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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.

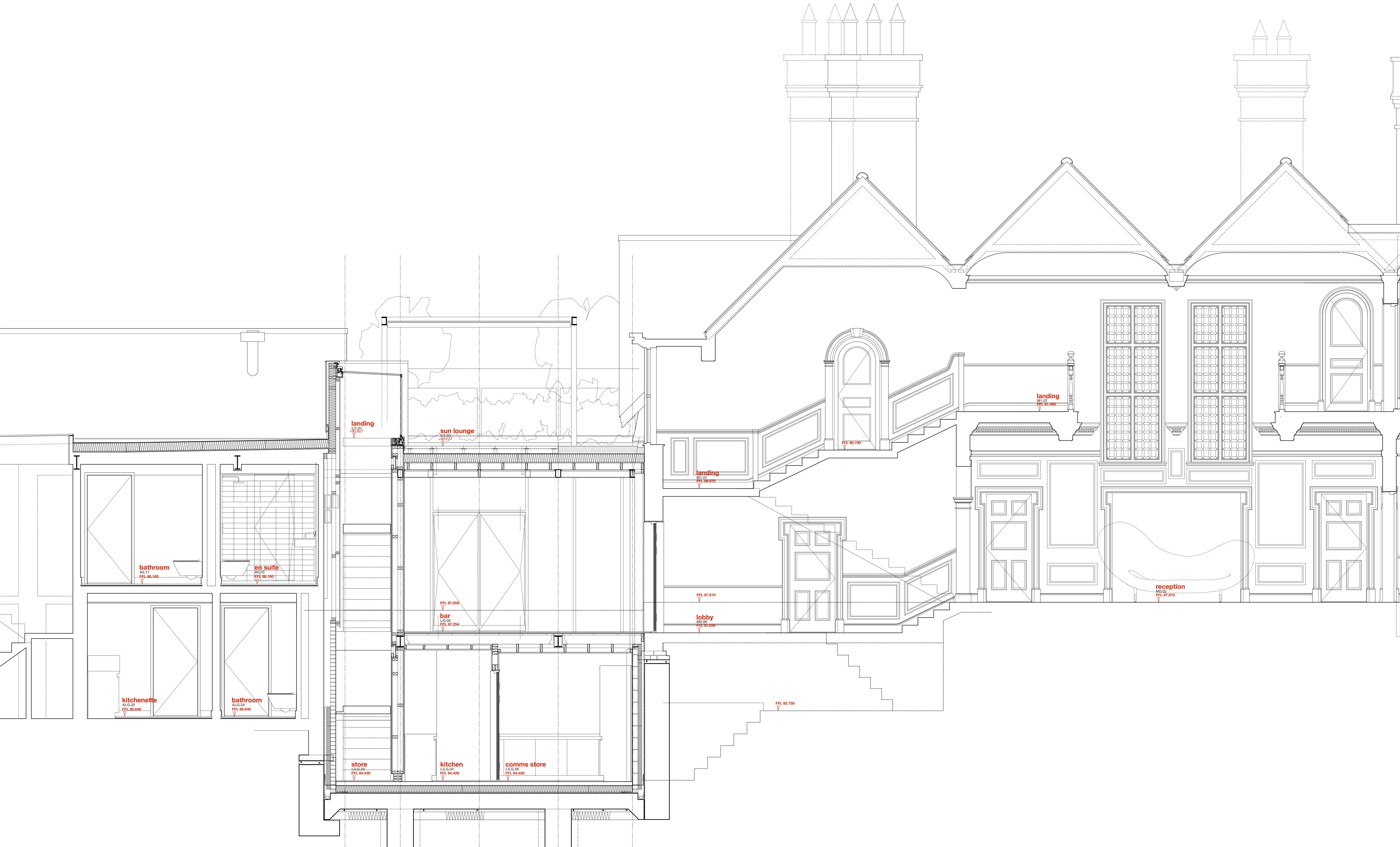
KEY

- Features**
- windows**
 - lhc** bottom hung casement window
 - lhc** top hung casement window
 - shc** side hung casement window
 - vs** vertical sliding sash window
 - tl** tilt and turn window
 - fl** fixed light window
 - rl** roof light (flat roof)
 - vrl** valux style roof light (pitched roof)
 - h** ceiling hatch
 - sd** sliding door
 - pd** pivot door
 - f** new wall / roof mounted flue to gas boiler / gas fire, terminal colour is powder coated bronze
 - abx** new extract terminal as air brick, such as nylon polystyrene, colour coated to suit brickwork
 - fx** mushroom extract terminal for fat roof
 - prx** fabricated lead pitched roof vent as extract terminal, such as provided by a/breen steep lead fabrications 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 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 screen 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 glazing, are to be maintained and repaired/installed where necessary. The conditions survey will form the basis from which the maintenance works will be scheduled and agreed.



Section AA West

DATUM RL 0.00

REV	DATE	DRN	CHKD

PROJECT
The Hoo,
17 Lyndhurst Gardens,
Hampstead, London
 Refurbish & Grand Victorian House to Private Domestic Accommodation
 NW3 5NU

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

DRAWING
Section AA
as Proposed

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:25	A0	GM:G		Oct 2019

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JOB No	DRAWING No	REVISION
19013	3601	C

STATUS: WORK IN PROGRESS FOR PLANNING