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

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

KEY



- Existing Walls  
 New walls to be inserted

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 timber window  
 ri roof light (flat roof)  
 vrt velux style roof light (pitched roof)  
 cri conservation style roof light (pitched roof)  
 h ceiling hatch  
 hf floor hatch  
 sd sliding door  
 slsd sliding folding door

Ventilation and flues

- f wall / roof mounted flue to gas boiler / gas fire, terminal colour is black  
 ab1 air brick wall terminal as extract to bathrooms, kitchens etc.  
 ab2 air brick wall terminal as extract to bathrooms, kitchens etc.  
 ab3 as ab2, with flyscreen removed for greater ventilation rate  
 ab4 re-use existing terracotta airbrick  
 vt low profile ventilated roof tile, colour and size matched to existing  
 vth hooded ventilated roof tile, colour and size matched to existing  
 vs ventilation stack, black  
 svs ventilation stack, polished stainless steel

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  
 syp Soil vent pipe and underground foul water drainage  
 w Waste pipe from washbasin/shower to foul water drainage  
 rwp Rainwater pipe, gully and underground surface water drainage  
 rwpsh Rainwater hopper draining into rainwater hopper  
 rwp spout Rainwater spout  
 o Rainwater outlet

Mechanical heating

- gas fire first boiler and wall mounted flue  
 unvented cylinder

REV F1 19 Jul 2023 GMcG Minor Material Amendment Application to include dormer structures at the rear of the annex is added to the drawing.

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 spare

REV C 15 Jan 2021 GMcG Planning Application further revised, in response to planning and conservation officers comments

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 |
|-----|------|-----|------|
|-----|------|-----|------|

PROJECT  
**The Hoo: Scheme 3**  
**17 Lyndhurst Gardens,**  
**Hampstead, London**  
 Re-use of a Grand Victorian House to Private Domestic Accommodation  
 NW3 5NU

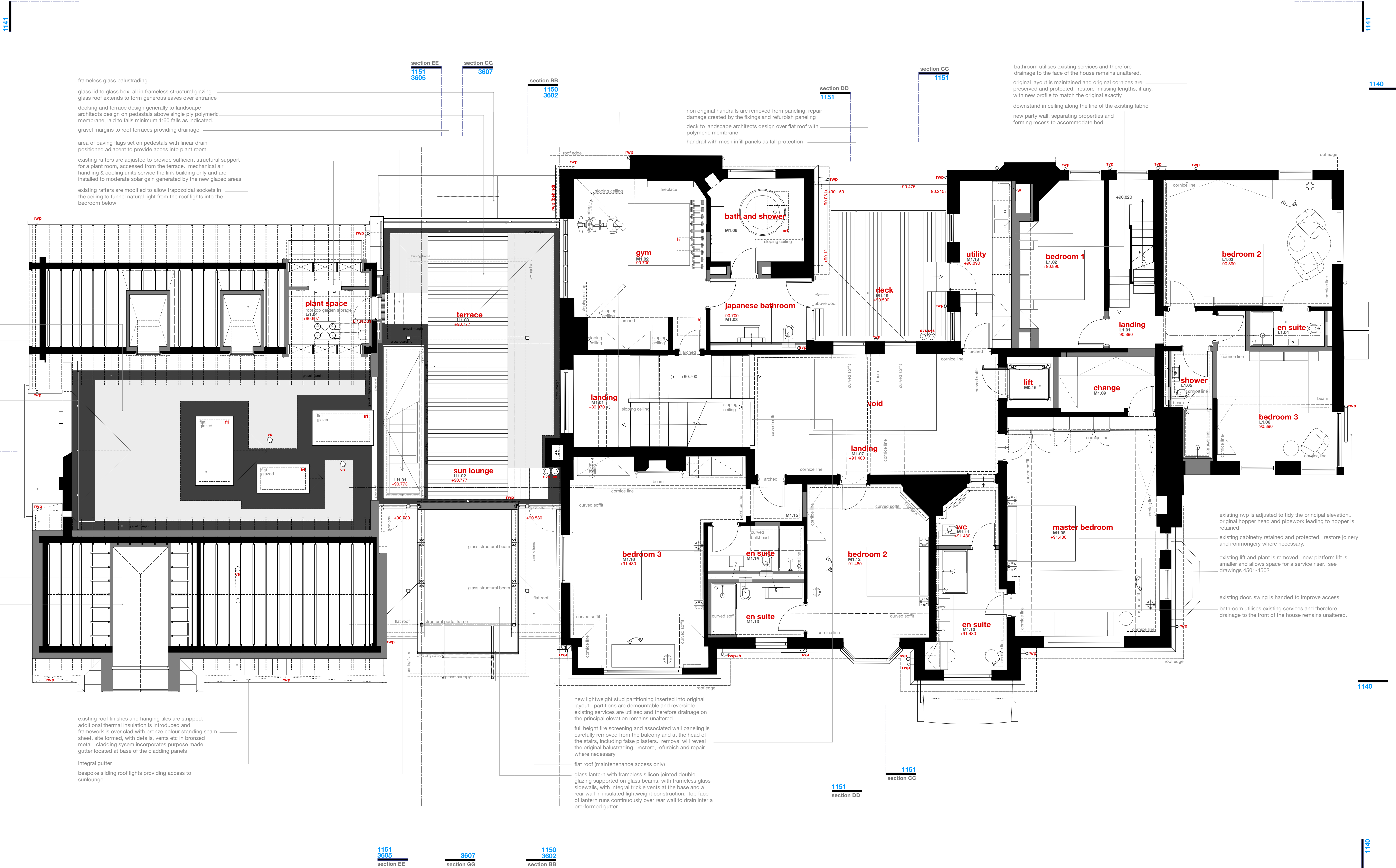
CLIENT  
**Mr and Mrs Yu**  
 REPRESENTED BY  
**JAGA Developments (London)**

DRAWING  
**First Floor Layout**  
**as Proposed**

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

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| JOB NO.      | DRAWING No. | REVISION  |
|--------------|-------------|-----------|
| <b>19013</b> | <b>1122</b> | <b>F1</b> |
| STATUS       | PLANNING    |           |



frameless glass balustrading  
 glass lid to glass box, all in frameless structural glazing.  
 glass roof extends to form generous eaves over entrance  
 decking and terrace design generally to landscape architects design on pedestals above single ply polymeric membrane, laid to falls minimum 1:80 falls as indicated.  
 gravel margins to roof terraces providing drainage  
 area of paving flags set on pedestals with linear drain positioned adjacent to provide access into plant room  
 existing rafters are adjusted to provide sufficient structural support for a plant room, accessed from the terrace. mechanical air handling & cooling units service the link building only and are installed to moderate solar gain generated by the new glazed areas  
 existing rafters are modified to allow trapezoidal sockets in the ceiling to funnel natural light from the roof lights into the bedroom below

flat roof, maintenance access only, accessed from main roof terrace via lockable glass gate, adjacent to main stair gravel margin for drainage and to resolve level between main roof spaces and junction with pitched roofs. design of roof to landscape architects design

glass guarding as edge protection against falling

new flush glazed rooflights inserted into flat roof above staircase and bathrooms  
 new balcony below

existing roof is overlaid with bronzed coloured standing seam sheet system with integrated formed gutter at the base

gravel margin for drainage and to resolve level between main grassed roof spaces and junction with pitched roofs  
 existing roof trusses are modified to create an attic roof above the double bedroom. ceiling shape is extruded from the profile of the south facing gable A/NW14

existing roof finishes and hanging tiles are stripped.  
 additional thermal insulation is introduced and framework is over clad with bronze colour standing seam sheet, site formed, with details, vents etc in bronzed metal. cladding system incorporates purpose made gutter located at base of the cladding panels

integral gutter  
 bespoke sliding roof lights providing access to sunlounge

new lightweight stud partitioning inserted into original layout. partitions are demountable and reversible.  
 existing services are utilised and therefore drainage on the principal elevation remains unaltered  
 full height fire screening and associated wall paneling is carefully removed from the balcony and at the head of the stairs, including false plaster. removal will reveal the original balustrading. restore, refurbish and repair where necessary

flat roof (maintenance access only)  
 glass lantern with frameless silicon jointed double glazing supported on glass beams, with frameless glass side walls, with integral trickle vents at the base and a rear wall in insulated lightweight construction. top face of lantern runs continuously over rear wall to drain into a pre-formed gutter

bathroom utilises existing services and therefore drainage to the face of the house remains unaltered.  
 original layout is maintained and original cornices are preserved and protected. restore missing lengths, if any, with new profile to match the original exactly  
 downstand in ceiling along the line of the existing fabric  
 new party wall, separating properties and forming recess to accommodate bed

existing rwp is adjusted to tidy the principal elevation. original hopper head and pipework leading to hopper is retained  
 existing cabinetry retained and protected. restore joinery and ironmongery where necessary.

existing lift and plant is removed. new platform lift is smaller and allows space for a service riser. see drawings 4501-4502

existing door, swing is handed to improve access  
 bathroom utilises existing services and therefore drainage to the front of the house remains unaltered.