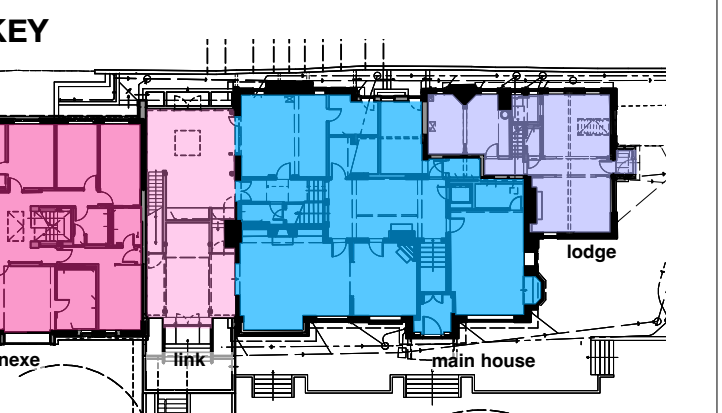
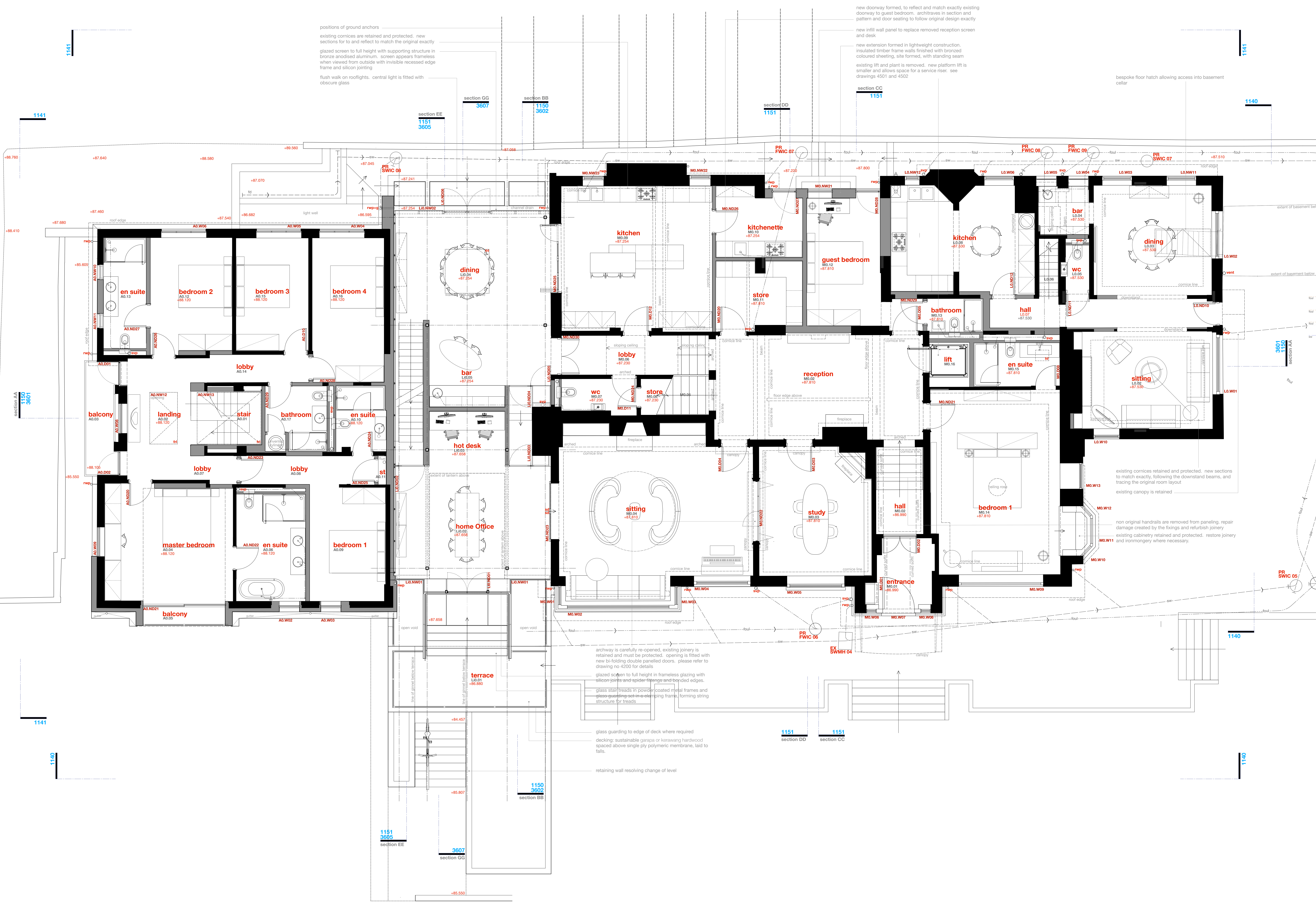


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Survey drawings are kindly provided by Habitat Hughes Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.



- 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
 - fl roof light (flat roof)
 - vrl valis style roof light (gabled roof)
 - ort conservation style roof light (gabled roof)
 - h ceiling hatch
 - hd floor hatch
 - sd sliding door
 - sld 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
 - w Waste pipe from washbasin/shower to foul water drainage
 - rwp Flawwater pipe, gully and underground surface water drainage
 - rwp+h Flawwater hopper chinking into rainwater hopper
 - sp Rainwater spout
 - mechanical: heating**
 - gas fired boiler and wall mounted fan
 - unvented cylinder



positions of ground anchors
 existing cornices are retained and protected, new sections for to and reflect to match the original exactly glazed screen to full height with supporting structure in bronze anodised aluminum, screen appears frameless when viewed from outside with invisible recessed edge frame and silicon jointing
 flush walk on rooflights, central light is fitted with obscure glass

new doorway formed, to reflect and match exactly existing doorway to guest bedroom, architraves in section and pattern and door seating to follow original design exactly
 new infill wall panel to replace removed reception screen and desk
 new extension formed in lightweight construction, insulated timber frame walls finished with bronzed coloured sheathing, site formed, with standing seam existing lift and plant is removed, new platform lift is smaller and allows space for a service riser, see drawings 4501 and 4502

bespoke floor hatch allowing access into basement cellar

existing cornices retained and protected, new sections to match exactly, following the downstand beams, and tracing the original room layout
 existing canopy is retained

non original handrails are removed from paneling, repair damage created by the fixings and refurbish joinery
 existing cabinetry retained and protected, restore joinery and nonmongery where necessary

archway is carefully re-opened, existing joinery is retained and must be protected, opening is fitted with new bi-folding double panelled doors, please refer to drawing no 4200 for details
 glazed screen to full height in frameless glazing with silicon joints and spider fixings and bronzed edges
 glass stair treads in powder coated metal frames and glass panels with stainless steel framing, forming string structure for treads

glass guarding to edge of deck where required
 decking: sustainable garapa or kerawing hardwood spaced above single ply polymeric membrane, laid to falls

retaining wall resolving change of level

REV A 14 Apr 2023 GM:G Original Planning Application marked as Revision A

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
Ground Floor Layout
 as Proposed: Application for
 Stabilisation Works to the North
 Wall

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

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JOB No	DRAWING No	REVISION
19013	1421	A

STATUS
 FOR PLANNING