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

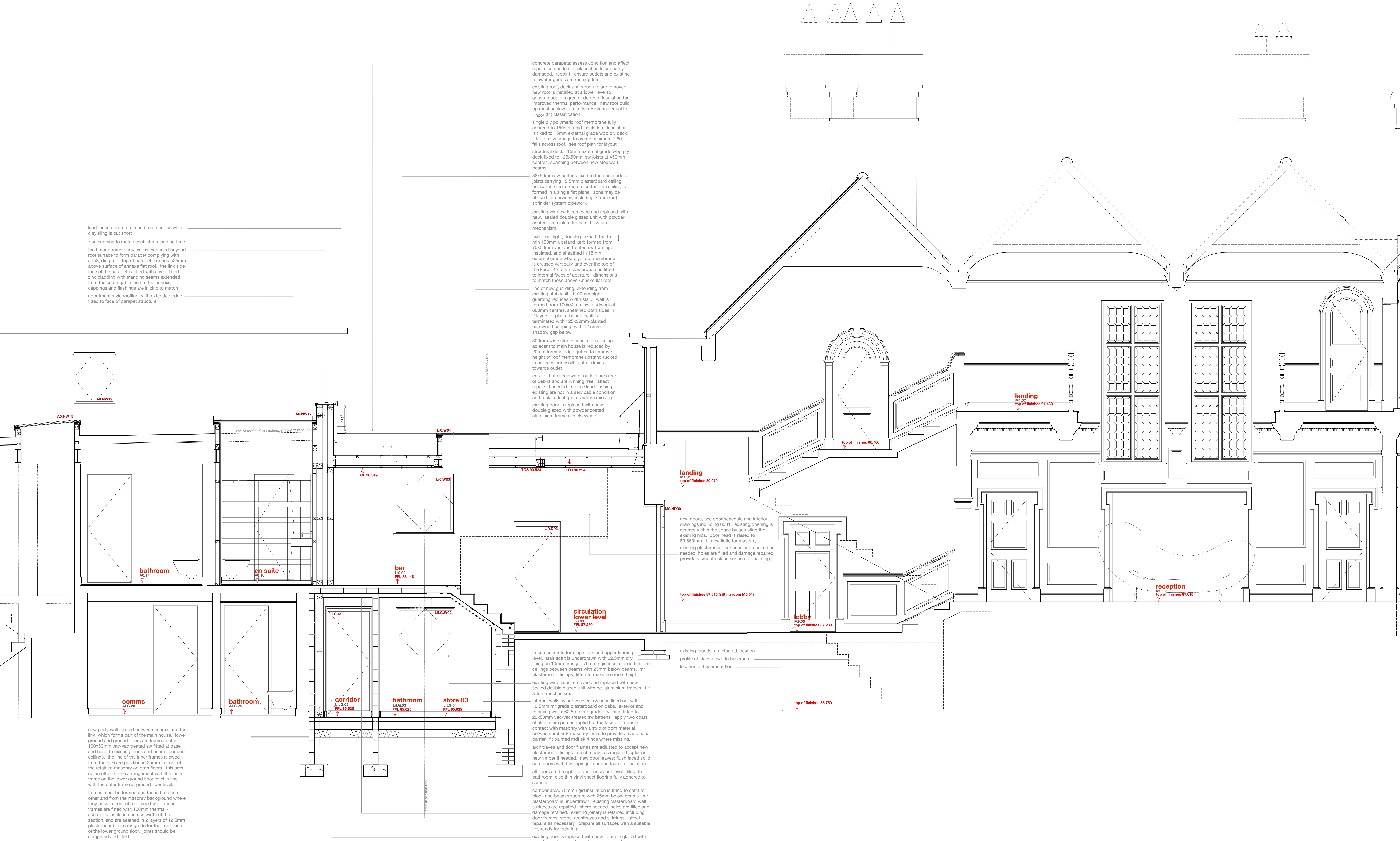
**KEY**

**Features**

**windows**

- lhc lychium hung casement window
- lhc top hung casement window
- lhc side hung casement window
- lhc vertical sliding sash window
- tl tilt and turn window
- tl fixed light window
- tl roof light (flat roof)
- vl 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 to powder coated bronze
- abx new extract terminal as at block, such as nylon polyester, colour coded to suit framework
- bx mushroom extract terminal for flat 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 sashes, some masonry 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 annex will be replaced by low profile double glazed units with an anodised bronze aluminium frame. Existing building fabric and structure, including roofs, stings, masonry, windows and structural goods are to be maintained and repaired/infilled where necessary. the conditions survey will form the base from which the maintenance works will be scheduled and agreed.



concrete parapets: assess condition and affect repairs as needed. replace if units are badly damaged. report. ensure outlets and existing rainwater goods are running free.  
 existing roof, deck and structure are removed. new roof is installed at a lower level to accommodate a greater depth of insulation for improved thermal performance. new roof build up must achieve a min fire resistance equal to Page 194 classification.  
 single ply polymeric roof membrane fully adhered to 150mm rigid insulation. insulation is fixed to 15mm external grade wbp ply deck, fitted on sw firings to create minimum 1500 falls across roof. see roof plan for layout.  
 structural deck: 15mm external grade wbp ply deck fixed to 125x50mm sv joists at 450mm centres, spanning between new steelwork beams.  
 38x50mm sv battens fixed to the underside of joists carrying 12.5mm plasterboard ceiling below the steel structure so that the ceiling is formed in a single flat plane. zone may be utilised for services, including 34mm (od) sprinkler system pipework.  
 existing window is removed and replaced with new, sealed double glazed unit with powder coated aluminium frames, tilt & turn mechanism.  
 fixed roof light, double glazed fitted to min 150mm upstand and formed from 75x50mm vac-vac treated sv framing, insulated, and sheathed in 15mm external grade wbp ply. roof membrane is dressed vertically and over the top of the kerb. 12.5mm plasterboard is fitted to internal faces of aperture, dimensions to match those above Annex flat roof.  
 line of new guarding, extending from existing stub wall. 1100mm high, guarding reduces width stair. wall is formed from 100x50mm sv studwork at 600mm centres, sheathed both sides in 2 layers of plasterboard. wall is terminated with 125x32mm planted hardwood capping, with 12.5mm shadow gap below.  
 300mm wide strip of insulation running adjacent to main house is reduced by 20mm forming edge gutter, to improve height of roof membrane upstand tucked in below window sill. gutter drains towards outlet.  
 ensure that all rainwater outlets are clear of debris and are running free. affect repairs if needed: replace lead flashing if existing are not in a serviceable condition and replace lead guards where missing. existing door is replaced with new: double glazed with powder coated aluminium frames as elsewhere.

lead faced apron to pitched roof surface where clay tiling is out short  
 zinc capping to match ventilated cladding face the timber frame party wall is extended beyond roof surface to form parapet complying with ad3, clag 5.2. top of parapet extends 525mm above surface of annex flat roof. the link side face of the parapet is fitted with a ventilated zinc cladding with standing seams extended from the south gable face of the annex. cappings and flashings are in zinc to match abutment style rooflight with extended edge fitted to face of parapet structure

new doors, see door schedule and interior drawings including 6581. existing opening is centred within the space by adjusting the existing ribs. door head is raised to 89.60mm. fit new linle for masonry. existing plasterboard surfaces are repaired as needed, holes are filled and damage repaired. provide a smooth clean surface for painting.

in-situ concrete forming stairs and upper landing level. stair soffits is underdrawn with 62.5mm dry lining on 10mm firings. 75mm rigid insulation is fitted to ceilings between beams with 25mm below beams. mtr plasterboard linings, fitted to maximise room height.  
 existing window is removed and replaced with new, sealed double glazed unit with pc aluminium frames, tilt & turn mechanism.  
 internal walls, window reveals & head lined out with 12.5mm mtr grade plasterboard on dabs. exterior and retaining walls: 62.5mm mtr grade dry lining fitted to 22x50mm vac-vac treated sv battens. apply two coats of aluminium primer applied to the face of timber in contact with masonry with a strip of dpm material between timber & masonry faces to provide an additional barrier. fit painted mdf skirtings where missing.  
 architraves and door frames are adjusted to accept new plasterboard linings. affect repairs as required. splice in new timber if needed. new door leaves: flush faced solid core doors with hw lippings. sanded faces for painting. all floors are brought to one consistent level. tiling to bathroom, use thin vinyl sheet flooring fully adhered to screeds.  
 corridor area. 75mm rigid insulation is fitted to soffit of block and beam structure with 25mm below beams. mtr plasterboard is underdrawn. existing plasterboard wall surfaces are repaired where needed, holes are filled and damage rectified. existing joinery is retained including door frames, stops, architraves and skirtings. affect repairs as necessary. prepare all surfaces with a suitable key ready for painting.  
 existing door is replaced with new: double glazed with powder coated aluminium frames as elsewhere.

new party wall formed between annex and the link, which forms part of the main house. lower ground and ground floors are framed out in 100x50mm vac-vac treated sv fitted at base and head to existing block and beam floor and ceilings. the line of the inner frames (viewed from the link) are positioned 25mm in front of the retained masonry on both floors. this sets up an offset frame arrangement with the inner frame on the lower ground floor level in line with the outer frame at ground floor level. frames must be formed unattached to each other and from the masonry background where they pass in front of a retained wall. inner frames are fitted with 100mm thermal / acoustic insulation across width of the section, and are sheathed in 2 layers of 12.5mm plasterboard. use mtr grade for the inner face of the lower ground floor. joints should be staggered and filled.

**Section AA North**  
 new party wall construction must achieve 1hour fire resistance and an acoustic sound reduction of 43db. plasterboard should have a minimum mass of 10kgm<sup>2</sup>, insulation should be unfaced mineral wool with minimum density of 10kgm<sup>-3</sup>. ADE wall type 4-1.

- REV C03 05 Aug 2024 GMcG Link is revised again. Upper terrace is extended across the full width of the link with floor levels below adjusted to accommodate an entrance to the link at lower ground floor level and a garden store adjacent. Existing single glazing to roof and flat roof and associated structures are removed to be reprogrammed to increase depth of insulation and double glazing to improve thermal performance. Brickwork on south elevation is replaced to allow full height windows. Existing timber frames are removed in preference for powder coated aluminium allowing wider panels of glass for an improved view from the home office.
- REV C02 27 Feb 2024 GMcG Various simplifications are implemented, including the omission of the contemporary new build link, with the existing link and adjacent landscaping returned to the proposals.
- REV C01 26 Oct 2023 GMcG Issued for construction.
- REV K 5 May 2023 GMcG More detailed information is provided detailing various construction levels including FFLs, top of finishes, top of screed etc. Adjustments are made to the level of the timber post and ground floor build up to include thicker 18mm ply as part of the diaphragm floor.
- REV J 20 Mar 2023 GMcG Minor corrections made to NBS references including L3022, other NBS references added to notes for additional clarity.
- REV H 06 Jan 2023 GMcG Ground floor composition is revised to include alternative under floor heating systems. Levels of principal steel beams are revised to accommodate deeper build up. Levels of joists are lowered to accommodate deeper floor build up. Updates are made for tender.
- REV G 07 Sep 2022 GMcG Scheme updated in general with numerous revisions and client requests. Issues are made for tender.
- REV F 11 June 2021 GMcG Drawing updated, notes added. Issued for tender.
- REV E 14 May 2021 GMcG Issued for tender.
- REV D 15 Apr 2021 GMcG Section redrawn to reflect Scheme 3 proposals. Services and Structure are integrated into the section, slight adjustment to GF level to match changes in the main house.
- REV C 15 Jan 2021 GMcG Scheme 2 amendments to concur with planning discussions.
- REV B 10 Aug 2020 GMcG Planning Application marked at Revision B.
- REV A 05 Dec 2019 GMcG Original Planning Application marked at Revision A.

REV [ ]	DATE	DRN		CHKD
<b>PROJECT</b>				
<b>The Hoo, 17 Lyndhurst Gardens, Hampstead, London</b>				
Returning A Grand Victorian House To Private Domestic Accommodation NWS SNU				
<b>CLIENT</b>				
<b>Mr and Mrs Yu</b>				
REPRESENTED BY				
<b>JAGA Developments (London)</b>				
<b>DRAWING</b>				
<b>Section AA as Proposed</b>				
SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:25	A0	GMcG		Oct 2019

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 STATUS: **FOR INFORMATION**