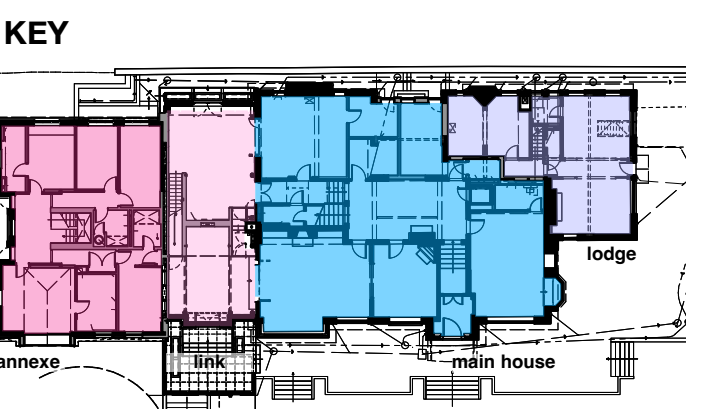


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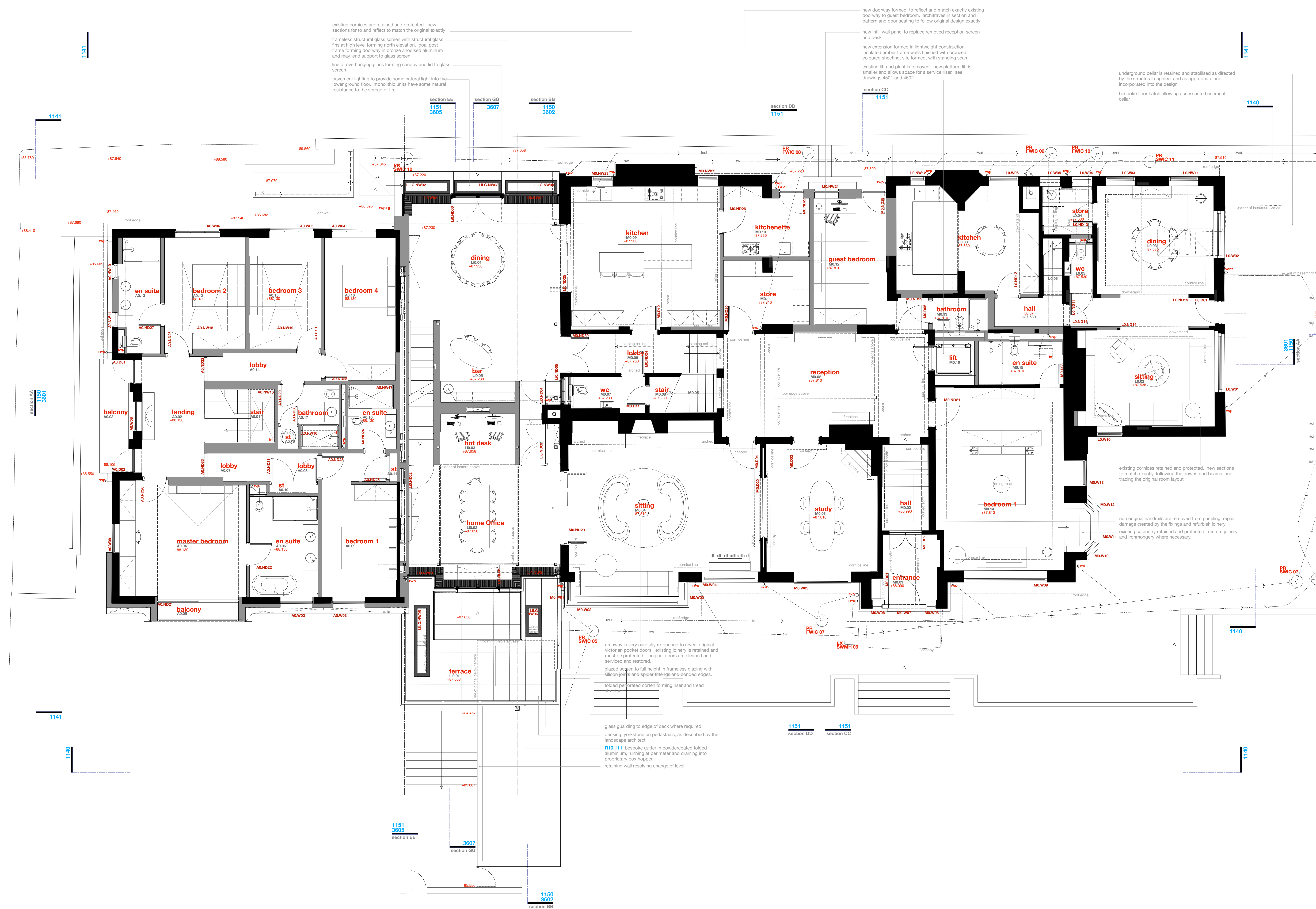
Survey drawings are kindly provided by Mutton Hughes Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.



- Features**
- windows**
    - bhc bottom hung timber casement window
    - shc top hung timber casement window
    - sho side hung casement window
    - vss vertical sliding sash timber window
    - fl fixed light timber window
    - nl roof light (flat roof)
    - vtl velux style roof light (pitched roof)
    - ort conservation style roof light (pitched roof)
    - h hatching hatch
    - fd floor hatch
    - sd sliding door
    - std sliding sliding door
  - ventilation and flues**
    - f wall / roof mounted flue to gas boiler / gas fire, terrazzo colour or black
    - ab1 air brick wall terminal as extract to bathrooms, kitchens etc, terrazzo only, standard W30 weather louvre, various sizes, in powder coated aluminium, colour to suit brickwork
    - ab2 air brick wall terminal as extract to bathrooms, kitchens etc, main houses and lodges, 225x225mm bespoke hi and miss vent with vertical slots in powder coated aluminium, colour to black as ab2, with flyscreen removed for greater ventilation rate
    - re-use existing terracotta extract
    - vt new profile ventilated roof tile, colour and size matched to existing SWIC 08
    - vh hooked ventilated roof tile, colour and size matched to existing SWIC 08
    - vs ventilation stack, black
    - svs ventilation stack, polished stainless steel
  - drainage services and landscape**
    - mh existing manhole
    - ic existing inspection chamber
    - wic existing water service inspection chamber
    - FWIC 01 inspection chamber collecting foul water drainage
    - stp soil vent pipe and underground foul water drainage
    - wp waste pipe from washbasin/bowser to foul water drainage
    - rwp rainwater pipe, gully and underground surface water drainage
    - rwh rainwater hopper draining into rainwater hopper
    - sp rainwater spout
    - o rainwater outlet
  - mechanical heating**
    - g gas fired boiler and wall mounted flue
    - u unvented cylinder

- REV G 16 Mar 2023 GMAG  
 Further amendments are removed from the annex and replaced with new partitions  
 REV F 09 Mar 2022 GMAG  
 The previously approved scheme (scheme 2) is altered to include a number of minor, non-material amendments. The amendments included mostly relate to the alterations at the E  
 REV E 08 Sep 2021 GMAG  
 The previously approved scheme (scheme 2) is altered to include a number of small amendments.  
 REV D none  
 REV C 15 Jan 2021 GMAG  
 Planning Application further revised, in response to planning and conservation officers comments  
 REV B 10 Aug 2020 GMAG  
 Revised Planning Application marked at Revision B  
 REV A 05 Dec 2019 GMAG  
 Original Planning Application marked at Revision A

PROJECT  
**The Hoo: Scheme 3**  
**17 Lyndhurst Gardens,**  
**Hampstead, London**  
 Resuming A Grand Victorian House To Private Domestic Accommodation  
 NW3 3HU  
 CLIENT  
**Mr and Mrs Yu**  
 REPRESENTED BY  
**JAGA Developments (London)**  
 DRAWING  
**Ground Floor Layout**  
**as Proposed**  
 SCALE 1:50 SHEET SIZE @ A0 DRAWN GMAG CHECKED DATE May 2023  
**BOWKER SADLER ARCHITECTURE**  
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 JOB No **19013** DRAWING No **1121** REVISION **G**  
 STATUS **PLANNING**



existing cornices are retained and protected. new sections for to and reflect to match the original exactly  
 frameless structural glass screen with structural glass fins at high level forming north elevation. goal post frame forming doorway in bronze anodised aluminium and may lend support to glass screen.  
 line of overhanging glass forming canopy and lid to glass screen  
 pavement lighting to provide some natural light into the lower ground floor. monolithic units have some natural resistance to the spread of fire.

new doorway formed, to reflect and match exactly existing doorway to guest bedroom. architraves in section and pattern and door seating to follow original design exactly  
 new infill wall panel to replace removed reception screen and desk  
 new extension formed in lightweight construction. insulated timber frame walls finished with bronze coloured sheeting, site formed, with standing seam existing lift and plant is removed. new platform lift is smaller and allows space for a service riser. see drawings 4501 and 4502.

underground cellar is retained and stabilised as directed by the structural engineer and as appropriate and incorporated into the design  
 bespoke floor hatch allowing access into basement cellar

archway is very carefully re-opened to reveal original victorian pocket doors. existing joinery is retained and must be protected. original doors are cleaned and serviced and restored.  
 glazed screen to full height in frameless glazing with silicon-jel-coated spacer glazing and beaded edges.  
 folded perforated corten forming riser and tread structure

glass guarding to edge of deck where required decking yorkstone on pedestals, as described by the landscape architect  
**R10.111** bespoke gutter in powdercoated folded aluminium, running at perimeter and draining into proprietary box hopper retaining wall resolving change of level

JOB No **19013** DRAWING No **1121** REVISION **G**  
 STATUS **PLANNING**