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

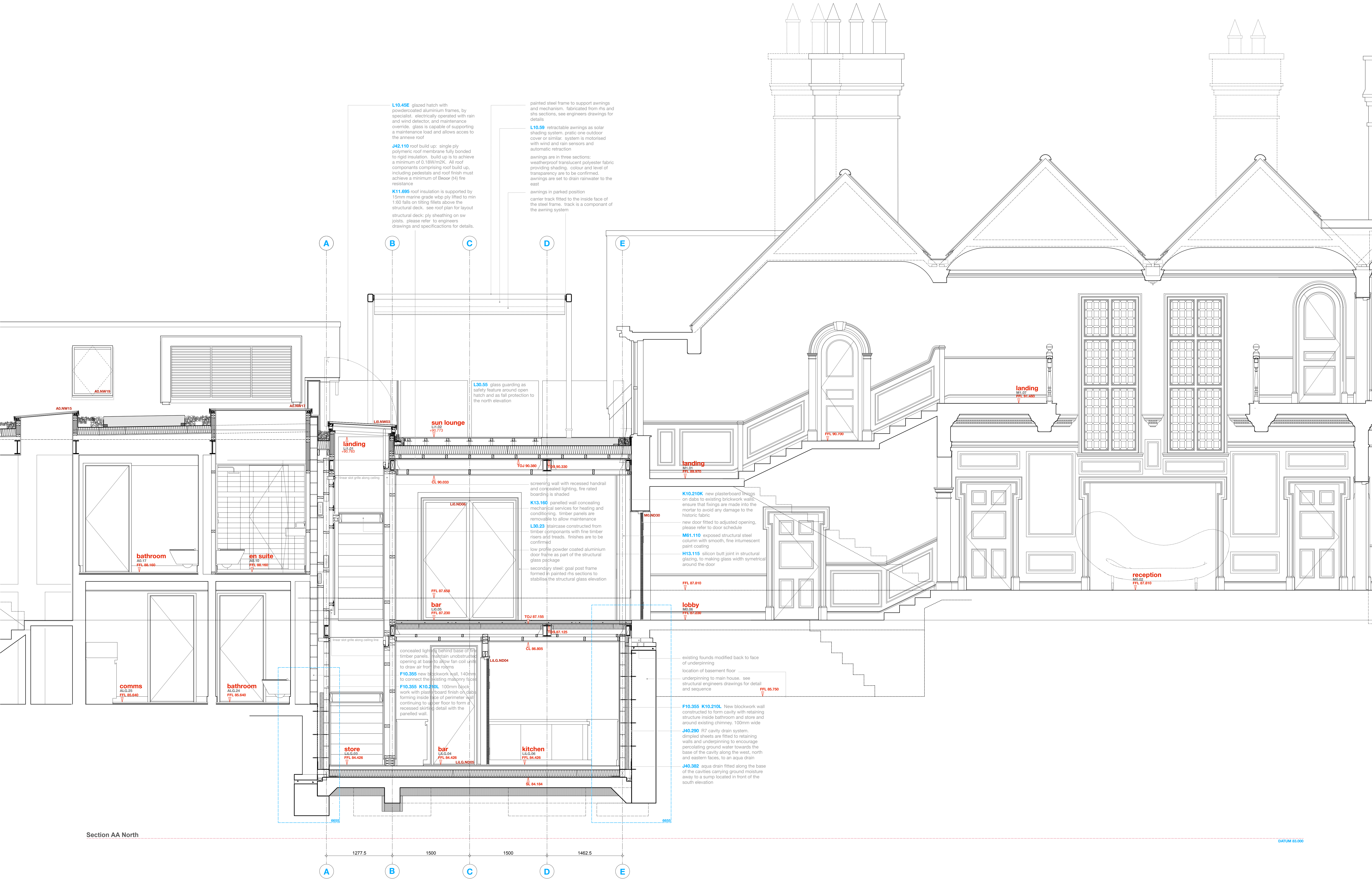
KEY

Features

windows

- lhc bottom hung casement window
- lhc top hung casement window
- shc side hung casement window
- vsc vertical sliding sash window
- tl tilt and turn window
- tl fixed light window
- rl roof light (flat roof)
- vrl voluk style roof light (pitched roof)
- h calling hatch
- sd sliding door
- pd pivot door
- f new wall / roof mounted fuel to gas boiler / gas fire, terminal colour is powder coated bronze
- abx new extract terminal at air brick, such as nylon riserless, 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 a/breen speed lead ventilations Ltd

note: existing windows are generally timber frames with leaded glazing (single glazed and fire painted metal panes, 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 slither with single glazing and paired timber frames. there are a pair of painted metal frame windows on the north elevation.
 the timber casement windows found on the screen will be replaced by low profile double glazed units with an anodised bronze aluminium frame.
 Existing building fabric and structure, including roofs, slings, masonry, windows, and plasterwork are to be maintained and repaired/instilled where necessary. The conditions survey will form the basis from which the maintenance works will be scheduled and agreed.



REV	DATE	DRN	CHKD
PROJECT			
The Hoo, 17 Lyndhurst Gardens, Hampstead, London			
Resolving a Grand Victorian House to Private Domestic Accommodation NW3 SNU			
CLIENT			
Mr and Mrs Yu			
REPRESENTED BY			
JAGA Developments (London)			
DRAWING			
Section AA as Proposed for Conditional Approval			
SCALE	SHEET SIZE	DRAWN	CHECKED
1:25	A0	GM:G	
DATE		DATE	
Oct 2019		Oct 2019	

BOWKER SADLER ARCHITECTURE
 A: Hatherlow House, Hatherlow, Romley, Stockport SK9 3DY
 T: 0161 408 7333
 E: info@bowker-sadler.co.uk
 W: www.bowker-sadler.co.uk

JOB No	DRAWING No	REVISION
19013	1161	A
STATUS		
PLANNING		