

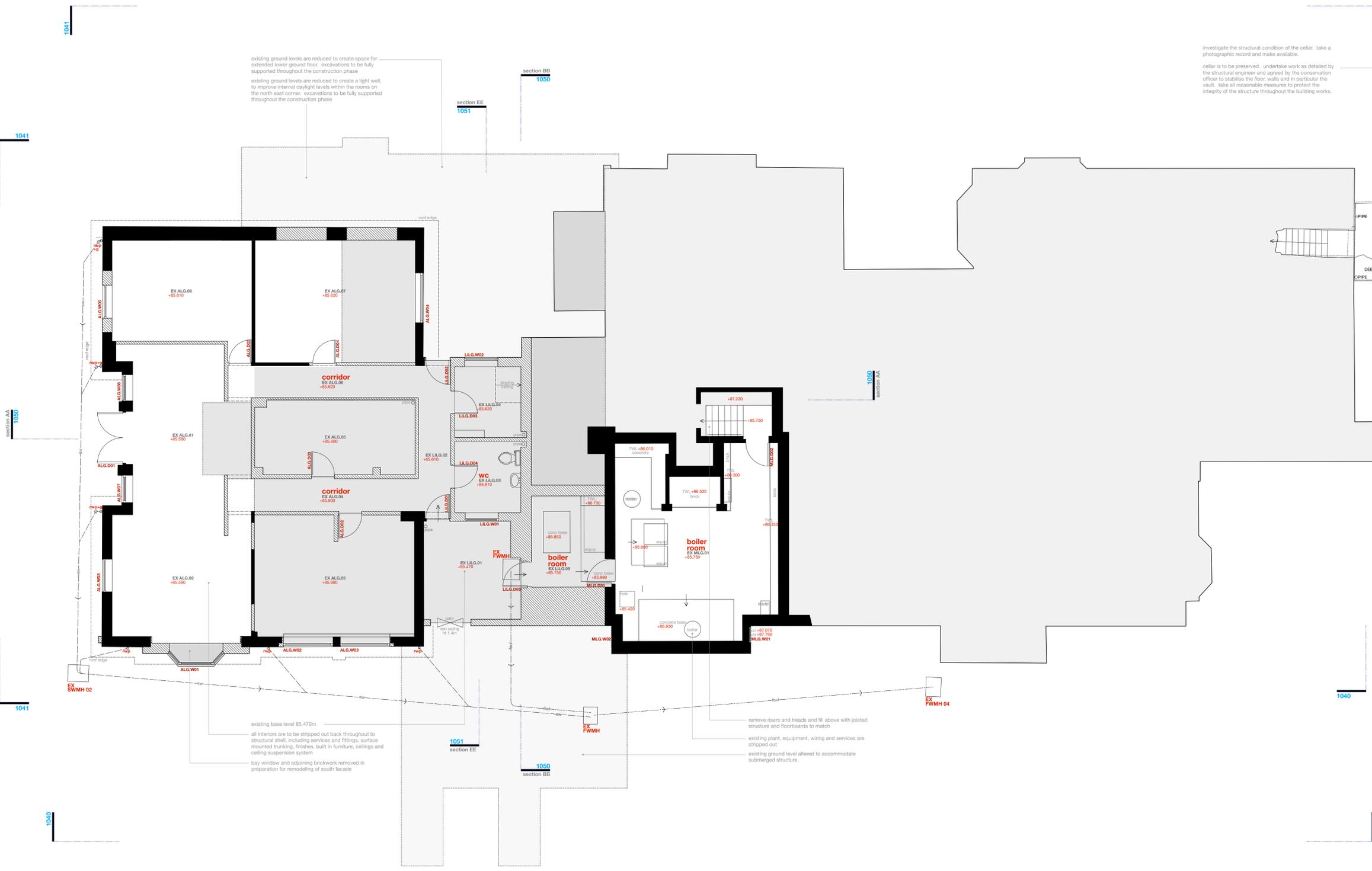
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Survey drawings are kindly provided by Malcolm Hughes Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.

- 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
 - svp Soil vent pipe and underground foul water drainage
 - rwp Rainwater pipe, gully and underground surface water drainage
 - rwhh Rainwater hopper draining into rainwater hickey
 - rs Rainwater spout
- mechanical heating**
- gas fired boiler and wall mounted flue
 - unvented cylinder



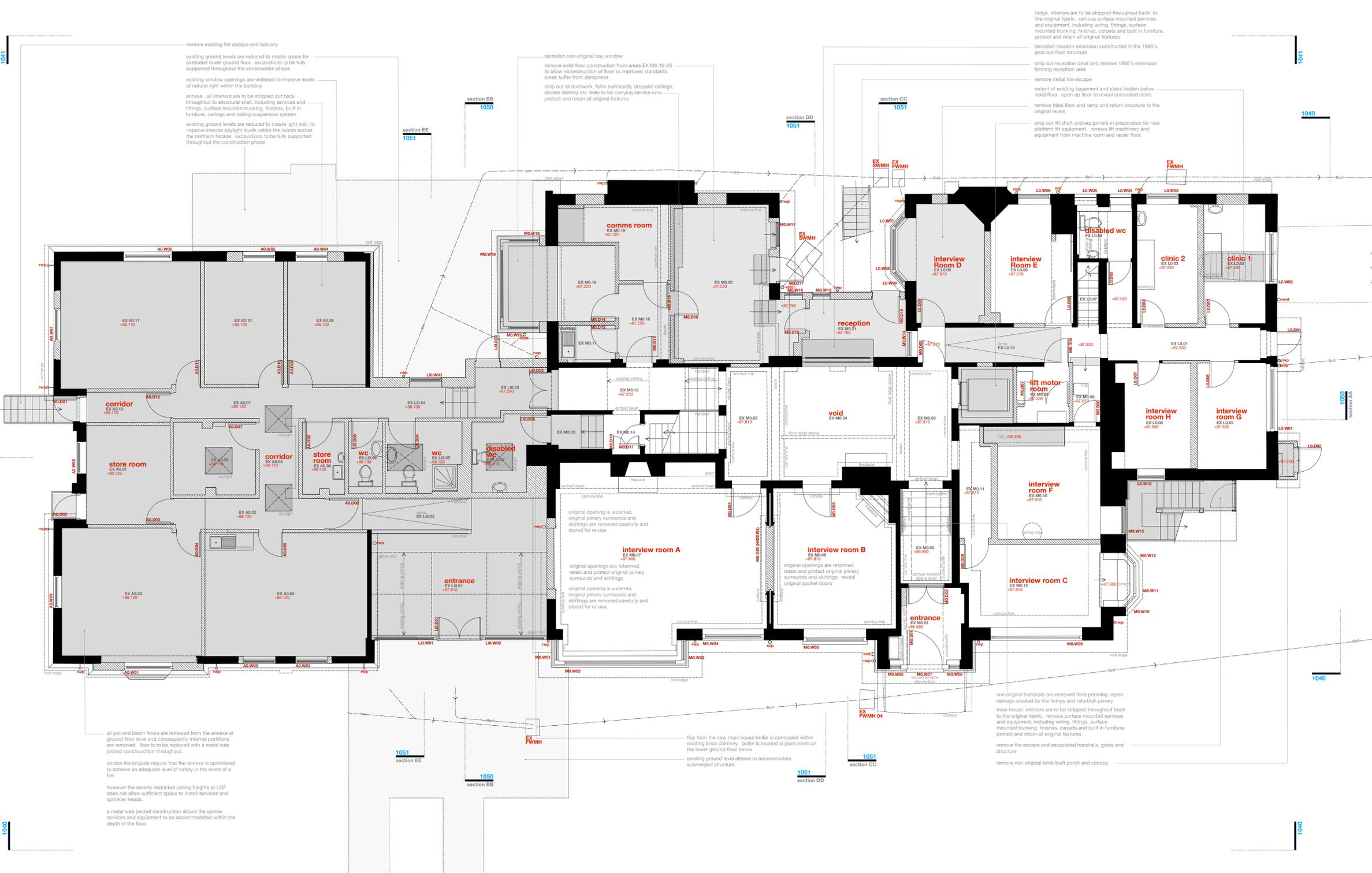
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Survey drawings are kindly provided by Mazon Hughes Ltd and Survey Ltd and are assumed to accurately describe the existing buildings, services and external spaces.

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 - 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
 - ss fixed light timber window
 - rt roof light (flat roof)
 - vt 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
 - ic Existing inspection chamber
 - wic Existing water services 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
 - rwhp rainwater hopper draining into rainwater trough
 - rs rainwater spout
- mechanical heating**
- g gas fire boiler and wall mounted flue
 - u unvented cylinder



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 sprin services and equipment to be accommodated within the depth of the 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.

- REV G 18 Mar 2023 GMcG
 Areas of demolition within the process 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

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JCS No	DRAWING No	REVISION
19013	1021	G

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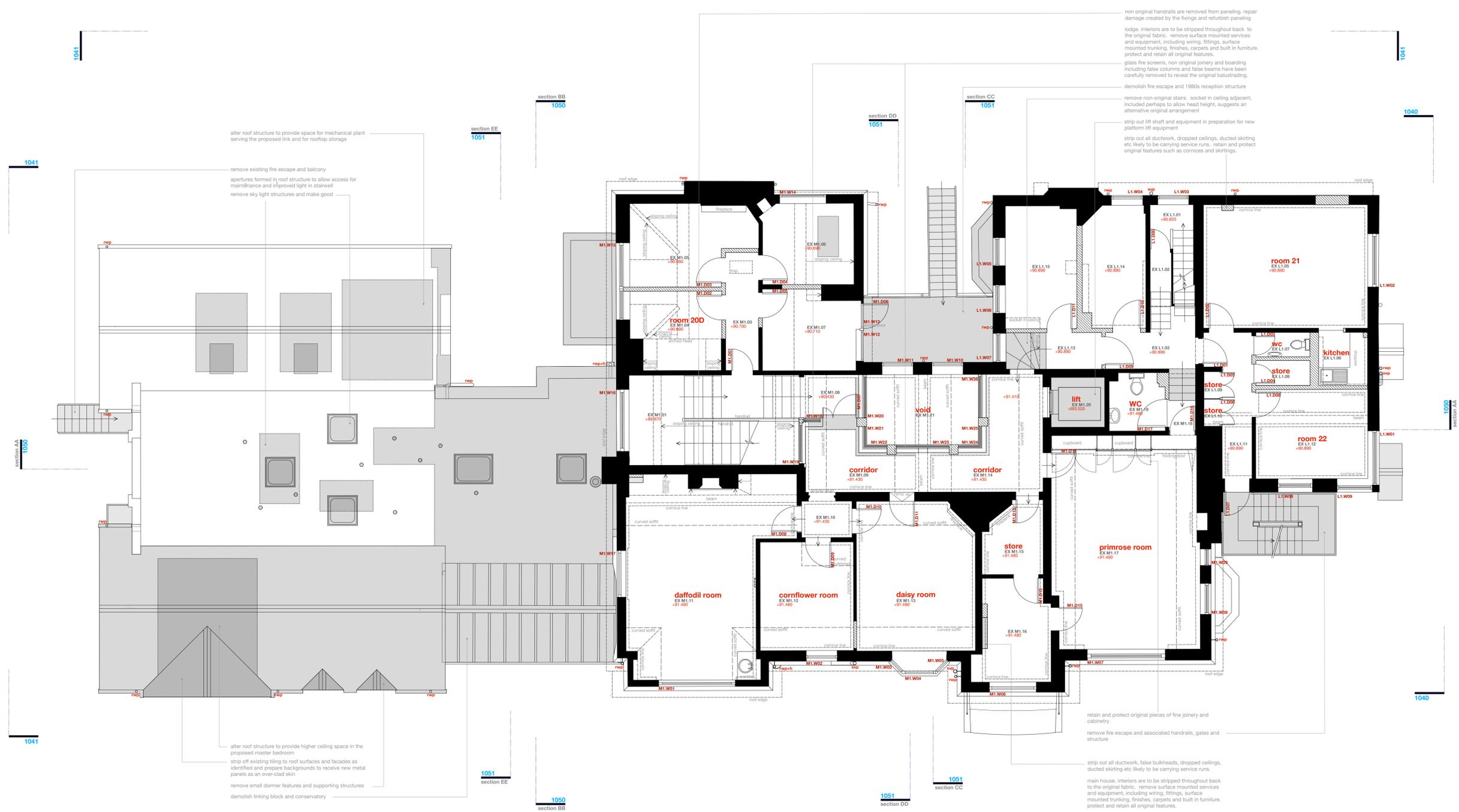
KEY
 Existing Walls
 Walls to be demolished and removed
 Areas to be demolished and removed

Features
windows
 bhc bottom hung timber casement window
 thc top hung timber casement window
 shc side hung casement
 vhc vertical sliding sash timber window
 fh fixed light timber window
 flt roof light (flat roof)
 vlt valux style roof light pitched roof
 crt conservation style roof light pitched roof
 ch ceiling hatch
 fh 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
 ic Inspection chamber collecting foul water drainage
 vwp 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
 rwp Rainwater spout

mechanical heating
 gas fired boiler and wall mounted flue
 unvented cylinder



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

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

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.

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.

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
F	09 Mar 2020	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
 Residential Care Dementia House To Provide 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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JCS No	DRAWING No	REVISION
19013	1022	F
PLANNING		

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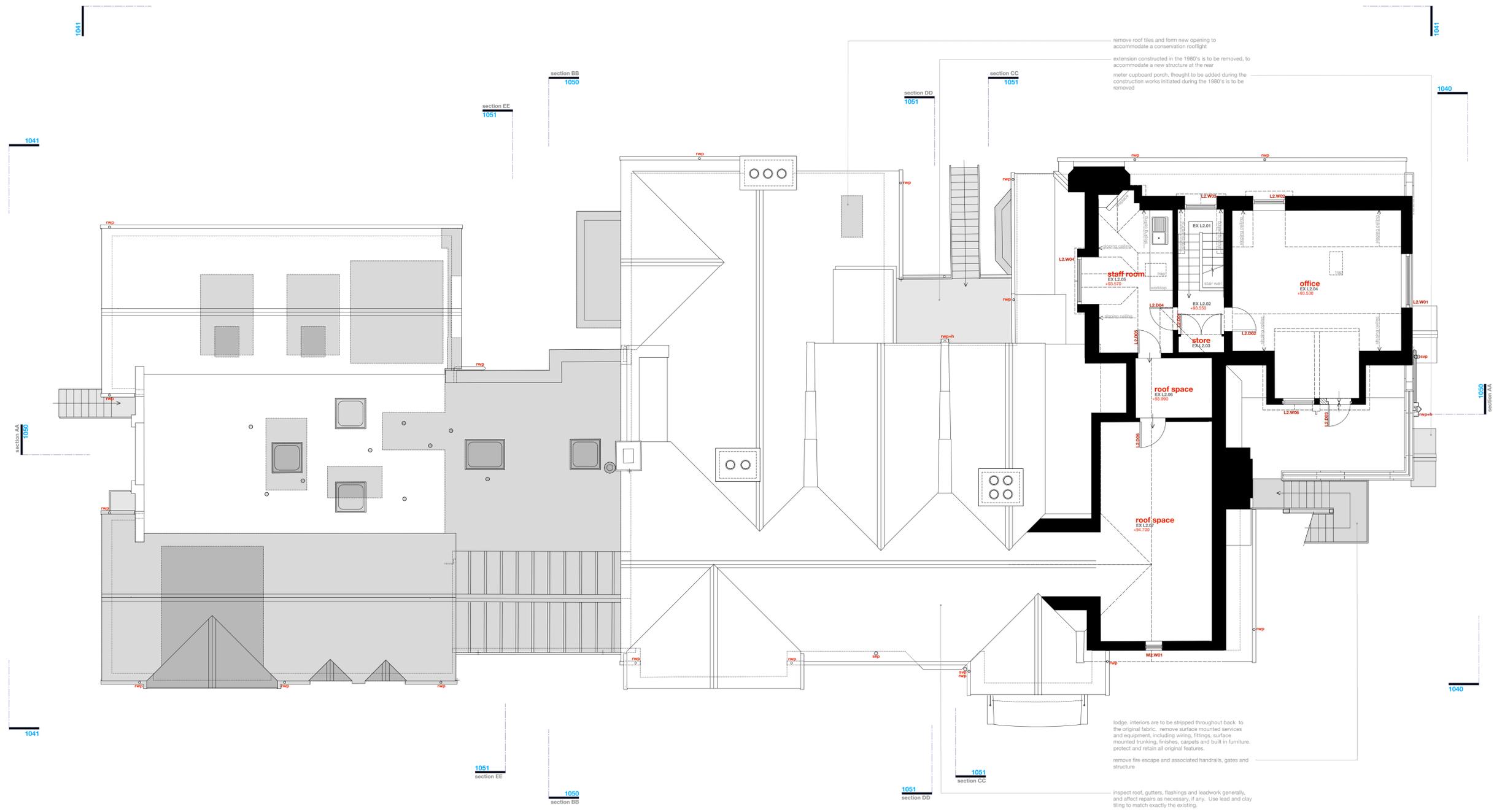
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KEY

- 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 window
 - vss vertical sliding sash timber window
 - tl fixed light timber window
 - rl roof light (flat roof)
 - vrl valux style roof light pitched roof
 - crl 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
 - lc Existing inspection chamber
 - wic Existing water service inspection chamber
- FWIC 01**
- fwic 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 gas fired boiler and wall mounted flue
 - uc 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
F	09 Mar 2020	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
Second Floor Layout
as Existing with Demolitions

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

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JCS No	DRAWING No	REVISION
19013	1023	F
STATUS	PLANNING	

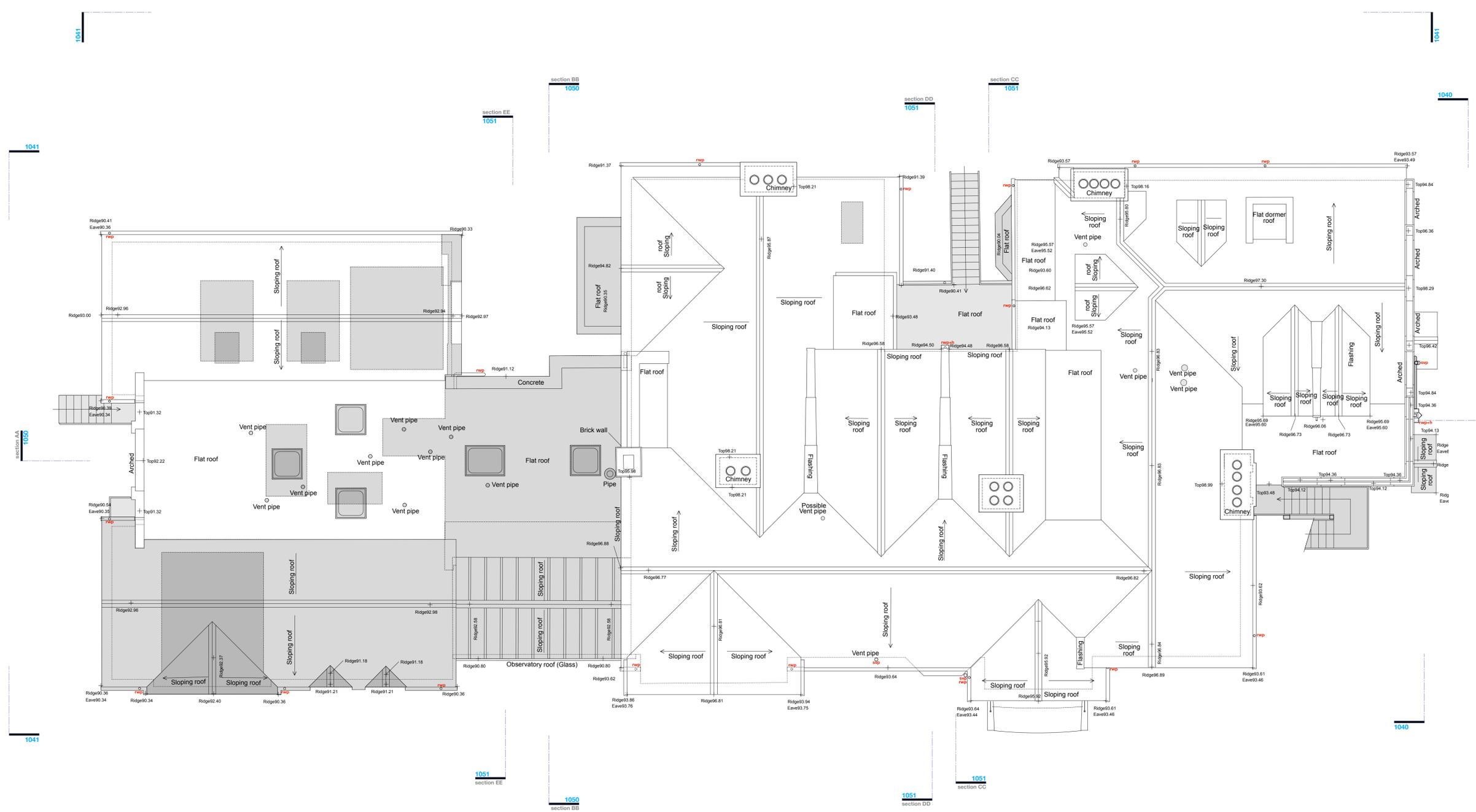
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 - bhc top hung timber casement window
 - shc side hung casement
 - vss vertical sliding sash timber window
 - fl fixed light timber window
 - rl roof light (flat roof)
 - vtl valux style roof light pitched roof
 - crf conservation style roof light pitched roof
 - h calling 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**
- ic 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
 - rp 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 Box 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
F	09 Mar 2020	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
Roof Layout
as Existing with Demolitions

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

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JCR No.	DRAWING No.	REVISION
19013	1024	F
PLANNING		

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KEY
 ■ Areas to be demolished and removed.

Features

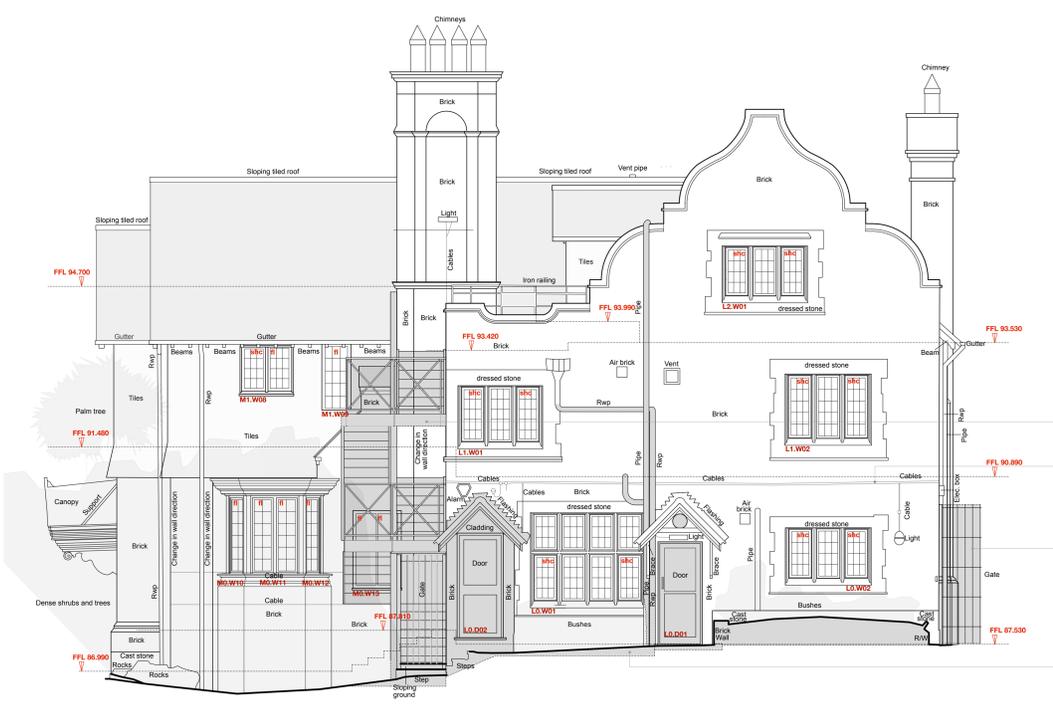
- windows**
- bhc bottom hung timber casement window
 - thc top hung timber casement window
 - shc side hung casement
 - vs vertical sliding sash timber window
 - tt tt and turn window
 - rt roof light timber window
 - rt roof light (flat roof)
 - vtl valua style roof light (pitched roof)
 - ort conservation style roof light (pitched roof)
- doors**
- h ceiling hatch
 - sd sliding door
 - pd pivot door
 - f wall / roof mounted flue to gas boiler / gas fire, remove colour as black
 - abx extract terminal as air track, such as rufors, refer to 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 orlain sheet lead terminals kit

existing openings are adjusted ready to receive new, larger windows
 tiling, flashings etc are to be stripped from the existing roofs and walls in preparation for recladding in sheet metal. see proposed elevations dwg 1140 and 1141
 small dormer structures are to be removed completely opening inserted into existing structure to receive new glass walled gable



Principal Elevation: South

DATUM 83.000



Principal Elevation: 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 08 Sep 2021 GM/G The previously approved scheme (scheme 2) is altered to include a number of small amendments.
- REV C 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

REV	DATE	DRN	CHKD
F	09 Mar 2022	GM/G	
E	08 Sep 2021	GM/G	
D	08 Sep 2021	GM/G	
C	15 Jan 2021	GM/G	
B	10 Aug 2020	GM/G	
A	05 Dec 2019	GM/G	

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	GM/G		Oct 2019

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JOB No	DRAWING No	REVISION
19013	1040	F
STATUS		
TENDER		

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KEY
 ■ Areas to be demolished and removed.

- Features**
- windows**
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 - thc top hung timber casement window
 - shc side hung casement
 - vsc vertical sliding sash timber window
 - tt tt and turn window
 - fl fixed light timber window
 - mi roof light (flat roof)
 - vrl valua style roof light (pitched roof)
 - ort 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, thermal colour as black
 - abx extract terminal as air track, such as rotors external, colour coded to suit framework
 - mx mushroom extract terminal for flat roof
 - prx separated lead pitched roof vent as extract terminal, such as provided by orlain sheet lead (nonstone flat)



replace existing plastic rainwater gutters and downpipes with powder coated aluminium goods across the annexe

 existing covering are altered and enlarged to receive new windows

 fire escape and balcony and associated fixings are removed. make good damage to masonry

 existing levels are reduced to form light well to maximise natural light penetrating into the building. new openings are formed in preparation for new windows

Principal Elevation: North

DATUM 83.000



existing openings are adjusted to accept larger windows that will let in more natural light into the annexe

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

roof and wall tiling, flashings etc are to be stripped in preparation for recladding in sheet metal. see proposed elevations dwg 1140 and 1141

brickwork arch is to be demolished. repair and make good to remaining masonry

 timber bay window is removed

existing timber windows and doors are removed from facade in preparation of new replacements

Principal Elevation: West

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 elevations 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.
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- 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

REV	DATE	DRN	CHKD
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B	10 Aug 2020	GM/G	
A	05 Dec 2019	GM/G	

PROJECT
The Hoo: Scheme 2
17 Lyndhurst Gardens,
Hampstead, London
 Returning 1 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	GM/G		Oct 2019

BOWKER SADLER ARCHITECTURE
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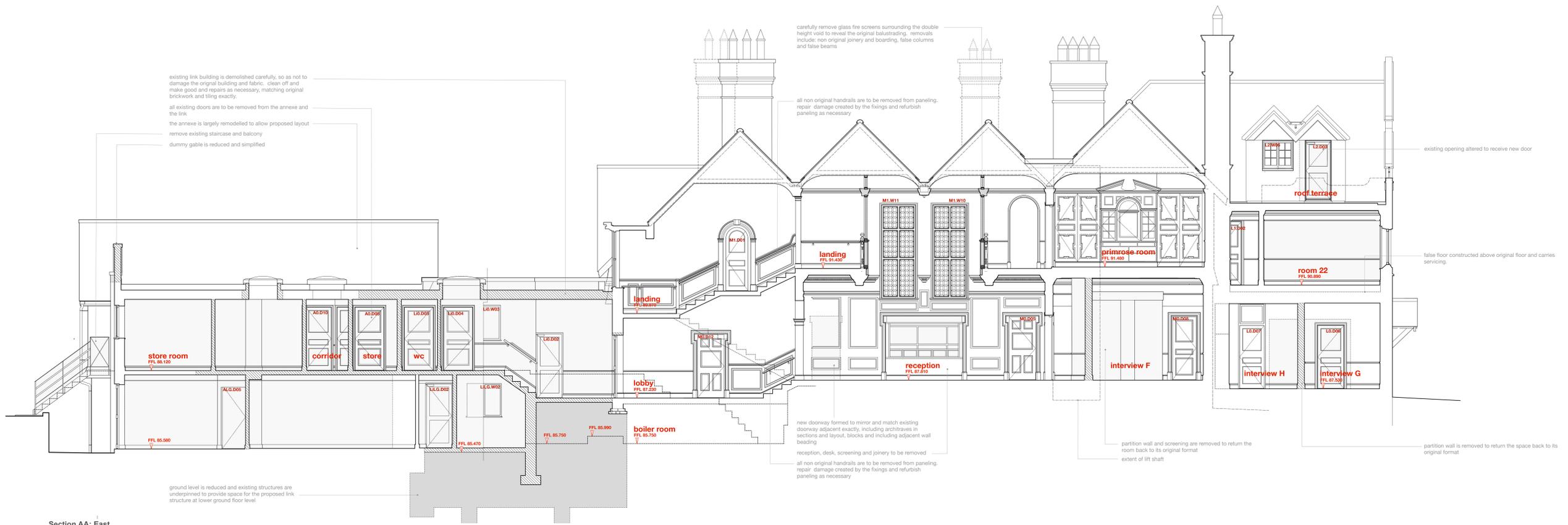
JOB No	DRAWING No	REVISION
19013	1041	F
STATUS		
PLANNING		

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Survey drawings are kindly provided by Habitat 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
 vs vertical sash window
 ll and ll turn window
 fl fixed light timber window
 rl roof light (flat roof)
 vl velsa style roof light (pitched roof)
 orl 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 rufos, extensible, colour coded to suit brickwork
 mx mushroom extract terminal for fat roof
 prx fabricated lead pitched roof vent as extract terminal, such as provided by o'than street lead barrowers Ltd



Section AA: East

DATUM 63.000



Section BB: West

DATUM 63.000

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	CHKD
PROJECT The Hoo: Scheme 2 17 Lyndhurst Gardens, Hampstead, London Returning 4 Grand Victorian Houses 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
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			DATE
			Nov 2019

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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
 - vts vertical sliding sash timber window
 - ttf tilt and turn window
 - fl fixed light timber window
 - rl roof light (flat roof)
 - vtl valua 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 rstone, rstone60, colour coded to suit brickwork
 - mx multinoon extract terminal for flat roof
 - prx fabricated lead pitched roof vent as extract terminal, such as provided by other steel lead fabrications Ltd

remove all surface mounted cabling, lights, cameras, sensors, boxes, ac'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



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

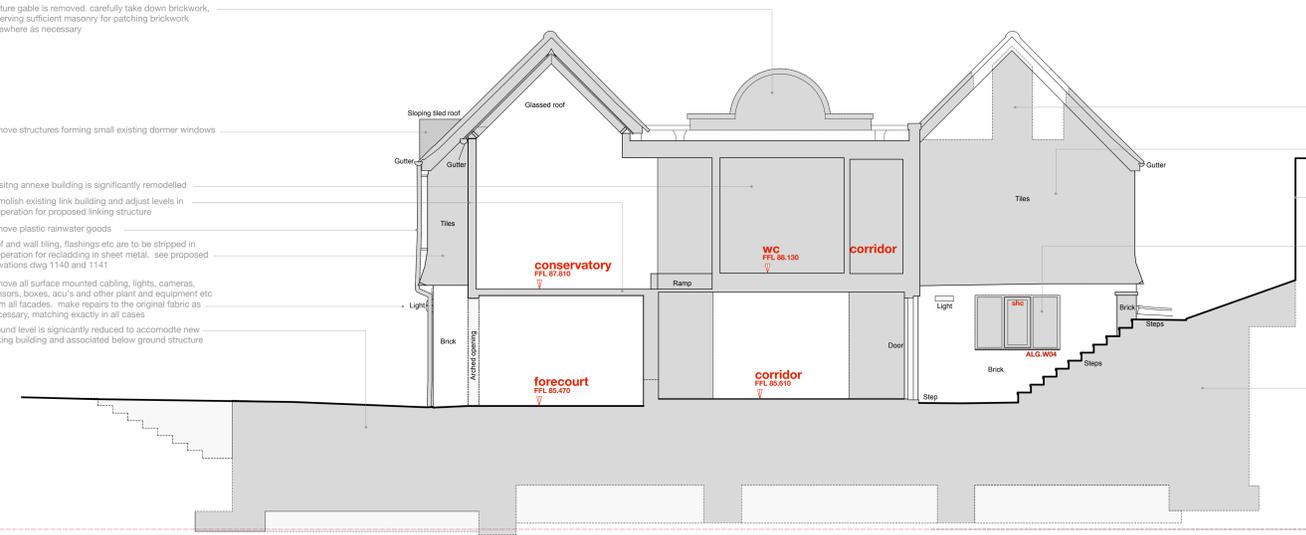
modern doors are removed and openings extended to form access into new extension. ground levels are adjusted accordingly

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 reladding in sheet metal. see proposed elevations dwg 1140 and 1141

remove all surface mounted cabling, lights, cameras, sensors, boxes, ac'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

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

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19013	1051	F
STATUS:	PLANNING	