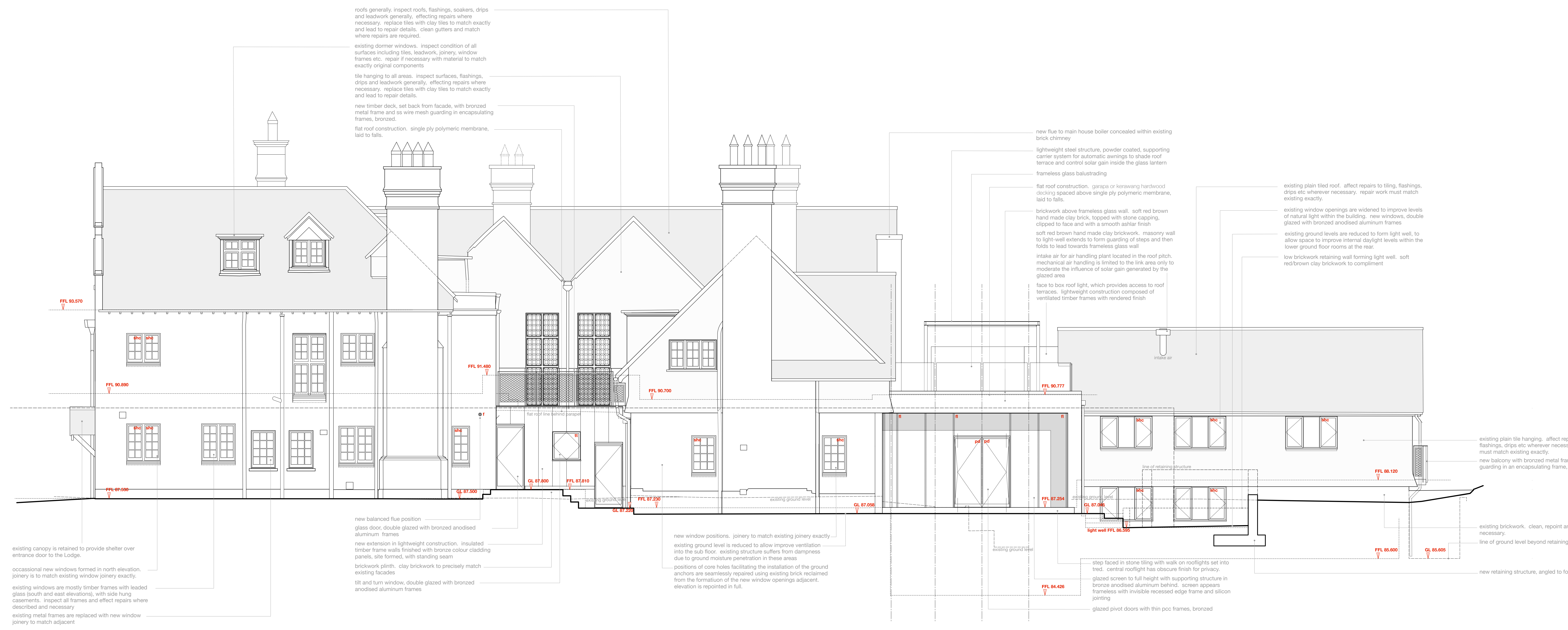


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 CHECK ALL DIMENSIONS ON SITE.
 DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS.

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

KEY

- Features**
- windows**
- bhc bottom hung timber casement window
 - tlc top hung timber casement window
 - shc side hung casement
 - vss vertical sliding sash timber window
 - tt tilt and turn window
 - tl lead light timber window
 - rt roof light (flat roof)
 - vtl velux style roof light (pitched roof)
 - ortl 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 brick, such as stone, terracotta, colour coded to suit brickwork
 - fxx mushroom extract terminal for flat roof
 - prx fabricated lead pitched roof vent as extract terminal, such as provided by o/brown sheet lead fabrications ltd
- note:** existing windows are generally timber frames with beaded glazing (single glazed) and fire painted metal casings. some metalwork has been replaced with painted timber to meet the original aesthetic.
- on the north and the west elevations of the main house the windows are simpler with single glazing and pair root timber frames. there are a pair of painted metal frame windows on the north elevation.
- the timber casement windows (bhc) on the annex will be replaced by low profile double glazed units with an anodised bronze aluminium frame.
- Existing building fabric and structure, including roofs, tiling, masonry, windows, and rainwater goods are to be maintained and repaired/replaced where necessary. The conditions survey will form the basis from which the maintenance works will be scheduled and agreed.



Principal Elevation: North

DATUM 83.000



Principal Elevation: West

DATUM 83.000

REV A 14 Apr 2023 GM/GS
 Original Planning Application marked as Revision A

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

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

DRAWING
North and West Elevations
 as Proposed: Application for
 Stabilisation Works to the North
 Wall

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

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JOB No	DRAWING No	REVISION
19013	1441	A
STATUS FOR PLANNING		