

Principal Elevation: North

existing brick chimney. new flue to the main house is concealed inside the structure box roof light, providing access to the roof terrace above the annexe. frameless glass guarding above west elevation (annexe) extract and intake air terminals for air handling plant located in the annexe roof pitch. mechanical air handling is limited to the link area only, implemented to moderate solar gain generated by the new glazed areas frameless glass guarding side wall to glazed link in soft red brown hand made clay brickwork. wall is extruded from retaining wall to light-well. existing window openings are widened to improve levels of natural light within the northern and western sections of the annexe. new windows, double glazed with bronzed anodised aluminum frames existing ground level — brick retaining wall at boundary light-well (dotted), creating space to allow greater levels of natural light to penetrate into the lower ground floor ofthe annexe. new concrete retaining wall (dotted) GI 86.900 existing window openings are widened to improve levels of natural light within the northern sections of the annexe. new windows, double glazed with bronzed -┘ └──┼─── anodised aluminum frames new field drain diverting ground moisture away from ____ building existing windows and doors are removed and openings fitted with new windows, doors, fixed lights etc. thin profile frames, bronzed anodised aluminum, double glazed new balcony with bronzed metal frame and ss wire mesh _ guarding in an encapsulating frame, bronzed.



		_	BOWKER SADLER PARTNERSHIP LIMITED THIS DRAWING IS THE SUBJECT OF COPYRIGHT WHICH VESTS IN BOWKER SADLER PARTNERSHIP LIMITED. IT IS AN INFRINGEMENT
			OF COPYRIGHT TO REPRODUCE THIS DRAWING, BY WHATEVER MEANS, INCLUDING ELECTRONIC, WITHOUT THE EXPRESS WRITTEN
			CONSENT OF BOWKER SADLER PARTNERSHIP LIMITED WHICH RESERVES ALL ITS RIGHTS BOWKER SADLER PARTNERSHIP LIMITED ASSERTS ITS RIGHTS TO BE DENTIFIED AS THE AUTHOR OF THIS DESIGN
		\vdash	BE IDENTIFIED AS THE AUTHOR OF THIS DESIGN
			drawings are kindly provided by Malcom Hughes Land Surveys Ltd and are assumed urately describe the existing buildings, services and external spaces.
		KEY	
		Feat windo	tures
		bhc	boxs bottom hung timber casement window
		thc	top hung timber casement window
		shc	side hung casement
airs to tiling, flashings, pair work must match		VSS	vertical sliding sash timber window
		tt	tilt and turn window
ened to improve levels new windows, double minum frames		fl frl	fixed light timber window
minum frames d to form light well, to		frl vrl	roof light (flat roof) velux style roof light (pitched roof)
aylight levels within the ear.		crl	conservation style roof light (pitched roof)
ng light well. soft		h	ceiling hatch
oliment		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 rytons rd4mfab, colour coded to suit brickwork
		frx prx	mushroom extract terminal for flat roof fabricated lead pitched roof vent as extract terminal, such as provided by o'brien sheet lead fabrications Itd
		(single	existing windows are generally timber frames with leaded glazing glazed) and fine painted metal sashes. some metalwork has been
		on the	ed with painted timber to mimic the original sash.
		painte the tim	er with single glazing and painted timber frames. there are a pair of ad metal frame windows on the north elevation nber casement windows found on the annexe will be replaced by low
		profile	building fabric and structure, including roofs, tiling, masonry,
		windo [:] repaire	ng building fabric and structure, including roots, tiling, masonry, ws, and rainwater goods are to be maintained and ed/refurbished where necessary. the conditions survey will form the from which the maintenance works will be scheduled and agreed.
	existing plain tile hanging. affect repa flashings, drips etc wherever necessa		
FFL 88.120	must match existing exactly. new balcony with bronzed metal fram guarding in an encapsulating frame, b	ie and	l ss wire mesh
FFL 88.120			
	existing brickwork. clean, repoint and	d mak	e repairs as
	necessary. Ine of ground level beyond retaining s		
FFL 85.600 GL 85.605 ▼			
L\$	new retaining structure, angled to follo	ow the	e land form
		19	
DATUM 83	000		
DAIUM 83			

REV A 14 A Original Planni	pr 2023 0 ing Application r	GMcG marked at Revis	sion A	СНКЕ			
17 Ly Ham Returning A NW3 5NU CLIENT Mr an REPRESE	Hoo, S yndhui pstea Grand Victorian	rst Ga d, Lon House To Priva Yu	rdens idon	commodation			
as Pr	DRAWING North and West Elevations as Proposed: Application for Stabilisation Works to the North Wall						
1:50	@ A0	GMcG		Mar 2022			
BOWKER SADLER ARCHITECTURE A: Hatherlow House, Hatherlow, Romiley, Stockport SK6 3DY T: 0161 406 7333 E: bsp@bowker-sadler.co.uk W: www.bowker-sadler.co.uk JOB No DRAWING No							
1901 STATUS	-	1441		Α			

DATUM 83.000