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H13.115 secondary steel: goal post frame formed in painted rhs sections positioned behind the structural glass plane. goal post frame stabilises the glass facade and provides a fixing backround for the door frame, which forms part of the structural glass assembly. design and supply by glass specialist

powder coated aluminium trims fitted externally follow the line of the frame and conceal the construction build-up at the reveals. flashings supplied and fitted by glass specialist

Q10.179, 184 door threshold is fitted with a low profile stainless steel threshold drain, connected to concealed slot profiles that encourage surface water away from the opening northwards in a bespoke arrangement

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

H20.10 rear wall cladding: trespa meteon rainscreen bonded to vac-vac treated sw battens. 28mm ventilated cavity. construction is carried by insulated 125mm sw framing with plasterboarded face internally & ply sheathing externally, with a breather membrane dressed to the face.

H13.117, R10.110, J42.110 structural glass assembly roof passes over the top of the rear wall and drains into a powder coated aluminium box gutter. rainwater is collected into a downpipe, positioned centrally to mask the vertical joint in the cladding panels, and allowed to discharge onto the flat roof membrain located under the deck. surface water is allowed to find its way to the flat roof outlets located on the south elevation

vertical ventilation stacks in polished stainless steel

SVS

awnings in parked position

cross member of frame is raised to allow awnings to pass underneath

painted steel frame to support awnings and mechanism. fabricated from rhs and shs sections, see engineers drawings for details

L10.59 retractable awnings as solar shading system. pratic one outdoor cover or similar. system is motorised with wind and rain sensors and automatic retraction

carrier track fitted to the inside face of the steel frame. track is a componant of the awning system

awnings sheets are in three sections: weatherproof translucent polyester fabric to provide solar shading. colour and transparency rating are to be confirmed. awnings are set so that they drain rainwater to the east

H13.117 glass roof is carried on glass beams, bolted to glass fins, detailed design by specialist

plasterboard lining with metal shoes below to receive the glass fins. load is transfered to the main structural frame via secondary steelwork

structural frame to stiffen glass envelope from shs, please refer to engineers details. used as fixing point for powered automatic roller blind for solar shading, please refer to interior detailing

H13.116, 117 structural glass facades forming south elevation, side walls and roof of lantern light, by specialist

H61.110-530 steelwork bracing south facing glass elevation and stiffening door assembly fabricated from shs. fixed to main portal frame at head and cranked staircase beams at base. please refer to engineers details. all exposed steelwork to received intumescent paint coating with a fine, smooth finish

steel cross frame supporting head of door, from shs. please refer to engineers drawings

300mm wide glass canopy supported by edge channel and fixed back to the structural frame. measures to be taken to limit cold bridging, detail by specialist

H13.116 glass door with low profile powdercoated aluminium frames as part of the structural glass facade system. door frame is fitted back to the steel frame assembly. measures to be taken to limit cold bridging, detail by specialist

L30.55 glass guarding to edge of stairs

L30.24 floating entrance stairs. yorkstone tiling carried on powdercoated steel trays, supported by cranked structural beams at ends and mid spans below. outer beams support the steel strings formed in flat plate to carry the ends of the step trays and allow a clamping base for the frameless glass guarding, and as a cover plate on the outer face to conceal the cranked beams

yorkstone pavours 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 lifted to min 1:60 falls on tilting fillets. roof drains to the south and into perimeter bespoke gutter

structural deck: ply sheathing on vac vac treated sw joists forming structural diaphragm.

L30.55 glass guarding as fall protection to deck edge. base fixing incorporates a stop and start shs fitted on top of a continuous rhs, allowing the roof to drain south into perimeter gutter, between the shs sections

R10.111 bespoke gutter at perimeter in folded aluminium, powder coated, with spout draining into proprietary box gutter

F21.110, F10.110X clay facing brickwork cladding to retaining wall built off galvanized steel angle around outside face. topped with simple yorkstone cappings, 30mm overhang with integral drip, top surface angled away from steps. brickwork leaf incorporates recessed lighting to illuminate the steps

steps to landscape architects specification

proposed ground level beyond section

GL 85.776

painted steel structural frame carring awnings assembly. see structural engineers drawings for details

roof membrane is dressed up legs to 125mm, terminating in a drip collar welded to each face

terrace
LI1.03
+90.773

sun lounge
LI1.02
+90.773

LI0.NW01

LI0.ND01

LI0.NW02

LI0.ND02

TDS 90.330

TOJ 90.330

CL 90.033

LI0.ND06

M0.ND25

M0.ND30

underside of sampling (main house)

linear slot grilles, continuous across length of wall delivering cooled air from the fan coil unit, specifiction to match as elsewhere

K13.160 panelled wall concealing fan coil unit. timber panels are removable to allow maintenance

plasterboard surfaces to hot desk & bar

K10.210K plasterboard linings to existing brickwork faces and dabs. fixings into mortar joints to protect historic fabric

doors into the main house please refer to opening schedule for details

fan coil unit behind removable timber screen. unit draws air from below and therefore screen is stopped short from floor at skirting line to allow air movement into the unit

M0.ND23

CL 90.033

home office
LI0.02
FFL 87.658

FFL 87.810

FFL 87.658

TOS 87.553

TOJ 87.583

dining
LI0.01
FFL 87.230

bar
LI0.03
FFL 87.230

TOJ 87.155

TOS 87.125

LI0.NW03

87.040

terrace
LI0.07
FFL 87.043

CL 87.271

blank panel above sliding /folding door sections provided and fitted by specialist. powder coated aluminium surfaces

services distribution running behind ceiling between the main house boiler room and annexe

K11.885 structural steel column located behind plasterboard lining within depth of masonry leaf. ensure exposed surfaces are lined with a sufficient level of fire protection.

L20.530 sliding/folding doors to full height and full width, please refer to door schedule

F10.355 new blockwork leaf forming cavity with the structure of the main house and its underpinning. plasterboard lining on dabs with accoustic panels lining with the external render finish

pivot door 'lost' in panelled wall to lounge. please refer to door schedule for details

M40.113A porcelain tiles to match internal floor finish, spaced above structural floor on adjustable pedestals. slab drains towards external staircase, minimum fall 1:60

concrete upstand supporting base of casement window

CL 86.878

new masonry above door head to reduce opening once bay window is removed

C41 existing brickwork may require repair / piecing in once existing brick bay window is removed

F10.335 K10.210L K13.170 new block work leaf throughout creating cavity with retaining structures and underpinning, forming internal leaf around perimeter with plasterboard lining on dabs to all faces. accoustic panels line the east elevation

retaining structure to structural engineers design, lined with RIW cavity drain with acqual channel fitted at the base to collect any percolating ground moisture

pivot door 'lost' in panelled wall to home cinema. please refer to door schedule for details

K11.885 structural steel column set behind plasterboard lining, within depth of masonry leaf. ensure exposed surfaces of steel are lined to provide a sufficient level of fire protection.

home cinema
LI0.07
FFL 84.426

kitchen
LI0.04

lounge
LI0.02
FFL 84.426

forecourt
LI0.01
FFL 84.426

GL 84.426

CL 86.805

LI0.ND05

LI0.ND04

LI0.ND03

LI0.ND07

LI0.ND06

LI0.ND01

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 covings formed from thin pre-formed ply glued and pinned to ply rib formers at 400mm centres. ply receives a paint finish

M20.160 through colour render system to masonry. render face should line through with internal finishes to produce a seamless plane

SL 84.184

9551

9552

K13 170 accoustic panels to east and west walls fitted to plasterboard linings. panels to line through with external render finish. porcelain tile skirting

M40.111E porcelain tile skirting and porcelain floor finish

sump, to handle foul drainage from the link and main house and sw drainage from the cavity drain system collecting directly from the west and east cavities

sump

channel drain located under tiled surface to collect surface water running down the stairs and draining under forecourt

slab to engineers design and specification, laid to falls to drain into channel drain

M40.113A porcelain tiles to match internal floor finish, spaced from structural floor on adjustable pedestals.

DATUM 83.000

1 2 3 4

Section GG West

0 5

REV	DATE	DRN	CHKD

PROJECT
The Hoo, 17 Lyndhurst Gardens, Hampstead, London
Returning A Grand Victorian House To Private Domestic Accommodation
NW3 5NU

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

DRAWING
Sections GG as Proposed for Conditional Approval

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:25	@ A0	GMcG		Jul 2020

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JOB No	DRAWING No	REVISION
19013	1167	A

STATUS
PLANNING