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

KEY

**Windows**

- bhc bottom hung timber casement window
- tlc top hung timber casement window
- shc side hung casement
- vsa vertical sliding sash timber window
- tt tilt and turn window
- tl fixed light timber window
- rl roof light flat roof
- vtl velux style roof light glazed roof
- ortl conservation style roof light pitched roof
- h ceiling hatch
- sd sliding door
- pd pivot door

**ventilation and flues**

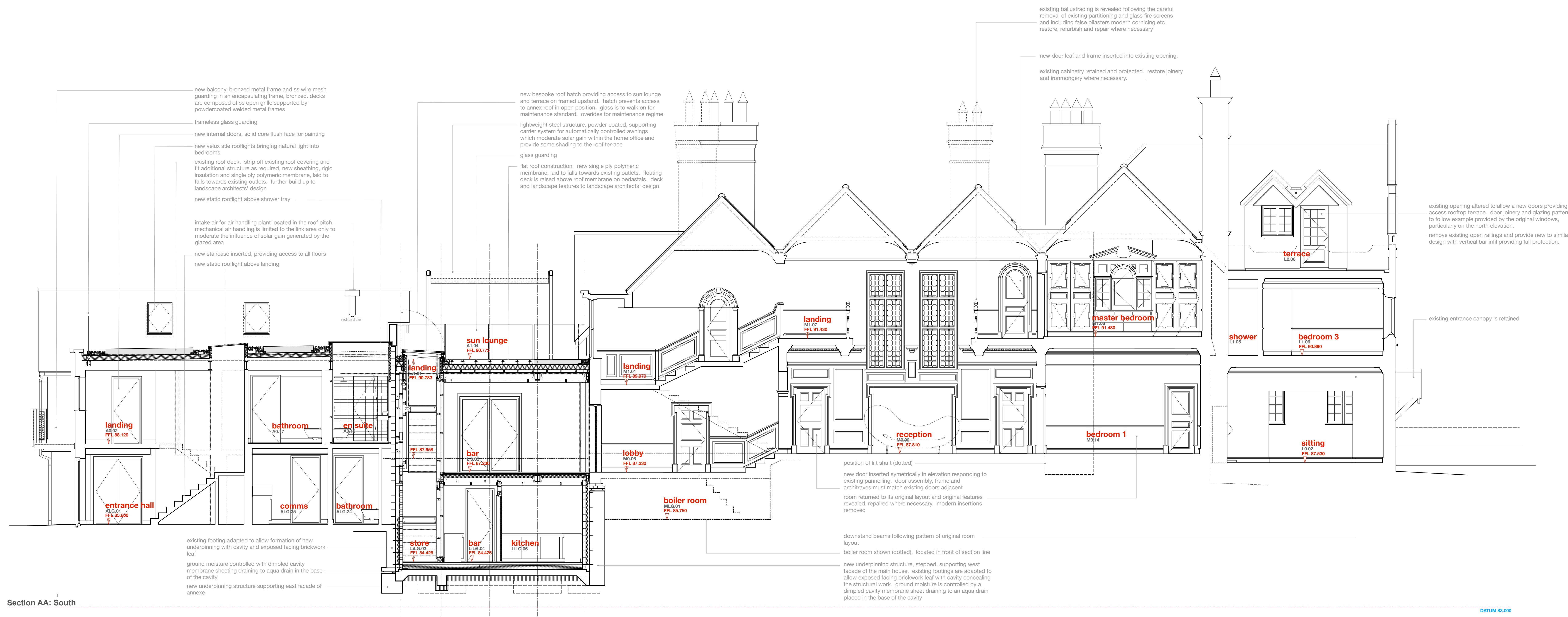
- f wall / roof mounted flue to gas boiler / gas fire. terminal colour to black
- ab1 air brick wall terminal as extract to bathrooms, kitchens etc. anovex only. standard W30 weather flange, various sizes, in powder coated aluminium, colour to suit brickwork
- ab2 air brick wall terminal as extract to bathrooms, kitchens etc. main house and lodge. 25x425mm bespoke fit and mesh vent with vertical slots in powder coated aluminium, colour to black
- ab3 air 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
- vhd 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 fire painted metal sashes. some mullionwork has been replaced with painted timber to match 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.

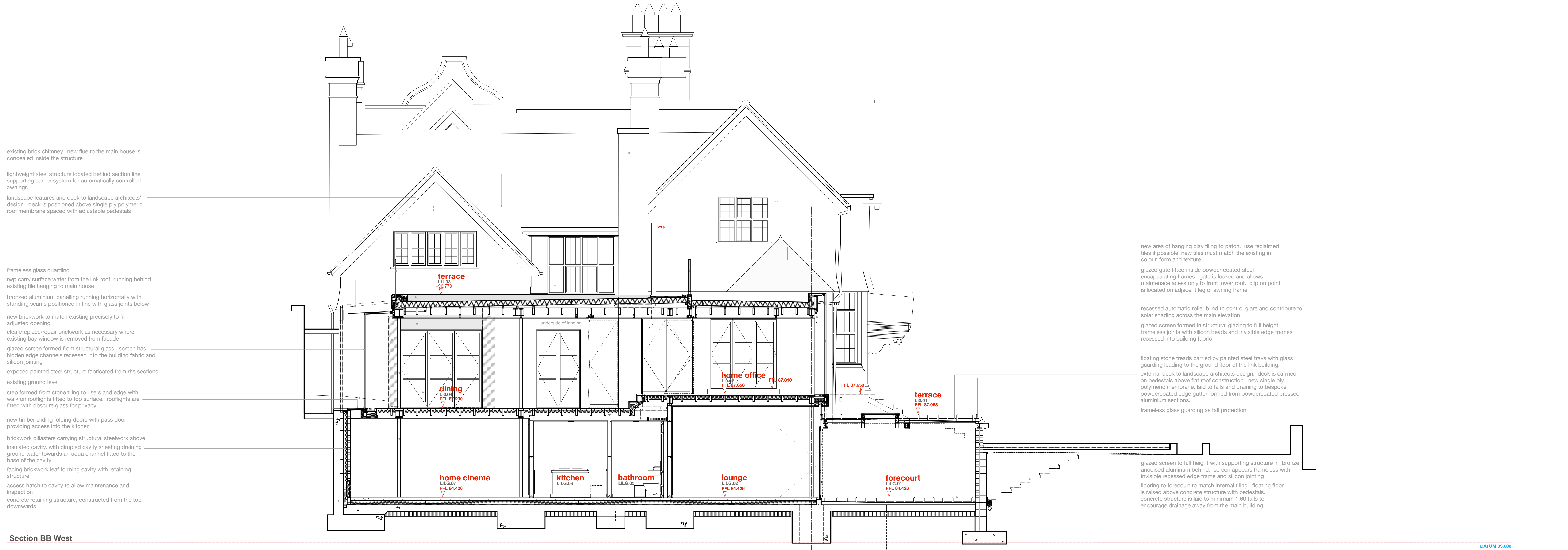
the timber casement windows found on the annex will be replaced by low profile double glazed units with an anodised bronze aluminium frame.

Existing building fabric and structure, including roofs, tiling, masonry, windows, and plasterwork 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.



Section AA: South

DATUM RL000



Section BB West

DATUM RL000

- REV F 09 Mar 2023 GM/G The previously approved scheme (scheme 2) is altered to include a number of minor material amendments. the amendments included mostly rationalise the alterations at Rev E.
- REV E 08 Sep 2021 GM/G The previously approved scheme (scheme 2) is altered to include a number of small amendments.
- REV D score
- REV C 10 Jan 2021 GM/G Planning Application further revised. in response to planning and conservation officers comments.
- REV B 10 Aug 2020 GM/G Revised Planning Application marked at Revision B.
- REV A 03 Dec 2019 GM/G Original Planning Application marked at Revision A.

[REV] [DATE] [DRN] [CHKD]

PROJECT  
**The Hoo, Scheme 3**  
**17 Lyndhurst Gardens,**  
**Hamstead, London**  
 Restoring 3 Grand Victorian Houses to Private Domestic Accommodation  
 NW3 5NU

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

DRAWING  
**Sections AA and BB**  
**as Proposed**

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	A0	GM/G		Oct 2019

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JOB No	DRAWING No	REVISION
19013	1150	F
STATUS		
PLANNING		