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Survey drawings are kindly provided by Malcolm 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
 - shc side hung casement
 - vss vertical sliding sash timber window
 - fls fixed light timber window
 - flr roof light (flat roof)
 - vtl valux style roof light gabled roof
 - ort conservation style roof light gabled 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
 - swp Soil vent pipe and underground foul water drainage
 - rwp Rainwater pipe, gully and underground surface water drainage
 - rwhr Rainwater hopper draining into rainwater hickey
 - rs Rainwater spout
- mechanical heating**
- gas fired boiler and wall mounted flue
 - unvented cylinder

- scheme 3: revisions to scheme 2**
- 30 alterations to ground levels are updated to follow the revised foundation layout
 - 31 demolition of 1980's annex floors, and to a lesser extent walls, has become more extensive to resolve technical and engineering issues.
 - 32 existing staircase to basement are retained and stairs and doors are updated to satisfy current fire regulations.

- 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** 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 revised.
- 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.

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

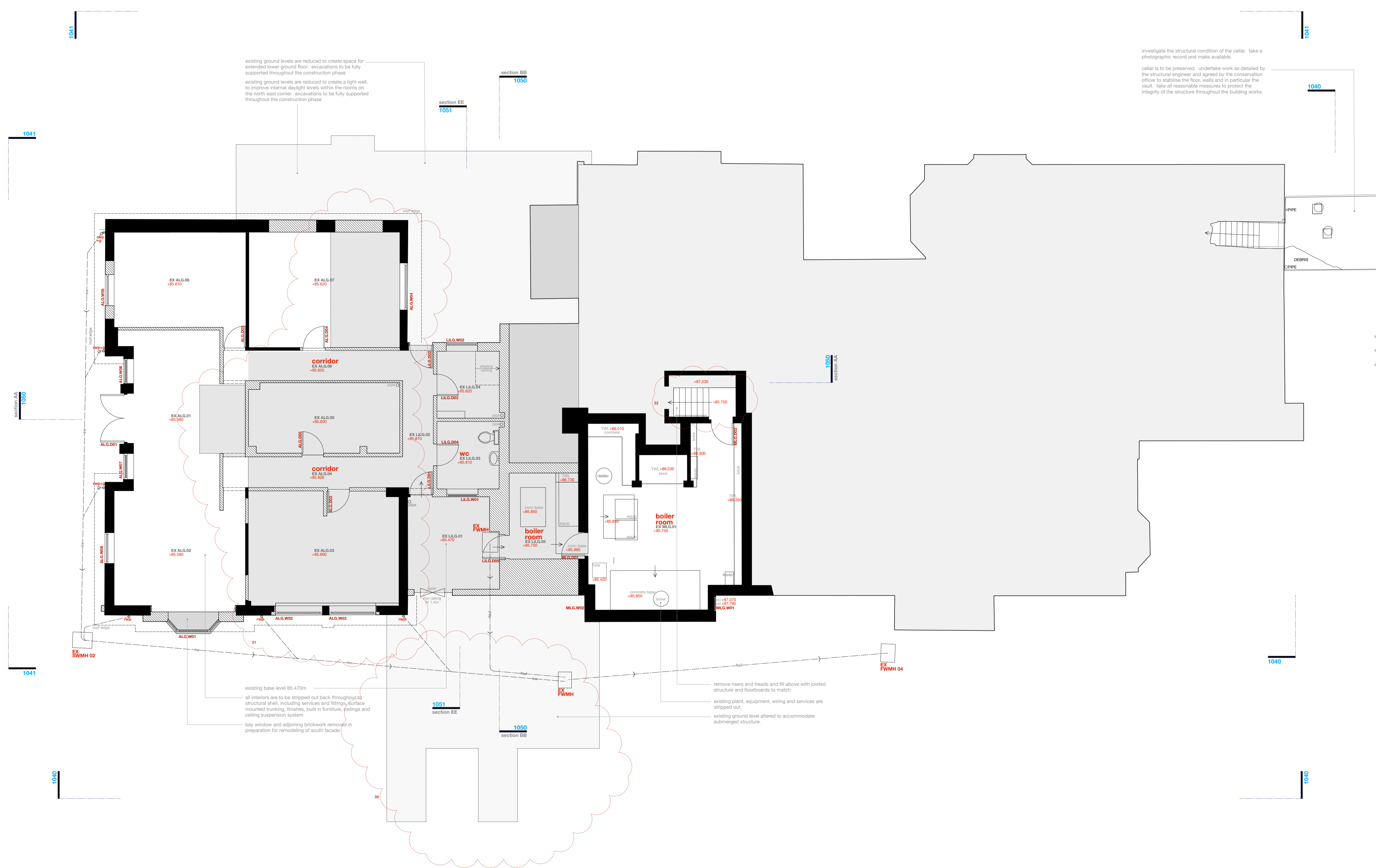
CLIENT
Mr and Mrs Yu
 REPRESENTED BY
JAGA Developments (London)

DRAWING
Lower Ground Floor Layout
as Existing with Delotions

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

BOWKER SADLER ARCHITECTURE
 A: Yellow House, Hatfield, Hemel Hempstead, Herts, SG9 5DY
 T: 0161 406 7333
 E: hs@bowker-sadler.co.uk
 W: www.bowker-sadler.co.uk

JCS No	DRAWING No	REVISION
19013	1020	F
PLANNING		

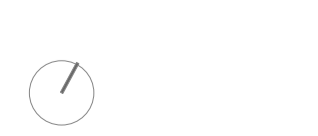


investigate the structural condition of the cellar. take a photographic record and make available.
 cellar is to be preserved. undertake work as detailed by the structural engineer and agreed by the conservation officer to stabilise the floor, walls and in particular the vault. take all reasonable measures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

existing 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

existing base level 85.470m
 all interiors are to be stripped out back through 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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- 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
 - fs fast light timber window
 - rt roof light (flat roof)
 - vtl value style roof light (pitched roof)
 - wt conservation style roof light (pitched roof)
 - h ceiling hatch
 - f floor hatch
 - sd sliding door
 - shd sliding hiding door
- drainage services and landscape**
- mh Existing manhole
 - lc Existing inspection chamber
 - wlc Existing water services inspection chamber
- FWIC 01**
- ic Inspection chamber collecting foul water drainage
 - svp Soil vent pipe and underground foul water drainage
 - rwp Rainwater pipe, gully and underground surface water drainage
 - rwhp Rainwater hopper draining into rainwater trough
 - rs Rainwater spout
- mechanical heating**
- g gas fire boiler and wall mounted flue
 - u unvented cylinder

- Scheme 3: revisions to scheme 2**
- 30 more extensive demolitions in the annex than previously shown
 - 31 alterations to ground levels are updated to follow the revised foundation layout
 - 32 demolition of 1980's annex floors, and internal partitions, has become more extensive to resolve technical and engineering issues and to accommodate a sprinkler system required by the London fire brigade
 - 33 existing staircase to basement are retained and stairs and doors are updated to satisfy current fire regulations
 - 34 non-original solid ground floor is removed and replaced with new improved modern floor. Intended to resolve damp issue in this area
 - 35 previous non original ceiling is widened
 - 36 lower sections of rwp are removed, hopper and connecting pipe is retained

- REV G 18 Mar 2023 GMcG
Area of demolitions 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	CHKD
G	18 Mar 2023	GMcG	
F	09 Mar 2022	GMcG	
E	06 Sep 2021	GMcG	
D	27 Feb 2021	GMcG	
C	15 Jan 2021	GMcG	
B	10 Aug 2020	GMcG	
A	05 Dec 2019	GMcG	

PROJECT
The Hoo, Scheme 3
17 Lyndhurst Gardens,
Hampstead, London

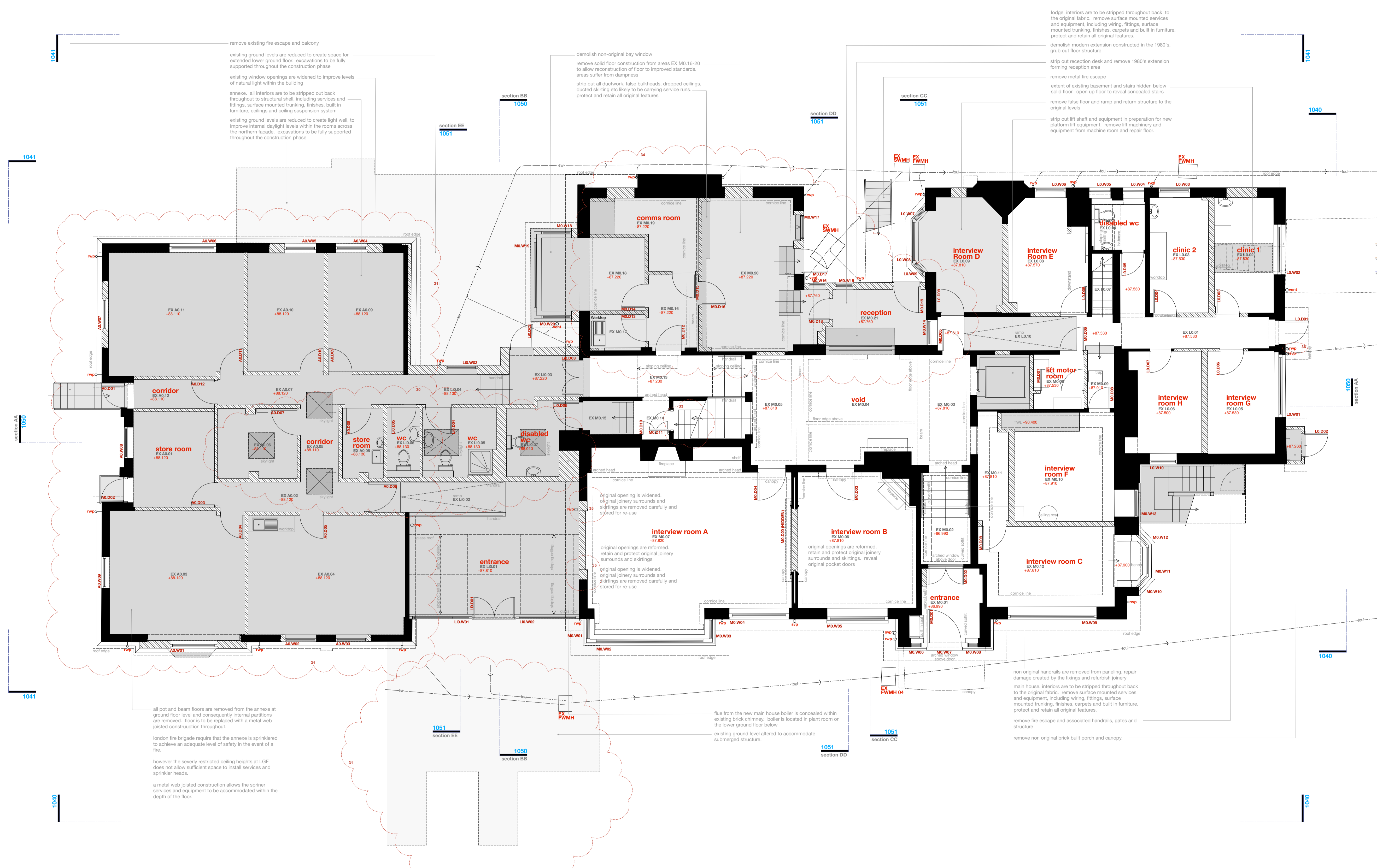
CLIENT
Mr and Mrs Yu
REPRESENTED BY
JAGA Developments (London)

DRAWING
Ground Floor Layout
as Existing with Demolitions

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

BOWKER SADLER ARCHITECTURE
A, Lyndhurst House, Hatfield, Royston, SG8 5DY
T: 0161 406 7333
E: bsp@bowker-sadler.co.uk
W: www.bowker-sadler.co.uk

JCS No	DRAWING No	REVISION
19013	1021	G
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.

original opening is widened, original joinery surrounds and skirtings are removed carefully and stored for re-use

original openings are reformed, retain and protect original joinery surrounds and skirtings

original opening is widened, original joinery surrounds and skirtings are removed carefully and stored for re-use

original openings are reformed, retain and protect original joinery surrounds and skirtings. reveal original pocket doors

non original handrails are removed from panelling, 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.

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

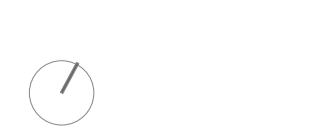
london fire brigade require that the annex is sprinklered to achieve an adequate level of safety in the event of a fire.

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.



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

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- bhc bottom hung timber casement window
 - bhc top hung timber casement window
 - shc side hung casement
 - shc vertical sliding sash timber window
 - fl fixed light timber window
 - fl roof light (flat roof)
 - fl vala style roof light pitched roof
 - crl conservation style roof light pitched roof
 - h ceiling hatch
 - hf floor hatch
 - sd sliding door
 - sdsl sliding sliding 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
 - 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
 - rs rainwater spout
- mechanical heating**
- gas fired boiler and wall mounted flue
 - vented cylinder

scheme 3: revisions to scheme 2

- 30 lower sections of rwp are removed, hopper and connecting pipe is retained
- 32 existing trusses above the 1800's annex are adjusted to allow the formation of new roof lights in the south facing gable, access are splayed to spread light
- 33 new openings formed in flat roof above the 1800's annex building for re-located roof lights repositioned for the new layout

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 Box E.
 REV E 06 Sep 2021 GMcG
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 Planning Application further revisions.
 REV C 15 Jan 2021 GMcG
 Planning Application further revised, see notes above.
 REV B 10 Aug 2020 GMcG
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 REV A 05 Dec 2019 GMcG
 Original Planning Application marked at Revision A.

[REV] DATE [DRN] [CHK]

PROJECT
The Hoo: Scheme 3
17 Lyndhurst Gardens,
Hampstead, London
 Residential Care Domicile House To Private Domestic Accommodation
 NW3 5NU

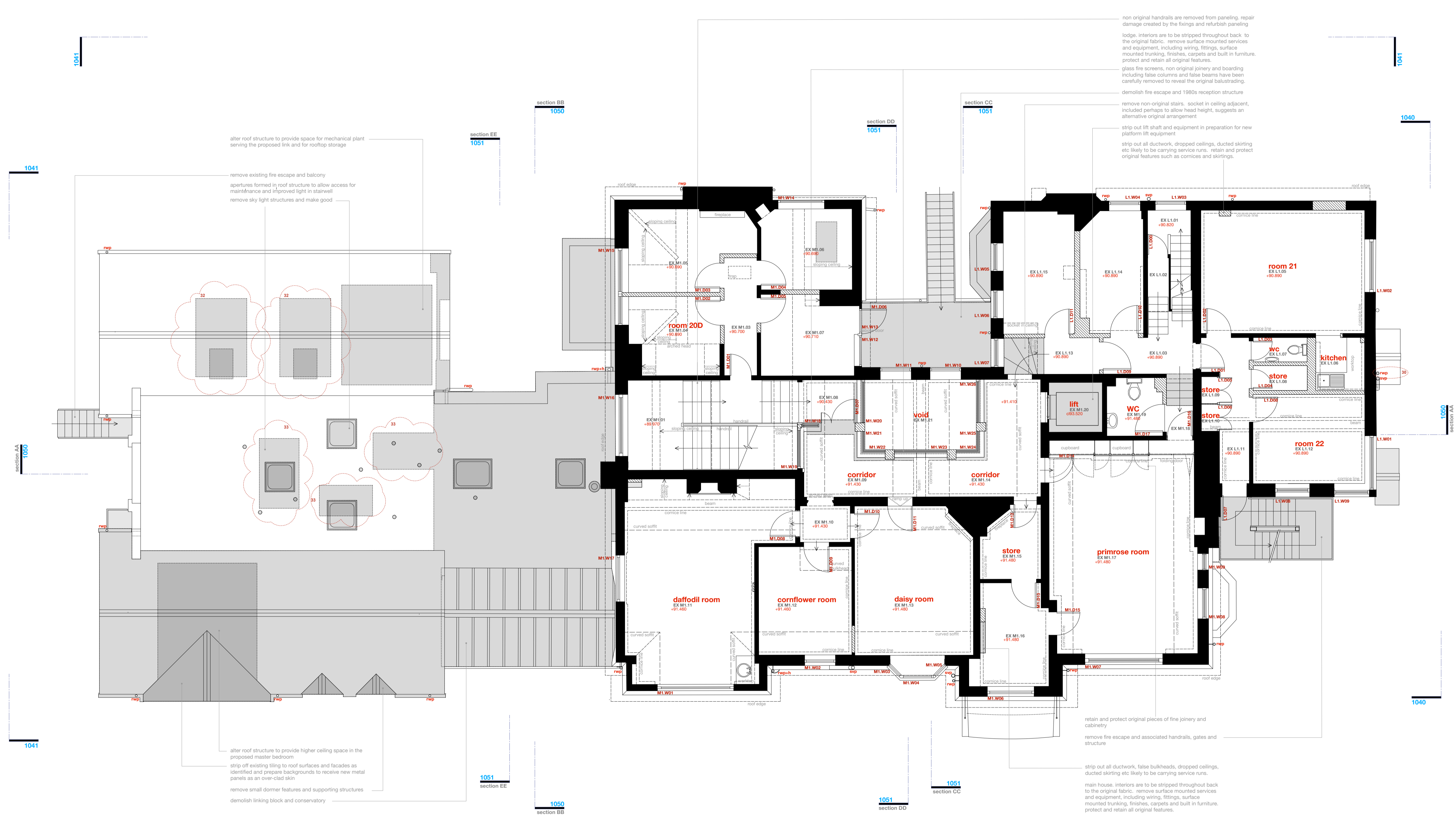
CLIENT
Mr and Mrs Yu
 REPRESENTED BY
JAGA Developments (London)

DRAWING
First Floor Layout
as Existing with Demolitions

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

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 A. Lyndhurst House, Hatfield, Hemel Hempstead, Herts. SG9 5DY
 T. 0161 406 7333
 E. bsp@bowker-sadler.co.uk
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19013	1022	F
PLANNING		



non original handrails are removed from paneling, repair damage created by the fixings and refurbish paneling
 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.
 glass fire screens, non original joinery and boarding including false columns and false beams have been carefully removed to reveal the original balustrading.
 demolish fire escape and 1980s reception structure
 remove non-original stairs, socket in ceiling adjacent, included perhaps to allow head height, suggests an alternative original arrangement
 strip out lift shaft and equipment in preparation for new platform lift equipment
 strip out all ductwork, dropped ceilings, ducted skirting etc likely to be carrying service runs. retain and protect original features such as cornices and skirtings.
 alter roof structure to provide space for mechanical plant serving the proposed link and for rooftop storage
 remove existing fire escape and balcony apertures formed in roof structure to allow access for maintenance and improved light in stairwell
 remove sky light structures and make good
 alter roof structure to provide higher ceiling space in the proposed master bedroom
 strip off existing lining to roof surfaces and facades as identified and prepare backgrounds to receive new metal panels as an over-clad skin
 remove small dormer features and supporting structures
 demolish linking block and conservatory
 refresh and protect original pieces of fine joinery and cabinetry
 remove fire escape and associated handrails, gates and structure
 strip out all ductwork, false bulkheads, dropped ceilings, ducted skirting etc likely to be carrying service runs.
 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.



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 - shc side hung casement window
 - vss vertical sliding sash timber window
 - fl fixed light timber window
 - rl roof light (flat roof)
 - vrt valux style roof light pitched roof
 - crf conservation style roof light pitched roof
 - h ceiling hatch
 - hf floor hatch
 - sd sliding door
 - efd 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
 - 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
 - rs rainwater spout
- mechanical heating**
- g gas fired boiler and wall mounted flue
 - uc unvented cylinder

- scheme 3: revisions to scheme 2**
- 30 lower sections of rwp are removed, hopper and connecting pipe is retained
 - 32 existing trusses above the 1980's annex are adjusted to allow the formation of new roof lights in the south facing gable, sashes are splayed to spread light
 - 33 new openings formed in flat roof above the 1980's annex building for relocated roof lights repositioned for the new layout

- 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.
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 Planning Application further revisions.
- REV C** 15 Jan 2021 GMcG
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- 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 3
 17 Lyndhurst Gardens,
 Hampstead, London

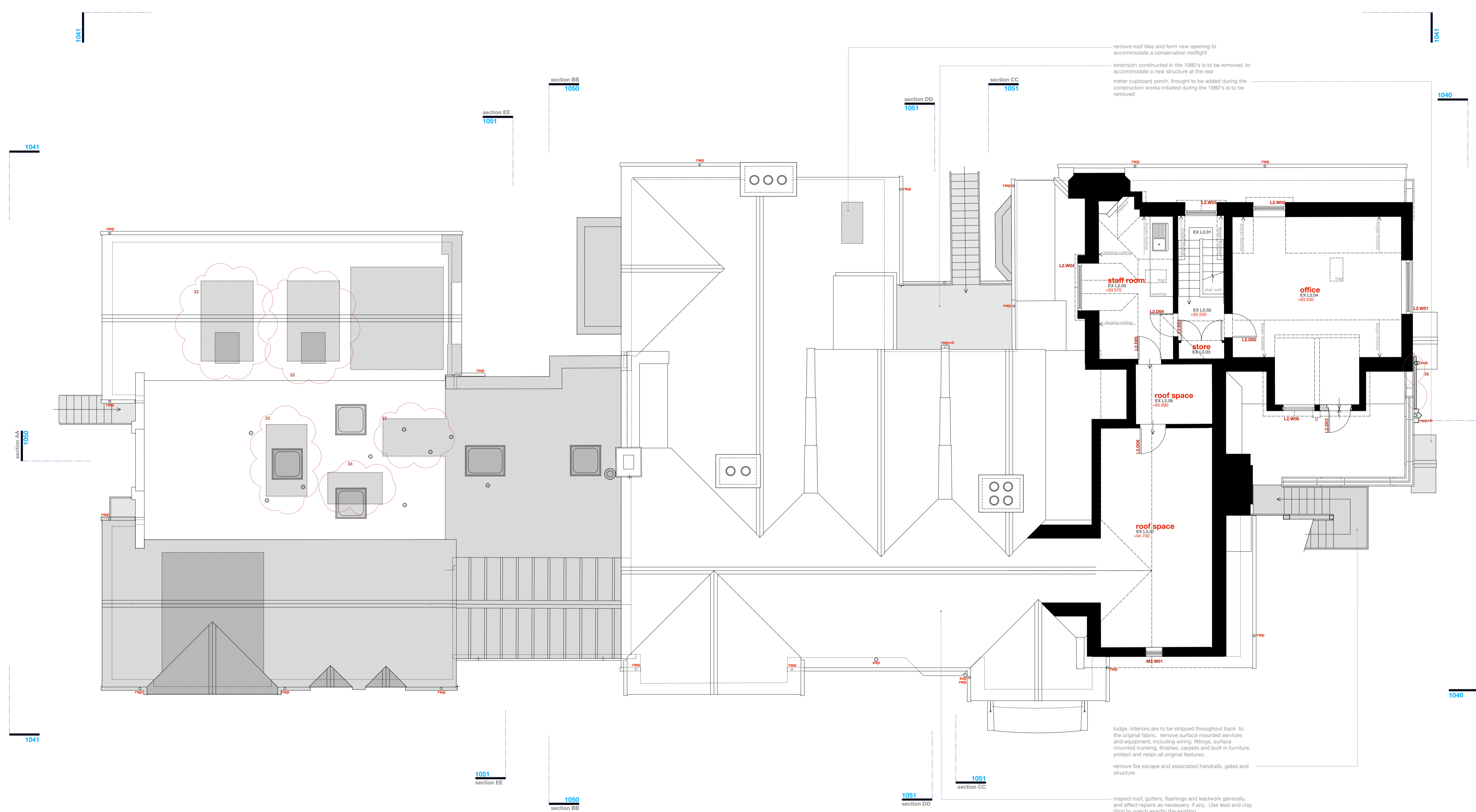
CLIENT
 Mr and Mrs Yu
 REPRESENTED BY
 JAGA Developments (London)

DRAWING
 Second Floor Layout
 as Existing with Demolitions

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

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 A. Hathlow House, Hatfield, Hemel Hempstead, Herts. SG9 5DY
 T. 0161 406 7333
 E. hs@bowker-sadler.co.uk
 W. www.bowker-sadler.co.uk

JCS No	DRAWING No	REVISION
19013	1023	F
STATUS	PLANNING	



remove roof tiles and form new opening to accommodate a conservation rooflight
 extension constructed in the 1980's is to be removed, to accommodate a new structure at the rear meter cupboard porch, thought to be added during the construction works initiated during the 1980's is to be removed

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.
 remove fire escape and associated handrails, gates and structure

inspect roof, gutters, flashings and leadwork generally, and affect repairs as necessary, if any. Use lead and clay tiling to match exactly the existing.



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- KEY**
- Existing Walls
 - Walls to be demolished and removed
 - Access to be demolished and removed

- Features**
- windows**
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 - thc top hung timber casement window
 - shc side hung casement
 - vss vertical sliding sash timber window
 - tl fixed light timber window
 - rl roof light (flat roof)
 - vtl valux style roof light pitched roof
 - crli conservation style roof light pitched roof
 - h calling hatch
 - hf floor hatch
 - sd skirting door
 - sfd skirting sliding door

- drainage services and landscape**
- mh Existing manhole
 - ic Existing inspection chamber
 - wic Existing water service inspection chamber

- FWIC 01**
- ic Inspection chamber collecting foul water drainage
 - rvp Soil vent pipe and underground foul water drainage
 - rwp Rainwater pipe, gully and underground surface water drainage
 - rwph Rainwater hopper draining into rainwater hopper
 - rp Rainwater spout
- mechanical heating**
- gas gas fired boiler and wall mounted flue
 - uc unvented cylinder

scheme 3: revisions to scheme 2

- 30 lower sections of rwp are removed, hopper and connecting pipe is retained
- 32 existing trusses above the 180°s are retained to allow the formation of new roof lights in the south facing gable, sockets are splayed to spread light
- 33 new openings formed in flat roof above the 180°s are retained for re-located roof lights repositioned for the new layout

- 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 Bay E.
- REV E** 06 Sep 2021 GMcG
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PROJECT
The Hoo, Scheme 3
17 Lyndhurst Gardens,
Hampstead, London

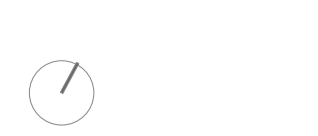
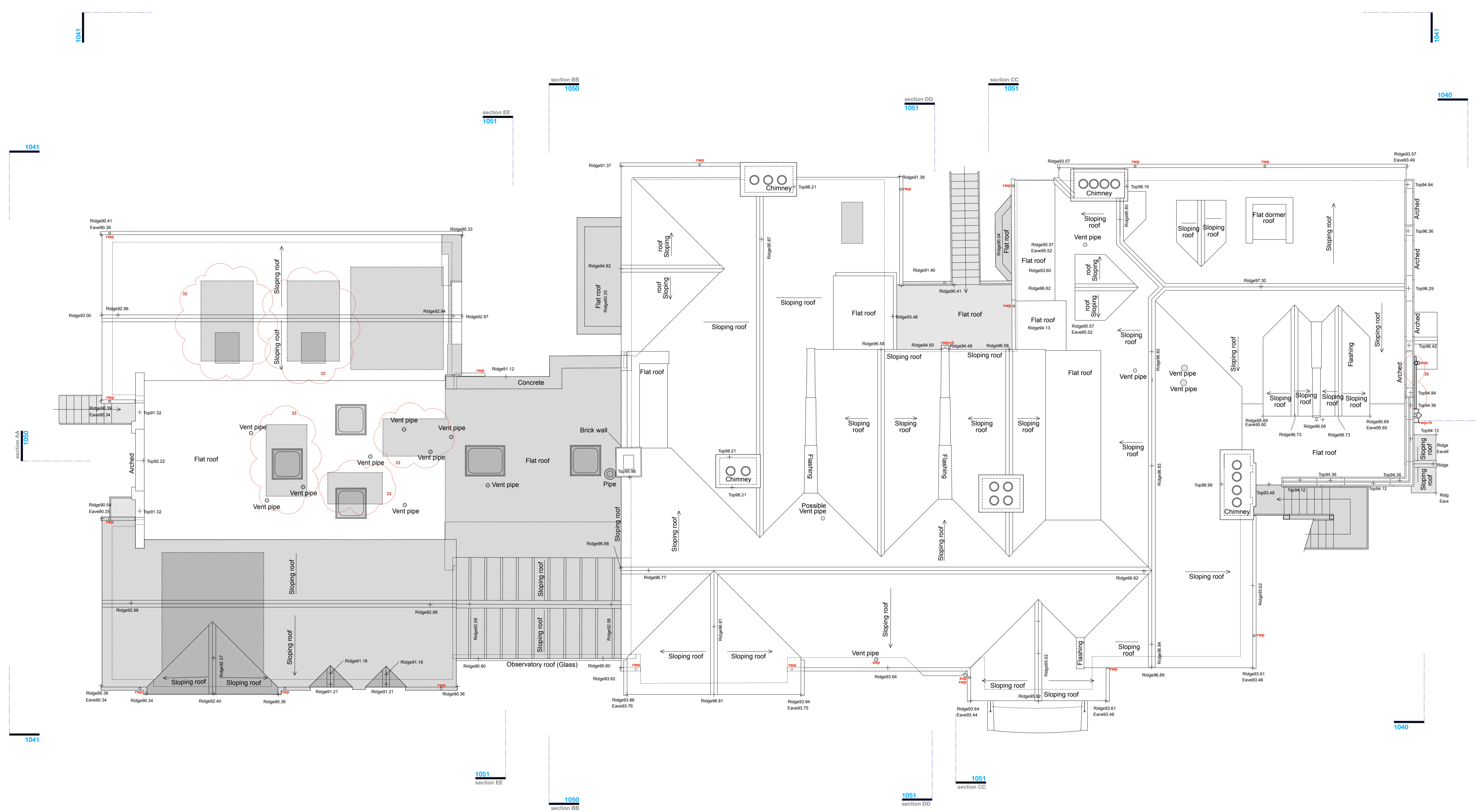
CLIENT
Mr and Mrs Yu
 REPRESENTED BY
JAGA Developments (London)

DRAWING
Roof Layout
as Existing with Demolitions

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

BOWKER SADLER ARCHITECTURE
 A. Hathaway House, Hatfield, Hemel Hempstead, Herts. SG9 5DY
 T. 0161 406 7333
 E. hs@bowker-sadler.co.uk
 W. www.bowker-sadler.co.uk

JCR No.	DRAWING No.	REVISION
19013	1024	F
PLANNING		



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KEY
 Areas to be demolished and removed.

Features

- windows**
- bhc bottom hung timber casement window
 - lhc top hung timber casement window
 - shc side hung casement
 - ves vertical sliding sash timber window
 - tl tilt and turn window
 - fl fixed light timber window
 - rl roof light (flat roof)
 - vtl velux style roof light (pitched roof)
 - ortl conservation style roof light (pitched roof)
- doors**
- h ceiling hatch
 - sd sliding door
 - pd pivot door
 - r roof mounted flue to gas boiler / gas fire, terminal colour to back
 - abx extract terminal as air brick, such as on roof
 - abx extract terminal as air brick, such as on roof
 - mx masonry extract terminal for flat roof
 - prx fabricated lead pitched roof vent as extract terminal, such as provided by a broken sheet lead (fabrications kit)



Principal Elevation: North

DATUM 63.000

- schema 2: revisions to schema 2**
- 31 conservator slope is cut short and re-routed to tidy the entrance area
 - 32 foundations are modified further to accommodate modifications to the lower ground floor structure
 - 33 existing wing from the 1980's annex is removed to accommodate the gable wall that resolves the geometry between the new brick building and the annex



Principal Elevation: West

DATUM 63.000

- REV F 09 Mar 2022 GMLG
 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 GMLG
 The previously approved scheme (scheme 2) is altered to include a number of small amendments.
 REV D none
 REV C 15 Jan 2021 GMLG
 Planning Application further revised, see notes above
 REV B 10 Aug 2020 GMLG
 Revised Planning Application marked at Revision B
 REV A 05 Dec 2019 GMLG
 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
North and West Elevations
 as Existing with Demolitions

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

BOWKER SADLER ARCHITECTURE
 A: Hatherlow House, Hatherlow, Romley, Stockport SK8 3DY
 T: 0161 406 7333
 E: info@bowker-sadler.co.uk
 W: www.bowker-sadler.co.uk

JOB No	DRAWING No	REVISION
19013	1041	F

STATUS
 PLANNING

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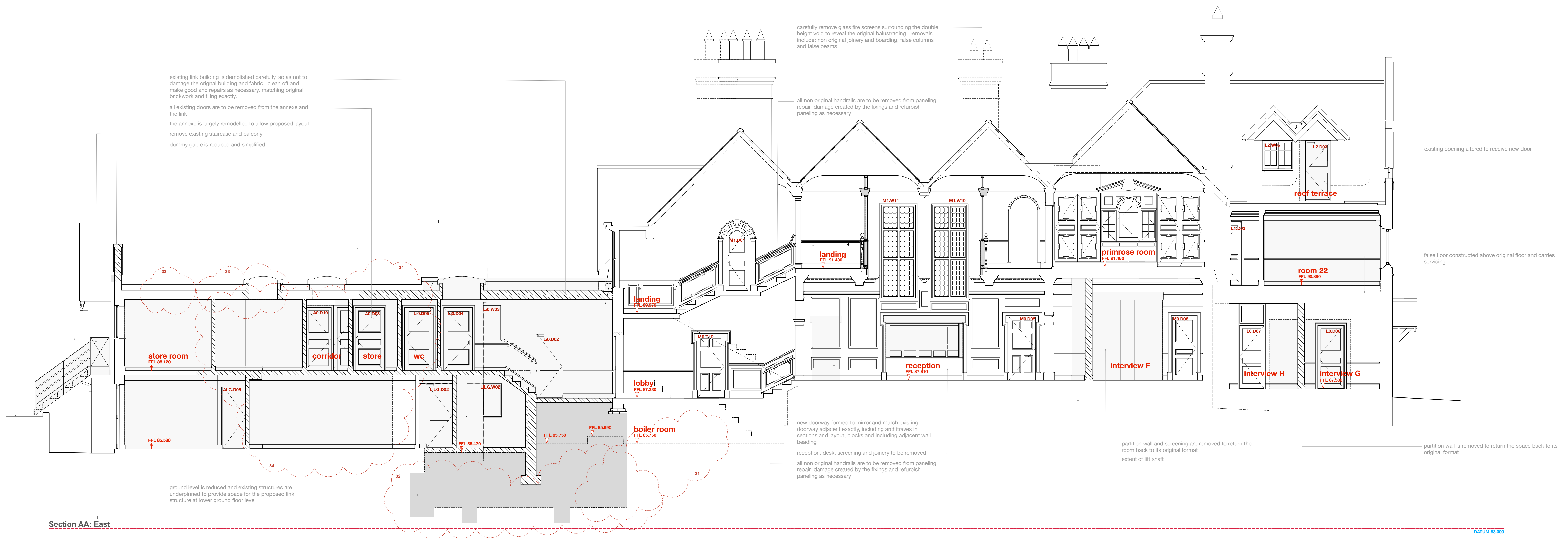
Survey drawings are kindly provided by Habitat Higher Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.

KEY
 [Hatched] Walls to be demolished and removed.
 [Grey] 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
 vsb tilt and turn window
 fl fixed light timber window
 m1 roof light (flat roof)
 m2 valley style roof light (pitched roof)
 orf conservation style roof light (pitched roof)
 h ceiling hatch
 sd sliding door
 pd pivot door
 f wall / roof mounted flue to gas boiler / gas fire, terminal colour as black
 abx extract terminal as air track, such as returns, extendable, colour coded to suit brickwork
 mxx mushroom extract terminal for fat roof
 prx fabricated lead pitched roof vent as extract terminal, such as provided by other street lead flashings kit

Scheme 2: revisions to scheme 2

- 31 new staircase forming access to plant room from lower ground floor is omitted. existing access is used instead.
- 32 foundations are modified further to accommodate modifications to the lower ground floor structure.
- 33 1987's annex: alterations to the positions to openings forming roof light. access to roof is amended.
- 34 1987's annex: extent of internal partitions is increased further north to agree with the proposed layout.
- 36 foundation arrangement is modified generally. south face moves further north to agree with the proposed layout.
- 37 external staircase providing access to lower ground floor is indicated.



DATUM RL 000



DATUM RL 000

REV F 09 Mar 2022 GM/G
 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 GM/G
 The previously approved scheme (scheme 2) is altered to include a number of small amendments.
 REV D spare
 REV C 10 Oct 2020 GM/G
 Minor adjustments included following the findings of the opening up exercise, specifically the plasters between EX M1 01 and EX M1 06 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 GM/G
 Proposed Planning Application marked at Revision B.
 REV A 05 Dec 2019 GM/G
 Original Planning Application marked at Revision A.

REV	DATE	DRN	CHECKED	DATE

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
Sections AA-BB
as Existing

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	A0	GM/G	GM/G	Nov 2019

BOWKER SADLER ARCHITECTURE
 A: Hatherlow House, Hatherlow, Romley, Stockport SK9 3DY
 T: 0161 408 7333
 E: info@bowker-sadler.co.uk
 W: www.bowker-sadler.co.uk

JOB No	DRAWING No	REVISION
19013	1050	F

STATUS
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Survey drawings are kindly provided by Malcolm 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
 - tlc top hung timber casement window
 - shc side hung casement
 - vss vertical sliding sash timber window
 - ttf tilt and turn window
 - fl fixed light timber window
 - rl roof light (flat roof)
 - vtl value style roof light (pitched roof)
 - crf conservation style roof light (pitched roof)
 - h ceiling hatch
 - sd sliding door
 - pd pivot door
 - f wall / roof mounted flue to gas boiler / gas fire, terminal colour is black
 - abx extract terminal as air brick, such as rinox, rinox60, colour coded to suit brickwork
 - bxx multinoon extract terminal for flat roof
 - prx fabricated lead pitched roof vent as extract terminal, such as provided by other sheet lead fabrications Ltd

scheme 3: revisions to scheme 2

- 30 foundation arrangement is modified generally, south face moves further north to agree with the proposed layout
- 31 external staircase providing access to lower ground floor is indicated.

remove all surface mounted cabling, lights, cameras, sensors, boxes, acou's and other plant and equipment etc from all facades. make repairs to the original fabric as necessary, matching exactly in all cases

new doorway formed from existing opening. carefully remove brickwork including brick specials, clean, store and re-use for patching elsewhere, in particular where visible from the public realm
 carefully remove glass fire screens, fire proof boarding and non original joinery, including false columns and false beams to reveal the original balustrading and open up the landings to the atrium space
 canopy over the main entrance. carefully reveal former layers of paint to determine the composition and colour of the original decoration, strip heavy over-painting and repaint to approved specification



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

demolish existing rear extension forming the reception area, constructed in the 1980's, including reception desk, security screens, finishings and fittings. original joinery within the main hall, including skirtings and architraves must be protected and preserved throughout the demolition

bay window is removed. brickwork including brick specials are carefully removed. clean, store and re-use for patching elsewhere, in particular where visible from the public realm

Section CC: West

Section DD: East
 DATUM 83.000

new doorway formed in existing fabric. position doorway to mirror the existing doorway, which will be removed. carefully remove and re-use original joinery if possible

lift existing non-original finishes, carpets, tiling etc throughout to determine extent of original floor finishes below. refurbish, restore and repair as far as possible

infill to joinery screen is non original and is to be removed. carefully protect and preserve the original joinery forming the architraves screen and hood

carefully remove glass fire screens, fire proof boarding and non original joinery, including false columns and false beams to reveal the original balustrading and open up the landings to the atrium space
 section of roof at the rear is carefully removed to form opening for new conservation style roof light. reclaimed tiles are used for close matching and patching for primary roof surfaces elsewhere

remove all surface mounted cabling, lights, cameras, sensors, boxes, acou's and other plant and equipment etc from all facades. make repairs to the original fabric as necessary, matching exactly in all cases



demolish existing rear extension forming the reception area, constructed in the 1980's, including reception desk, security screens, finishings and fittings. original joinery within the main hall, including skirtings and architraves must be protected and preserved throughout the demolition

remove brickwork and pavilions forming ramp structure and reduce levels to suit proposed landscape scheme
 existing gates frames and iron railings are removed

modern doors are removed and openings extended to form access into new extension. ground levels are adjusted accordingly

feature gable is removed. carefully take down brickwork, reserving sufficient masonry for patching brickwork elsewhere as necessary

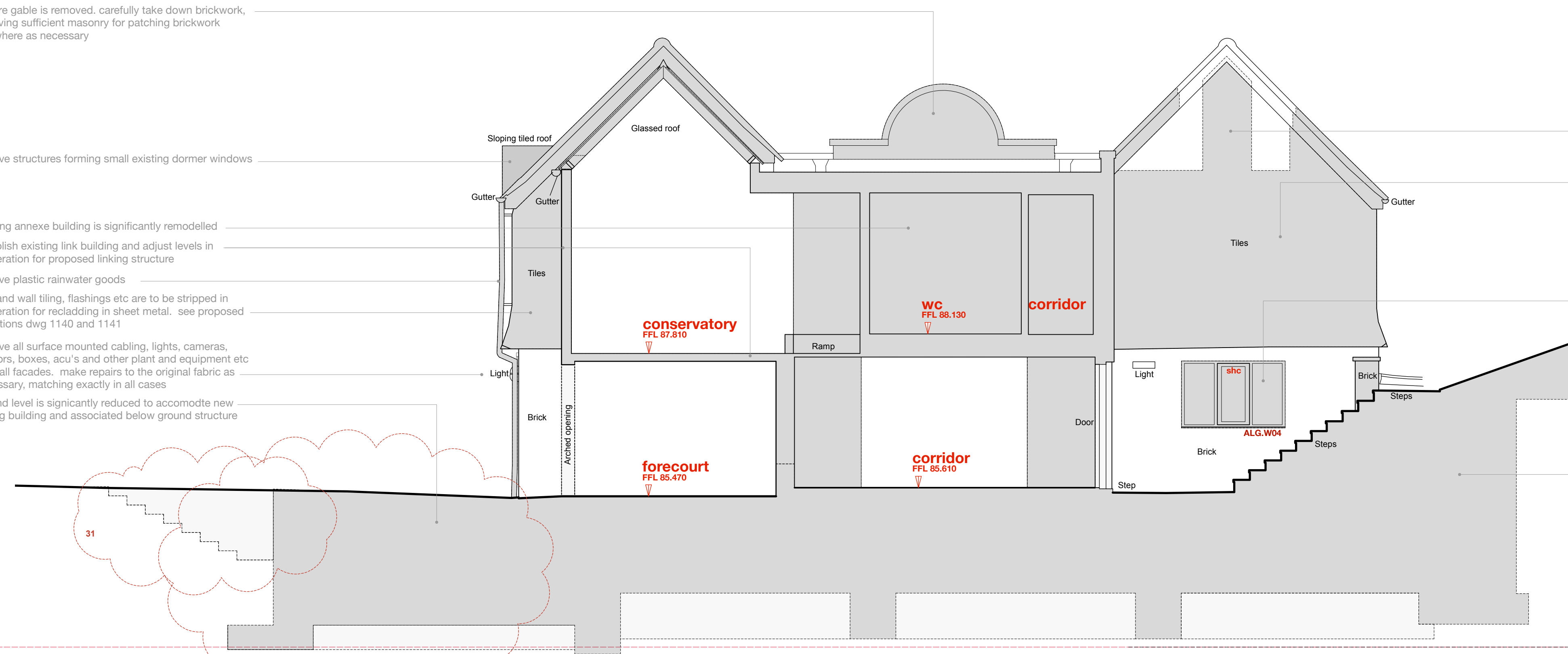
remove structures forming small existing dormer windows

existing annexe building is significantly remodelled
 demolish existing link building and adjust levels in preparation for proposed linking structure

remove plastic rainwater goods
 roof and wall tiling, flashings etc are to be stripped in preparation for re-ladding in sheet metal. see proposed elevations dwg 1140 and 1141

remove all surface mounted cabling, lights, cameras, sensors, boxes, acou's and other plant and equipment etc from all facades. make repairs to the original fabric as necessary, matching exactly in all cases

ground level is significantly reduced to accommodate new linking building and associated below ground structure



remove existing tiling and roof joinery as described and form new opening to access for roof top plant and storage. reserve sufficient tiling for patching elsewhere

remove existing tiling and roof joinery and prepare surfaces to receive new glass link. reserve sufficient tiling for patching elsewhere

take measures as prescribed by the structural engineer to ensure that existing boundary wall remains stable throughout demolitions, the reduction of ground levels and throughout the construction period

fill existing opening with insulated masonry panels

ground levels are reduced to accommodate the new linking building especially at lower ground level. please refer to structural engineers drawings for construction providing support and sequencing

31

30

Section EE: East
 DATUM 83.000

REV F 09 Mar 2022 GM/G
 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 GM/G
 The previously approved scheme (scheme 2) is altered to include a number of small amendments

REV D 15 Jan 2021 GM/G
 Planning Application further revised, see notes above

REV B 10 Aug 2020 GM/G
 Revised Planning Application marked at Revision B

REV A 05 Dec 2019 GM/G
 Original Planning Application marked at Revision A

PROJECT:
The Hoo: Scheme 2
17 Lyndhurst Gardens,
Hampstead, London

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

DRAWING
Sections CC-EE
as Existing

SCALE SHEET SIZE DRAWN CHECKED DATE
 1:50 @ A0 GM/G Oct 2019

BOWKER SADLER ARCHITECTURE
 A: 17 Lyndhurst House, Hampstead, London, N4 3JY
 T: 0161 406 7333
 E: bsp@bowker-sadler.co.uk
 W: www.bowker-sadler.co.uk

JOB No: **19013** DRAWING No: **1051** REVISION: **F**
 STATUS: **PLANNING**