

painted steelwork frame carrying awnings, located behind section plane
roof terrace to landscape architects design

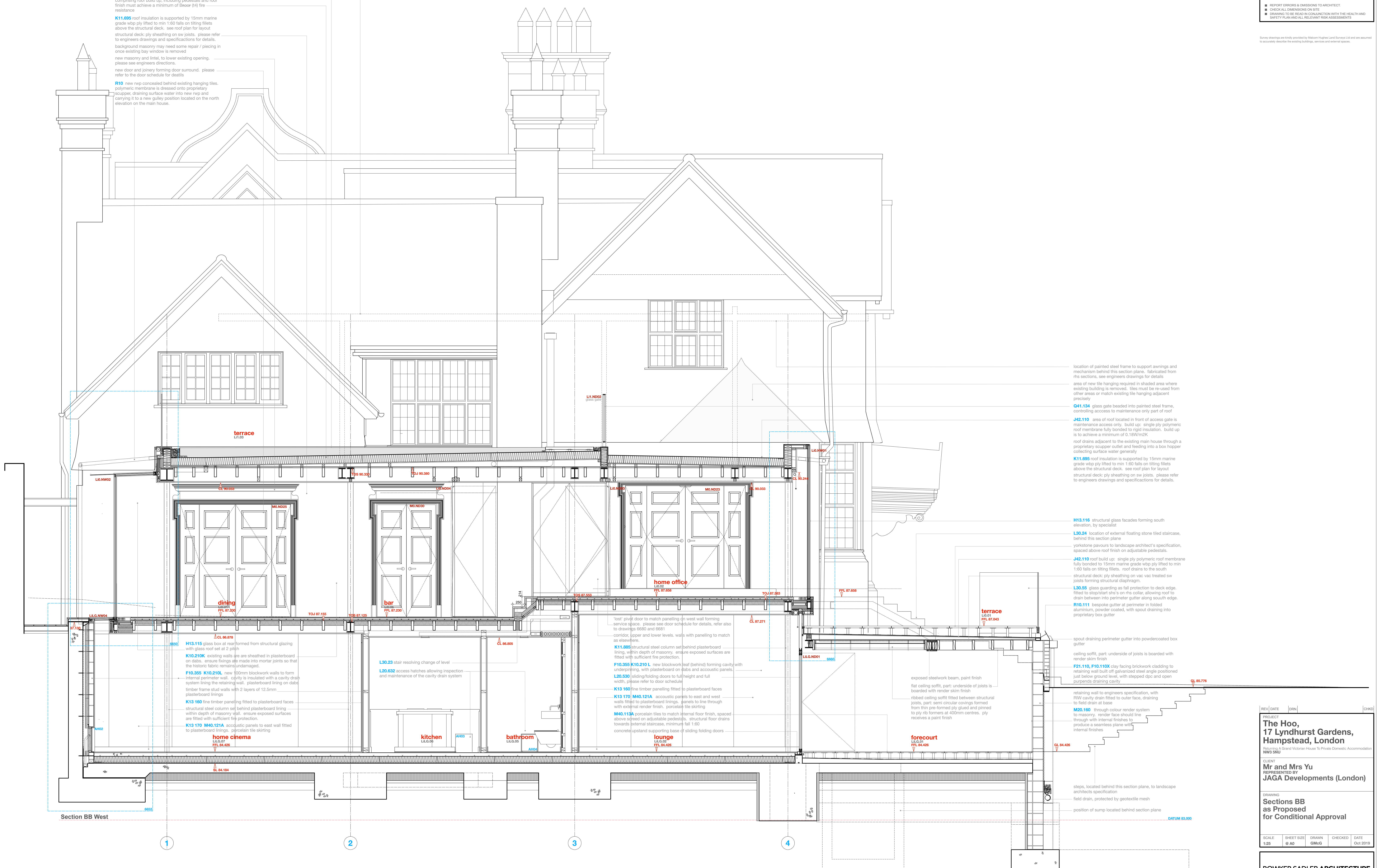
J42.110 roof build up: single ply polymeric roof membrane fully bonded to rigid insulation. build up is to achieve a minimum of 0.18W/m2K. All roof components complying roof build up, including pedestals and roof finish must achieve a minimum of Brecoor (S4) fire resistance

K11.695 roof insulation is supported by 15mm marine grade wbp ply fitted to min 1:60 falls on tiling fillets above the structural deck. see roof plan for layout structural deck: ply sheathing on sw joists. please refer to engineers drawings and specifications for details. background masonry may need some repair / piecing in once existing bay window is removed
new masonry and lintel, to lower existing opening. please see engineers directions.
new door and joinery forming door surround. please refer to the door schedule for details.

R10 new rvp concealed behind existing hanging tiles. polymeric membrane is dressed onto proprietary scupper, draining surface water into new rvp and carrying it to a new gully position located on the north elevation on the main house.

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



location of painted steel frame to support awnings and mechanism behind this section plane. fabricated from rns sections, see engineers drawings for details
area of new tile hanging required in shaded area where existing building is removed. tiles must be re-used from other areas or match existing tile hanging adjacent precisely.
Q41.134 glass gate beaded into painted steel frame, controlling access to maintenance only part of roof
J42.110 area of roof located in front of access gate is maintenance access only. build up: single ply polymeric roof membrane fully bonded to rigid insulation. build up is to achieve a minimum of 0.18W/m2K
roof drains adjacent to the existing main house through a proprietary scupper outlet and feeding into a box hopper collecting surface water generally
K11.695 roof insulation is supported by 15mm marine grade wbp ply fitted to min 1:60 falls on tiling fillets above the structural deck. see roof plan for layout structural deck: ply sheathing on sw joists. please refer to engineers drawings and specifications for details.

H13.116 structural glass facades forming south elevation, by specialist
L30.24 location of external floating stone tiled staircase, behind this section plane
yorkstone pavers to landscape architect's specification, spaced above roof finish on adjustable pedestals
J42.110 roof build up: single ply polymeric roof membrane fully bonded to 15mm marine grade wbp ply fitted to min 1:60 falls on tiling fillets. roof drains to the south structural deck: ply sheathing on vac vac treated sw joists forming structural diaphragm
L30.55 glass guarding as fall protection to deck edge, fitted to stop/start sh's on rns collar, allowing roof to drain between into perimeter gutter along south edge.
R10.111 bespoke gutter at perimeter in folded aluminium, powder coated, with spout draining into proprietary box gutter

spout draining perimeter gutter into powdercoated box gutter
ceiling soffit, part: underside of joists is boarded with render skim finish
F21.110, F10.110K clay facing brickwork cladding to retaining wall built off galvanized steel angle positioned just below ground level, with stepped dpc and open purbards draining cavity.

retaining wall to engineers specification, with RW cavity drain fitted to outer face, draining to field drain at base
M20.160 through colour render system to masonry. render face should line through with internal finishes to produce a seamless plane with internal finishes

steps, located behind this section plane, to landscape architects specification
field drain, protected by geotextile mesh
position of sump located behind section plane

'lost' pivot door to match panelling in west wall forming service space. please see door schedule for details, refer also to drawings 0680 and 0681
corridor, upper and lower levels. walls with panelling to match as elsewhere.
K11.885 structural steel column set behind plasterboard lining, within depth of masonry, ensure exposed surfaces are fitted with sufficient fire protection
F10.355 K10.210 L new blockwork leaf (behind) forming cavity with underpinning, with plasterboard on bats and acoustic panels
L20.530 sliding/folding doors to full height and full width. please refer to door schedule
K13.160 line timber panelling fitted to plasterboard faces
K13.170 M40.121A acoustic panels to east and west walls fitted to plasterboard linings, panels to line through with external render finish. porcelain tile skirting
M40.119A porcelain tiles to match internal floor finish, spaced above skirting on adjustable pedestals. structural floor drains towards external staircase, minimum fall 1:60
concrete upstand supporting base of sliding folding doors

exposed steelwork beam, paint finish
flat ceiling soffit, part: underside of joists is boarded with render skim finish
ribbed ceiling soffit fitted between structural joists, part: semi circular coverings formed from thin pre-formed ply glued and pinned to ply rib formers at 400mm centres. ply recovers a paint finish

H13.115 glass box at rear formed from structural glazing with glass roof set at 2 pitch
K10.210K existing walls are sheathed in plasterboard on bats. ensure fixings are made into mortar joints so that the historic fabric remains undamaged.
F10.355 K10.210L new 100mm blockwork walls to form internal perimeter wall. cavity is insulated with a cavity drain system lining the retaining wall. plasterboard lining on bats timber frame stud walls with 2 layers of 12.5mm plasterboard linings
K13.160 line timber panelling fitted to plasterboard faces structural steel column set behind plasterboard lining within depth of masonry wall. ensure exposed surfaces are fitted with sufficient fire protection.
K13.170 M40.121A acoustic panels to east wall fitted to plasterboard linings. porcelain tile skirting

L30.23 stair resolving change of level
L20.632 access hatches allowing inspection and maintenance of the cavity drain system

home cinema
L2.027
PFL 84.426

kitchen
L2.030
PFL 84.426

bathroom
L2.032
PFL 84.426

lounge
L2.034
PFL 84.426

forecourt
L2.036
PFL 84.426

Section BB West

REV	DATE	DRN	CHKD

PROJECT
The Hoo,
17 Lyndhurst Gardens,
Hamstead, London
Returning a Grand Victorian House to Private Domestic Accommodation
NW3 5NU

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

DRAWING
Sections BB
as Proposed
for Conditional Approval

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:25	A4	GM:G	GM:G	Oct 2019

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JOB No	DRAWING No	REVISION
19013	1162	A

STATUS
PLANNING