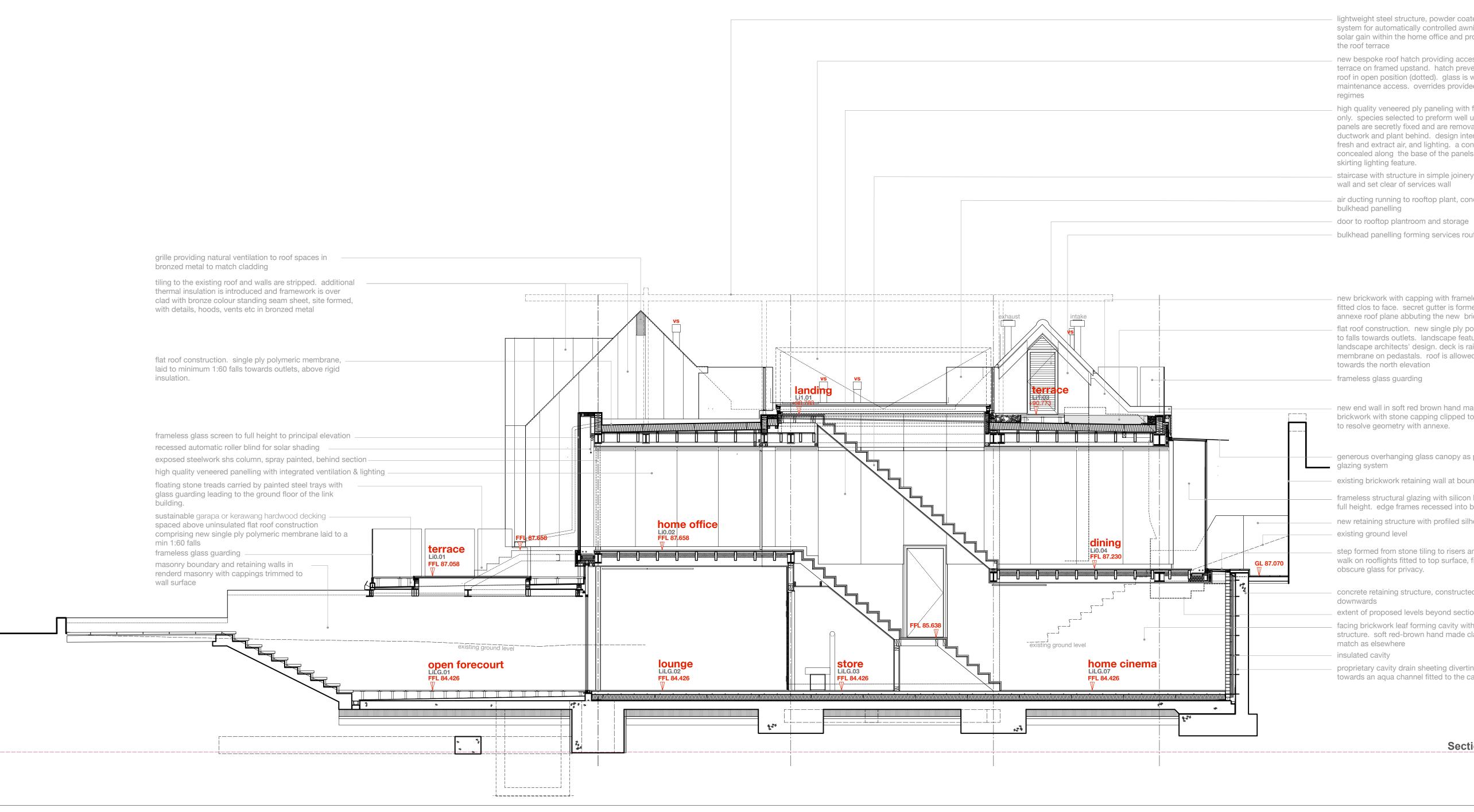


Section CC: West





## Section DD: East DATUM 83.000

lightweight steel structure, powder coated, supporting carrier system for automatically controlled awnings which moderate solar gain within the home office and provide some shading to

new bespoke roof hatch providing access to sun lounge and terrace on framed upstand. hatch prevents access to annex roof in open position (dotted). glass is walk on standard for maintenance access. overrides provided for maintenance

 high quality veneered ply paneling with fine finish to upper level only. species selected to preform well under direct sunlight. panels are secretly fixed and are removable allowing access to ductwork and plant behind. design intergrated grilles handling fresh and extract air, and lighting. a continuous strip of lighting concealed along the base of the panels delivers a linear skirting lighting feature.

staircase with structure in simple joinery built into screening wall and set clear of services wall air ducting running to rooftop plant, concealed behind

bulkhead panelling

bulkhead panelling forming services route to plantroom

new brickwork with capping with frameless glass guarding fitted clos to face. secret gutter is formed below the existing annexe roof plane abbuting the new brickwork end wall flat roof construction. new single ply polymeric membrane, laid to falls towards outlets. landscape features and deck are to landscape architects' design. deck is raised above roof membrane on pedastals. roof is allowed to drain freely towards the north elevation

new end wall in soft red brown hand made clay brickwork with stone capping clipped to the wall face, to resolve geometry with annexe.

generous overhanging glass canopy as part of structural

 existing brickwork retaining wall at boundary frameless structural glazing with silicon butt jointing to full height. edge frames recessed into building fabric new retaining structure with profiled silhouette

existing ground level step formed from stone tiling to risers and edge with walk on rooflights fitted to top surface, fitted with

obscure glass for privacy. concrete retaining structure, constructed from the top

extent of proposed levels beyond section line

facing brickwork leaf forming cavity with retaining structure. soft red-brown hand made clay brickwork to match as elsewhere

proprietary cavity drain sheeting diverting ground water towards an aqua channel fitted to the cavity base

Section EE: East

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Survey drawings are kindly provided by Malcom Hughes Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.	
KEY	
Feat	ures
windo	
bhc	bottom hung timber casement window
thc	top hung timber casement window
shc	side hung casement
VSS	vertical sliding sash timber window
tt	tilt and turn window
fl	fixed light timber window
frl	roof light (flat roof)
vrl	velux style roof light (pitched roof)
crl	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 is black
ab1	air brick wall terminal as extract to bathrooms, kitchens etc, annexe only. standard WL38 weather louvre, 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. 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
<b>note:</b> 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	

painted metal frame windows on the north elevation

windows, and rainwater goods are to be maintained and

low profile double glazed units with an anodised bronzed aluminum frame

repaired/refurbished where necessary. the conditions survey will form the basis from which the maintenance works will be scheduled and agreed.

Existing building fabric and structure, including roofs, tiling, masonry,

REV F 09 Mar 2022 GMcG The previously approved scheme (scheme 2) is altered to include a number of minor, non material amendments. the amendments included mostly rationalise 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 15 Jan 2021 GMcG Planning Application further revised, in response to planning and conservation officers comments REV C 09 Sep 2020 GMcG Adjustments made to 3 wall box rooflight following confirmation of available sizes. Some co-ordinatination with structural engineer and adjustments made to levels of retaining wall and ground level, north elevation. routes for air handling behind panelled screen shown dotted. Cavity access panel and internal svp included. REV B 10 Aug 2020 GMcG Revised Planning Application marked at Revision B REV A 05 Dec 2019 GMcG riginal Planning Application marked at Revi REV. DATE DRN. ROJECT

The Hoo, Scheme 2 17 Lyndhurst Gardens, Hampstead, London turning A Grand Victorian House To Private Domestic A NW3 5NU Mr and Mrs Yu REPRESENTED BY **JAGA** Developments (London)

RAWING **Sections CC-EE** as Proposed

1:50 @ A0 GMcG

SCALE SHEET SIZE DRAWN CHECKED DATE Oct 2019

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DRAWING No 1151

19013 PLANNING