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

KEY

Features

- windows**
- bhc bottom hung casement window
 - thc top hung casement window
 - shc side hung casement window
 - vs vertical sliding sash window
 - tt tt and turn window
 - f fixed light window
 - fl roof light (flat roof)
 - vl velux style roof light (pitched roof)
 - h ceiling hatch
 - sd sliding door
 - pd pivot door
 - r new wall / roof mounted flue to gas boiler / gas fire, terminal colour as powder coated bronzed
 - abx new extract terminal as air brick, such as rylene external, colour coded to suit brickwork
 - fx mushroom extract terminal for flat roof
 - prx fabricated lead pitched roof vent as extract terminal, such as provided by o'thman sheet lead flashings kit

note: existing windows are generally timber frames with beaded glazing (single glazed) and fire 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 paired timber frames. there are a pair of painted metal frame windows on the north elevation.
 the timber casement windows (and on the arrows will be replaced by low profile double glazed units with an exposed bronze aluminium frame.
 Existing building fabric and structure, including roofs, tiling, masonry, windows, and rainwater goods are to be maintained and repaired/retained where necessary. the conditions survey will form the basis from which the maintenance works will be scheduled and agreed.



REV	DATE	DRN	CRKD

PROJECT
The Hoo,
17 Lyndhurst Gardens,
Hampstead, London
 Refurbishing 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

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

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JOB No	DRAWING No	REVISION
19013	3602	C

STATUS
 WORK IN PROGRESS FOR PLANNING