamber
- wic Existing water service inspection chamber
- FWIC 01 Inspection chamber collecting foul water drainage
- syv Soil vent pipe and underground foul water drainage
- rwp Rainwater pipe, gully and underground surface water drainage
- rwp-h Rainwater hopper draining into rainwater hopper
- sp Rainwater spout

mechanical heating

- gas fired boiler and wall mounted flue
- inverted cylinder
- FWIC 06

REV G 16 Mar 2023 GMcG
Area of demolition within the annex is extended to allow the installation of a sprinkler system.

REV F 09 Mar 2022 GMcG
The previously approved scheme (scheme 2) is altered to include a number of minor, non material amendments. the amendments included mostly rationalise the alterations at Rev E.

REV E 06 Sep 2021 GMcG
The previously approved scheme (scheme 2) is altered to include a number of small amendments.

REV D 27 Feb 2021 GMcG
Planning Application further revisions.

REV C 15 Jan 2021 GMcG
Planning Application further revised, see notes above

REV B 10 Aug 2020 GMcG
Revised Planning Application marked at Revision B

REV A 05 Dec 2019 GMcG
Original Planning Application marked at Revision A

REV DATE DRN CHRG

PROJECT
The Hoo, Scheme 3
17 Lyndhurst Gardens,
Hampstead, London
Residential Ground Victorian House to Private Domestic Accommodation
NW3 5NU

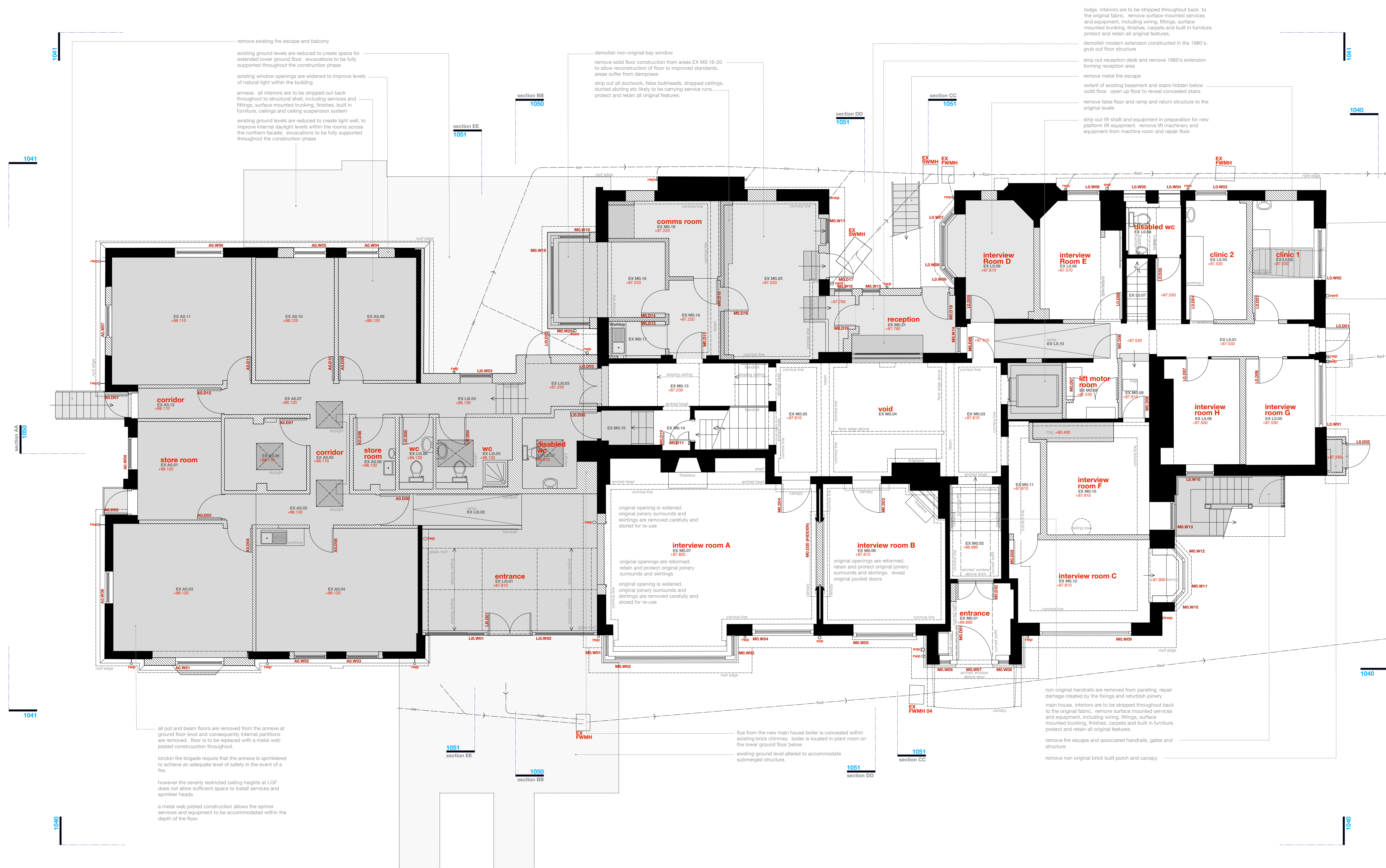
CLIENT
Mr and Mrs Yu
REPRESENTED BY
JAGA Developments (London)

DRAWING
Ground Floor Layout
as Existing with Demolitions

SCALE SHEET SIZE DRAWN CHECKED DATE
1:50 @ A0 GMcG Mar 2022

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JOB No. **19013** DRAWING No. **1021** REVISION **G**
STATUS **PLANNING**



remove existing fire escape and balcony

existing ground levels are reduced to create space for extended lower ground floor. excavations to be fully supported throughout the construction phase

existing window openings are widened to improve levels of natural light within the building

annexe. all interiors are to be stripped out back throughout to structural shell, including services and fittings, surface mounted trunking, finishes, built in furniture, ceilings and ceiling suspension system

existing ground levels are reduced to create light well, to improve internal daylight levels within the rooms across the northern facade. excavations to be fully supported throughout the construction phase

demolish non-original bay window
remove solid floor construction from areas EX M0.16-20 to allow reconstruction of floor to improved standards. areas suffer from dampness
strip out all ductwork, false bulkheads, dropped ceilings, ducted skirting etc likely to be carrying service runs... protect and retain all original features

lodge. interiors are to be stripped throughout back to the original fabric. remove surface mounted services and equipment, including wiring, fittings, surface mounted trunking, finishes, carpets and built in furniture. protect and retain all original features.

demolish modern extension constructed in the 1980's, grub out floor structure

strip out reception desk and remove 1980's extension forming reception area

remove metal fire escape

extent of existing basement and stairs hidden below solid floor. open up floor to reveal concealed stairs

remove false floor and ramp and return structure to the original levels

strip out lift shaft and equipment in preparation for new platform lift equipment. remove lift machinery and equipment from machine room and repair floor.

all pot and beam floors are removed from the annexe at ground floor level and consequently internal partitions are removed. floor is to be replaced with a metal web joisted construction throughout.

london fire brigade require that the annexe is sprinklered to achieve an adequate level of safety in the event of a fire.

however the severely restricted ceiling heights at LGF does not allow sufficient space to install services and sprinkler heads.

a metal web joisted construction allows the spriner services and equipment to be accommodated within the depth of the floor.

flue from the new main house boiler is concealed within existing brick chimney. boiler is located in plant room on the lower ground floor below
existing ground level altered to accommodate submerged structure.

non original handrails are removed from paneling, repair damage created by the fixings and refurbish joinery
main house. interiors are to be stripped throughout back to the original fabric. remove surface mounted services and equipment, including wiring, fittings, surface mounted trunking, finishes, carpets and built in furniture. protect and retain all original features.

remove fire escape and associated handrails, gates and structure

remove non original brick built porch and canopy.

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- KEY
- Existing Walls.
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Features

windows

- bhc bottom hung timber casement window
- thc top hung timber casement window
- shc side hung casement
- vss vertical sliding sash timber window
- fl fixed light timber window
- vtl velux style roof light (flat roof)
- vtl velux style roof light (pitched roof)
- crf conservation style roof light (pitched roof)
- h ceiling hatch
- fr floor hatch
- sd sliding door
- std sliding folding door

drainage services and landscape

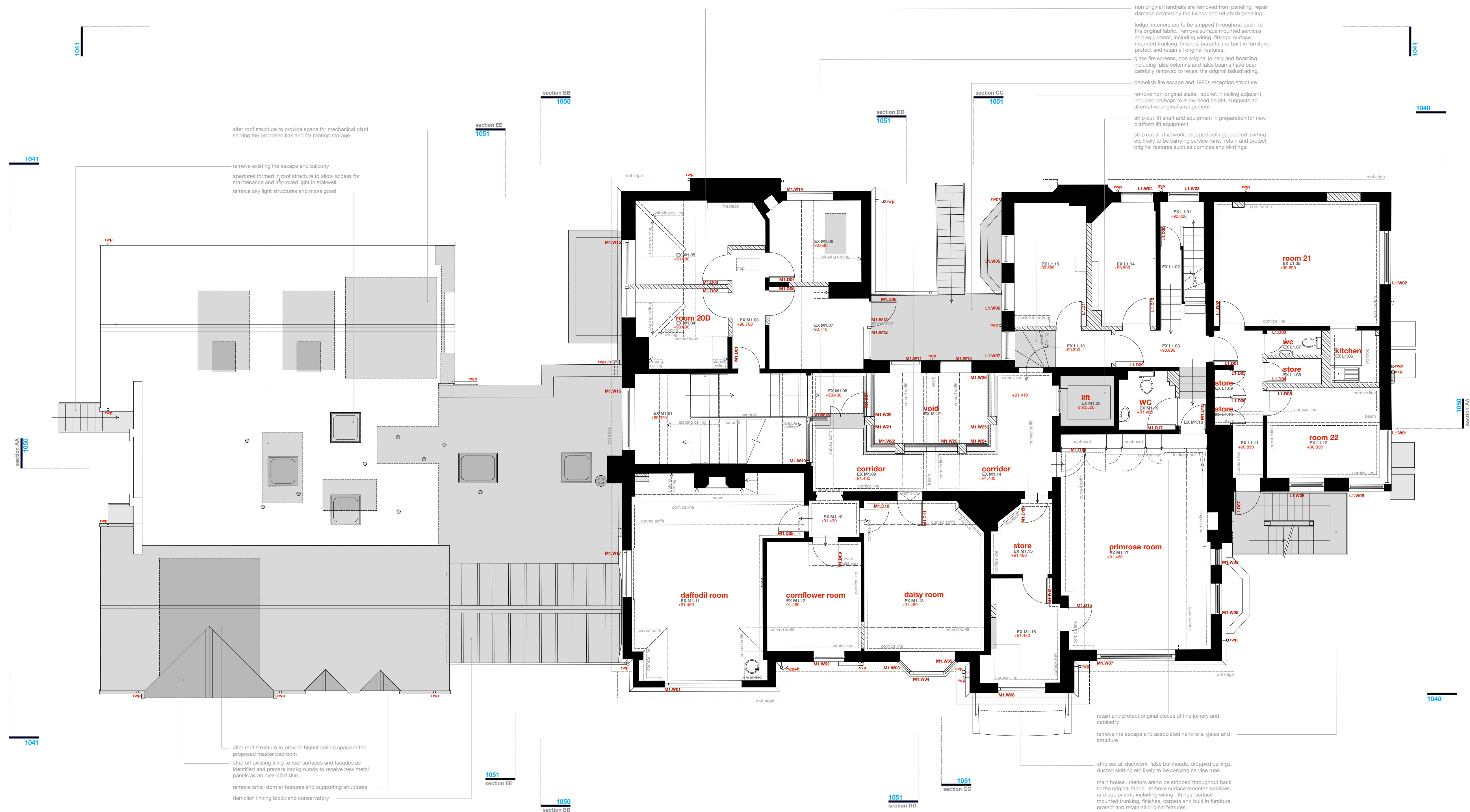
- mh Existing manhole
- ic Existing inspection chamber
- wic Existing water service inspection chamber

FWIC 01

- icw inspection chamber collecting foul water drainage
- syp soil vent pipe and underground foul water drainage
- rwp Rainwater pipe, gully and underground surface water drainage
- rwp-h Rainwater hopper draining into rainwater hopper
- sp Rainwater spout

mechanical heating

- gas fired boiler and wall mounted flue
- unvented cylinder



- REV F 09 Mar 2022 GMcG
The previously approved scheme (scheme 2) is altered to include a number of minor, non material amendments. the amendments included mostly rationalise the alterations at Rev E.
- REV E 06 Sep 2021 GMcG
The previously approved scheme (scheme 2) is altered to include a number of small amendments.
- REV D 27 Feb 2021 GMcG
Planning Application further revisions.
- REV C 15 Jan 2021 GMcG
Planning Application further revised, see notes above.
- REV B 10 Aug 2020 GMcG
Revised Planning Application marked at Revision B.
- REV A 05 Dec 2019 GMcG
Original Planning Application marked at Revision A.

[REV] DATE [DRN] [CHKD]

PROJECT
The Hoo: Scheme 3
17 Lyndhurst Gardens,
Hampstead, London
Reverting a Grand Victorian House To Private Domestic Accommodation
NW3 5NU

CLIENT
Mr and Mrs Yu
REPRESENTED BY
JAGA Developments (London)

DRAWING
First Floor Layout
as Existing with Demolitions

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	A0	GMcG		May 2020

BOWKER SADLER ARCHITECTURE
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JOB No	DRAWING No	REVISION
19013	1022	F
STATUS	PLANNING	

Survey drawings are kindly provided by Mapcon Hughes Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.

KEY

- Existing Walls.
- Walls to be demolished and removed.
- Areas to be demolished and removed.

Features

windows

- bhc bottom hung timber casement window
- thc top hung timber casement window
- shc side hung casement
- vss vertical sliding sash timber window
- fl fixed light timber window
- vtl velux style roof light (flat roof)
- vtl velux style roof light (pitched roof)
- crf conservation style roof light (pitched roof)
- h ceiling hatch
- fr floor hatch
- sd sliding door
- sld sliding folding door

drainage services and landscape

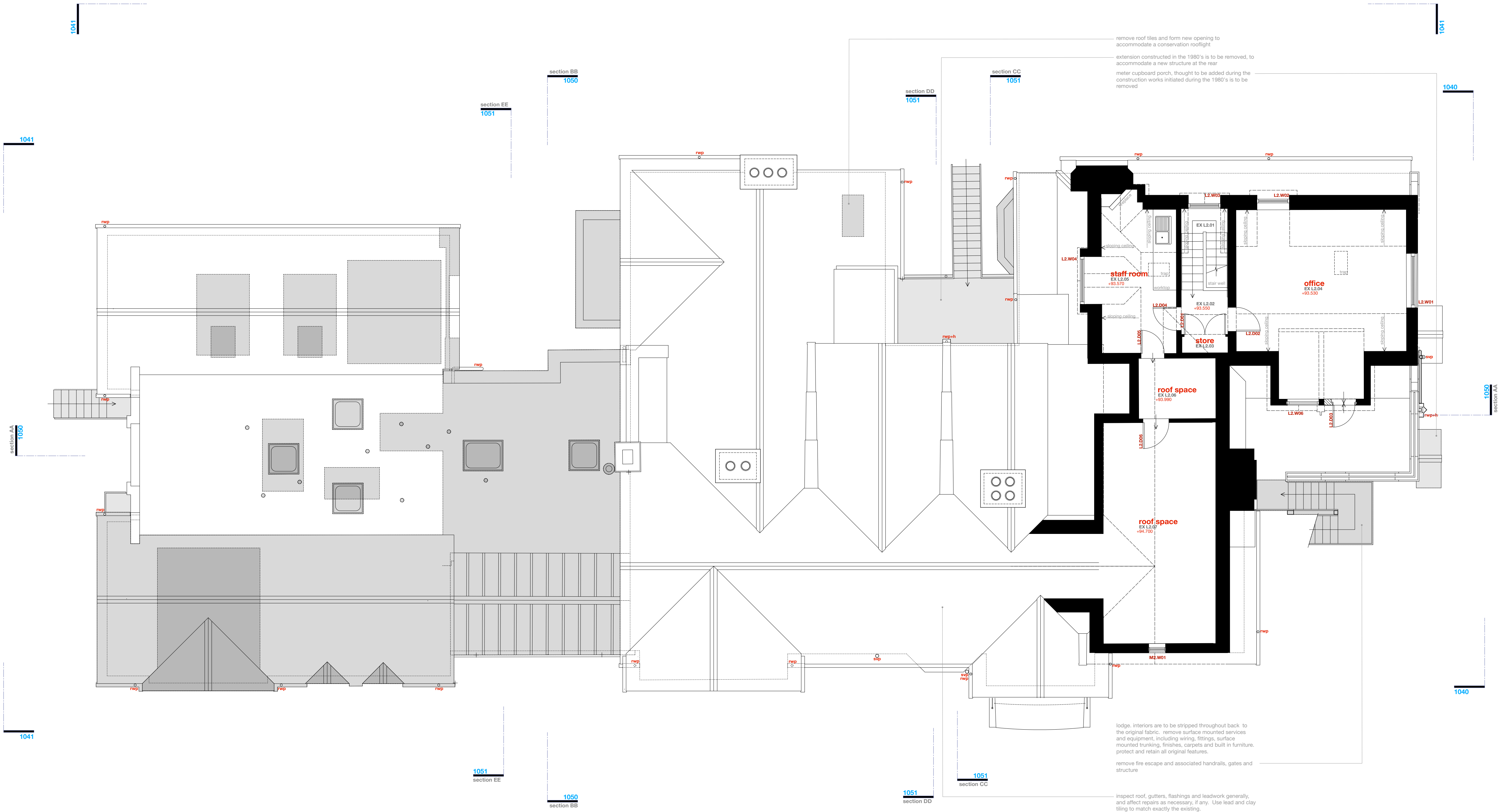
- mh Existing manhole
- lc Existing inspection chamber
- wic Existing water service inspection chamber

FWIC 01

- icw inspection chamber collecting foul water drainage
- uwp soil vent pipe and underground foul water drainage
- rwp Rainwater pipe, gully and underground surface water drainage
- rwp-h Rainwater hopper draining into rainwater hopper
- sp Rainwater spout

mechanical heating

- gas fired boiler and wall mounted flue
- unvented cylinder



- REV F 09 Mar 2020 GMcG
The previously approved scheme (scheme 2) is altered to include a number of minor, non material amendments. the amendments included mostly rationalise the alterations at Rev E.
- REV E 06 Sep 2021 GMcG
The previously approved scheme (scheme 2) is altered to include a number of small amendments.
- REV D 27 Feb 2021 GMcG
Planning Application further revisions.
- REV C 15 Jan 2021 GMcG
Planning Application further revised, see notes above.
- REV B 10 Aug 2020 GMcG
Revised Planning Application marked at Revision B.
- REV A 05 Dec 2019 GMcG
Original Planning Application marked at Revision A.

[REV] [DATE] [DRN] [CHKD]

PROJECT
The Hoo, Scheme 3
17 Lyndhurst Gardens,
Hampstead, London
Reverting a Grand Victorian House To Private Domestic Accommodation
NW3 5NU

CLIENT
Mr and Mrs Yu
REPRESENTED BY
JAGA Developments (London)

DRAWING
Second Floor Layout
as Existing with Demolitions

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	A0	GMcG		May 2020

BOWKER SADLER ARCHITECTURE
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JOB No	DRAWING No	REVISION
19013	1023	F
STATUS		
PLANNING		

Survey drawings are kindly provided by Mutton Hughes Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.

KEY
Areas to be demolished and removed.

Features

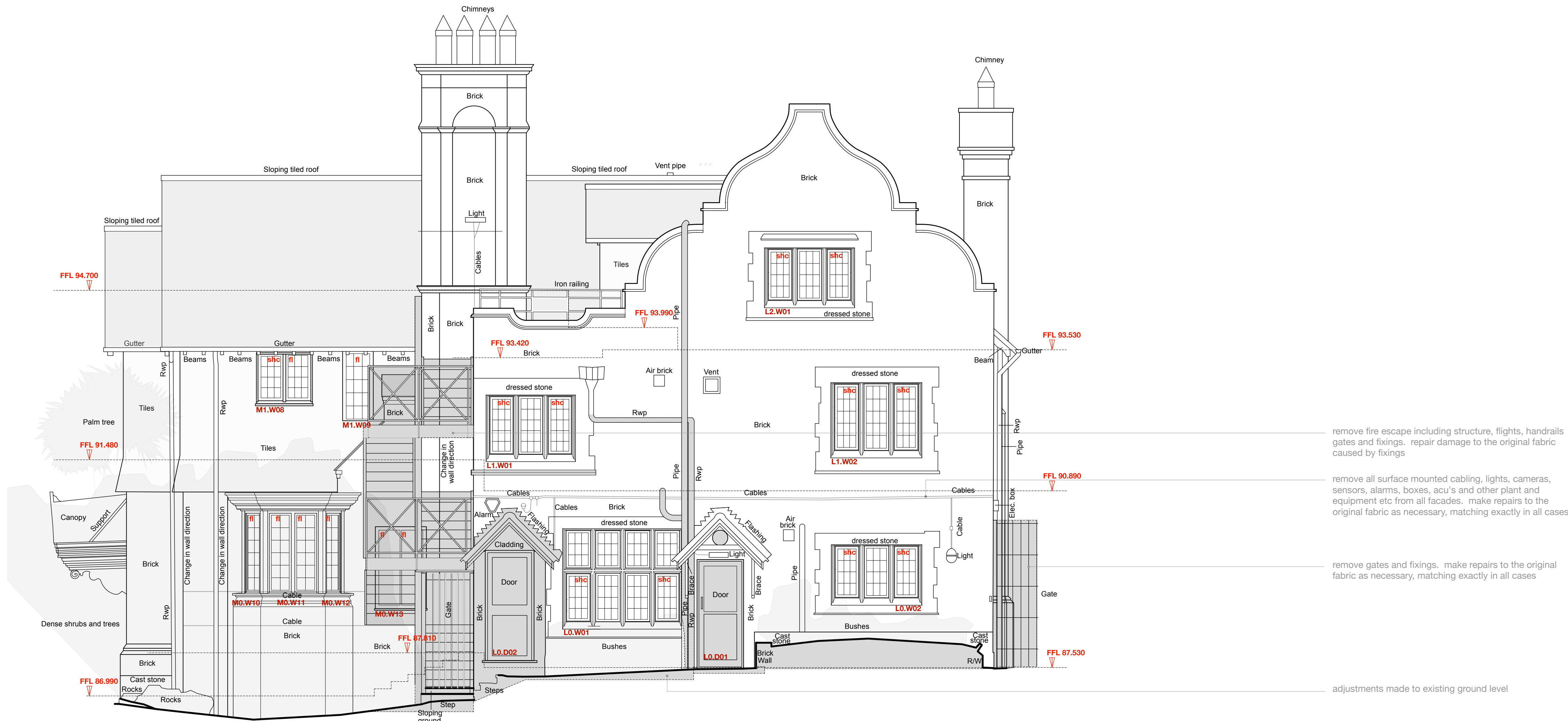
windows

- bhc bottom hung timber casement window
- thc top hung timber casement window
- shc side hung casement
- vss vertical sliding sash timber window
- tl tilt and turn window
- fl fixed light timber window
- rl roof light (flat roof)
- vrl velux style roof light (pitched roof)
- ortl conservation style roof light gabled roof
- h ceiling hatch
- sd sliding door
- pd pivot door
- r wall / roof mounted flue to gas boiler / gas fire, terminal colour is black
- abx extract terminal as air brick, such as rylons ventilator, colour coded to suit brickwork
- frx mushroom extract terminal for flat roof
- prx fabricated lead pitched roof vent as extract terminal, such as provided by o'brien sheet lead fabricators Ltd



Principal Elevation: South

DATUM 63.000



Principal Elevation: East

DATUM 63.000

REV F 09 Mar 2022 GMcG
The previously approved scheme (scheme 2) is altered to include a number of minor, non-material amendments. The amendments included mostly rationalise the elevations at Rev E.
REV E 09 Sep 2021 GMcG
The previously approved scheme (scheme 2) is altered to include a number of small amendments.

REV D none
REV C 15 Jan 2021 GMcG
Planning Application further revised, see notes above.

REV B 10 Aug 2020 GMcG
Revised Planning Application marked at Revision B.

REV A 05 Dec 2019 GMcG
Original Planning Application marked at Revision A.

REV	DATE	DRN	CHKD

PROJECT
The Hoo: Scheme 2
17 Lyndhurst Gardens,
Hampstead, London
Returning a Grand Victorian House to Private Domestic Accommodation
NW3 SNU

CLIENT
Mr and Mrs Yu
REPRESENTED BY
JAGA Developments (London)

DRAWING
South and East Elevations
as Existing with Demolitions

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	A0	GMcG		Oct 2019

BOWKER SADLER ARCHITECTURE
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JOB No	DRAWING No	REVISION
19013	1040	F
STATUS		
TENDER		

Survey drawings are kindly provided by Mutton Hughes Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.

KEY

Areas to be demolished and removed.

Features

windows

- bhc bottom hung timber casement window
- thc top hung timber casement window
- shc side hung casement
- vss vertical sliding sash timber window
- tt tilt and turn window
- fl fixed light timber window
- trl roof light (flat roof)
- vtl velux style roof light (pitched roof)
- ort conservation style roof light (pitched roof)
- h ceiling hatch
- sd sliding door
- pd pivot door
- r wall / roof mounted flue to gas boiler / gas fire, terminal colour is black
- abx extract terminal as air brick, such as rylons
- exf extract, colour coded to suit brickwork
- frx mushroom extract terminal for flat roof
- prx fabricated lead pitched roof vent as extract terminal, such as provided by o'Brien sheet lead fabrications Ltd



Principal Elevation: North

DATUM 85.000



Principal Elevation: West

DATUM 85.000

REV F	09 Mar 2022	GMcG
This previously approved scheme (scheme 2) is altered to include a number of minor, non material amendments. The amendments included mostly rationalise the alterations at Rev E.		
REV E	08 Sep 2021	GMcG
This previously approved scheme (scheme 2) is altered to include a number of small amendments.		
REV D	15 Jan 2021	GMcG
Planning Application further revised, see notes above		
REV B	10 Aug 2020	GMcG
Revised Planning Application marked at Revision B		
REV A	05 Dec 2019	GMcG
Original Planning Application marked at Revision A		

REV	DATE	DRN	CHKD
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PROJECT
The Hoo: Scheme 2
17 Lyndhurst Gardens,
Hampstead, London
 Returning a Grand Victorian House to Private Domestic Accommodation NW3 SNU

CLIENT
Mr and Mrs Yu
 REPRESENTED BY
JAGA Developments (London)

DRAWING
North and West Elevations
as Existing with Demolitions

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	A0	GMcG		Oct 2019

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JOB No	DRAWING No	REVISION
19013	1041	F
STATUS PLANNING		

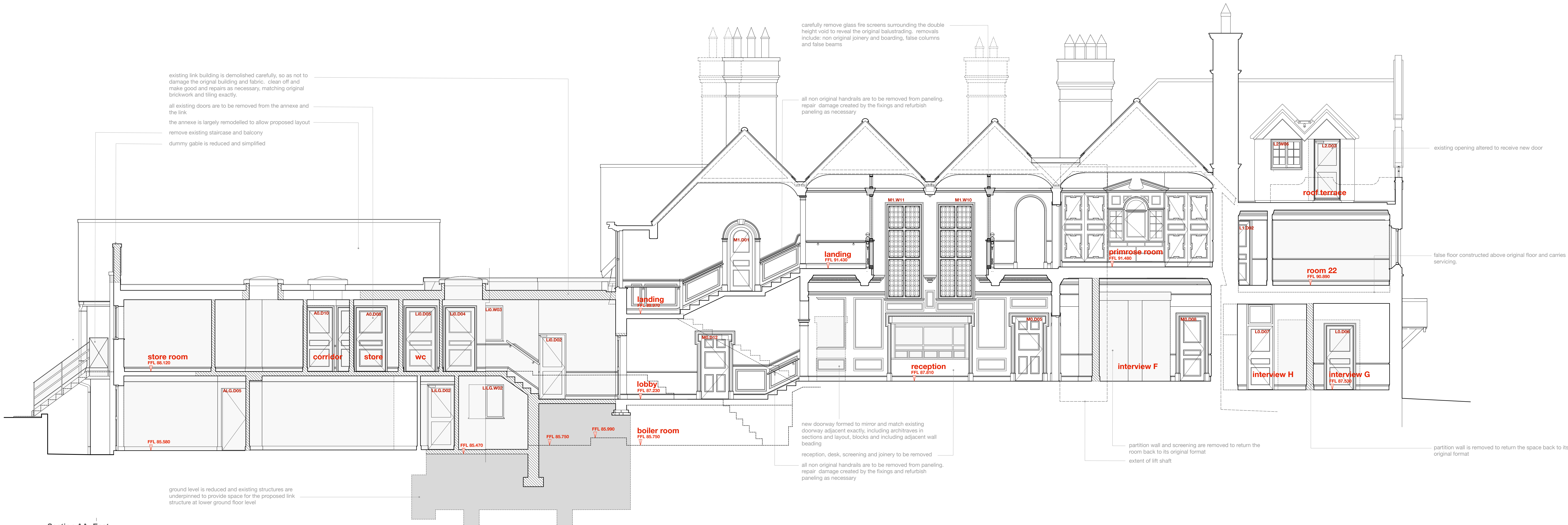
Survey drawings are kindly provided by Mutton Hughes Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.

KEY	
	Walls to be demolished and removed.
	Areas to be demolished and removed.

Features

windows

bhc	bottom hung timber casement window
thc	top hung timber casement window
shc	side hung casement
vss	vertical sliding sash timber window
tl	tilt and turn window
fl	fixed light timber window
trf	roof light (flat roof)
vr	velux style roof light (pitched roof)
orf	conservation style roof light (pitched roof)
h	ceiling hatch
sd	sliding door
pd	pivot door
r	wall / roof mounted flue to gas boiler / gas fire, terminal colour is black
abx	extract terminal as air brick, such as tysons
ext	exterior, colour coded to suit brickwork
mx	mushroom extract terminal for flat roof
prx	fabricated lead pitched roof vent as extract terminal, such as provided by o'brien street lead fabrications ltd



Section AA: East

DATUM 63.000



Section BB: West

DATUM 63.000

REV F 09 Mar 2022 GMcG
The previously approved scheme (scheme 2) is altered to include a number of minor, non-material amendments. The amendments included mostly rationalise the alterations at Rev E.
REV E 09 Sep 2021 GMcG
The previously approved scheme (scheme 2) is altered to include a number of small amendments.

REV D

spare

REV C 10 Oct 2020 GMcG
Minor adjustments included following the findings of the opening up exercise, specifically the plaster between EX M1 D1 and EX M1 D6 on the staircase were proven to be original features, also false floor was discovered above the first floor of the proposed Lodge.

REV B 10 Aug 2020 GMcG
Preliminary Planning Application marked at Revision B

REV A 05 Dec 2019 GMcG
Original Planning Application marked at Revision A

REV	DATE	DRN	CHKD
-----	------	-----	------

PROJECT
The Hoo: Scheme 2
17 Lyndhurst Gardens,
Hampstead, London
Returning a Grand Victorian House to Private Domestic Accommodation
NW3 5NU

CLIENT
Mr and Mrs Yu
REPRESENTED BY
JAGA Developments (London)

DRAWING
Sections AA-BB
as Existing

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	A0	GMcG		Nov 2019

BOWKER SADLER ARCHITECTURE
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JOB No 19013	DRAWING No 1050	REVISION F
STATUS PLANNING		

