



BOWKER SADLER PARTNERSHIP LIMITED

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REPORT ERRORS & OMISSIONS TO ARCHITECT

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 Malcolm Hughes Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.

KEY

**Features**

**windows**

bhc bottom hung timber casement window

thc top hung timber casement window

shc side hung casement

vsa vertical sliding sash timber window

tt tilt and turn window

n fixed light timber window

rt roof light (flat roof)

vt velux style roof light (pitched roof)

crf conservation style roof light (pitched roof)

ch ceiling hatch

sd sliding door

pd pivot door

**ventilation and flues**

f wall / roof mounted flue to gas boiler / gas fire, terminal colour is black

ab1 air brick end terminal as depicted to bathroom, kitchen etc, annexe only, standard VLS35 weather louvre, various sizes, in powder coated aluminium, colour to suit brickwork

ab2 air brick end terminal as depicted to bathroom, kitchen etc, main house and lodge, 225x225mm bespoke hit and miss vent with vertical slots in powder coated aluminium, colour is black

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

**note:** existing windows are generally timber frames with leaded glazing (single glazed) and fine painted metal sashes, some metalwork has been replaced with painted timber to mimic the original sash.

on the north and the west elevations of the main house the windows are simpler with single glazing and painted timber frames, there are a pair of painted metal frame windows on the north elevation

the timber casement windows found on the annexe 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.

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

REV F 08-Mar-2022 GMcG The previously approved scheme (scheme 2) is altered to include a number of minor, non-material amendments. The amendments included mostly reiterate 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

PROJECT

**The Hoo, Scheme 3**

**17 Lyndhurst Gardens, Hampstead, London**

Residential Ground Venture House To Private Domestic Accommodation

NWS SNU

CLIENT

**Mr and Mrs Yu**

REPRESENTED BY

**JAGA Developments (London)**

DRAWING

**North and West Elevations as Proposed**

SCALE SHEET SIZE DRAWN CHECKED DATE

1:50 @ A0 GMcG Oct 2019

BOWKER SADLER ARCHITECTURE

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DATE NO. 19013 DRAWING NO. 1141 REVISION F1

STATUS PLANNING