

scheme 4: revisions to scheme 3

- 40 link: contemporary new build link and associated wiring structures and landscape design directly to the south and north are omitted. revised scheme is simplified and reduced: amended design reflects the volume and structure of the existing building and retains existing masonry facades to the north and south. flat roof and structure are removed and replaced with new incorporating improved thermal performance. single glazed glass roof and south elevation are removed and replaced with new double glazing fitted to powder coated aluminium frames. revised proposals are naturally ventilated and more simply heated link, landscape and arrangements for access to the lower ground floor are revised to suit the simplified link. The volume and scale of hard landscape and soft landscape scheme and access arrangements located directly south of the link is reduced to suit the lower key building, which lessens the overall impact on the main house.
- 41 main house: existing bay window, which was proposed for demolition in the previously approved scheme to accommodate the contemporary link, is retained to the application proposals. amended: north dormers containing clerestory beams are omitted.
- 42 external staircase leading to lightwell at rear of annex simplified and retained through 90 degree levels and falls in front of windows ALGNW10 and ALGNW11 are lowered and improved.
- 43 annex: glass glazing at perimeter is omitted. ground roof above annex are removed from the proposal and roof has more restricted access, for maintenance only.



Principal Elevation: North

DATUM 83.000



Principal Elevation: West

DATUM 83.000

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 ■ DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS.
 Survey drawings are void if provided by Macion Hughes Land Surveys Ltd and are assumed to accurately describe the existing building, services and external spaces.

KEY

- Features**
- windows**
 - bhc bottom hung timber casement window
 - thc top hung timber casement window
 - shc side hung casement
 - vss vertical sliding sash timber window
 - tr tr and turn window
 - tl lead light timber window
 - rl roof light (flat roof)
 - vl velux style roof light (pitched roof)
 - ort conservation style roof light (pitched roof)
 - ort simple opening roof light (conservatory)
 - 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. annex only. standard M28 weather boxes. 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 fit and rise 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.
- vh hooked ventilated roof tile, colour and size matched to existing.
- vs ventilation stack, black.
- svs ventilation stack, polished stainless steel.

note: 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 simple 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 angled bronze aluminium frame.

Existing building fabric and structure, including roofs, lining, masonry, windows, and rainwater goods are to be maintained and comprehensively checked where necessary. The conditions survey will form the basis from which the maintenance works will be scheduled and agreed.

- utilities**
- ⓔ electricity meter, built in type where in external leaf of masonry.
 - ⓖ gas meter, built in type where in external leaf of masonry. locate min 300mm away from flue.
 - ⓗ water meter positions in footpath adjacent to gales.

REV L	02 Oct 2024	GM&G
notes pertaining to earlier and approved applications are removed to improve clarity of the adjusted proposals.		
REV K	17 Jul 2024	GM&G
Proposed link is revised again. South terrace dock is extended across the entire width of the link on GF and entrance at GF level is revised to accommodate head height. Garden store is provided underneath terrace. Existing glazed roof and fall are removed and upgraded to include additional insulation and double glazing to improve thermal performance. Brickwork on south elevation is reduced to allow taller windows. Existing timber frames are removed in preference for powder coated aluminium with wider panes of glass.		
REV J	21 Dec 2023	GM&G
Proposed scheme is simplified. Contemporary link is omitted and existing link structure is returned into the proposals. Interface with Annex is adapted to accept the returning existing link.		
REV C01	26 Oct 2023	GM&G
Issued for construction		
REV H	15 Sep 2023	GM&G
Planning Approved scheme with active applications for non mineral and minor material amendments integrated into the drawing. All updates are made for tender issue.		
REV G	09 Jun 2023	GM&G
Non material amendment application and minor material amendment planning applications are unified into one consistent and unified scheme.		
REV F	09 Mar 2022	GM&G
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	GM&G
The previously approved scheme (scheme 2) is altered to include a number of small amendments.		
REV D	sovereign	
REV C	15 Jan 2021	GM&G
Planning Application further revised, in response to planning and conservation officers comments.		
REV B	10 Aug 2020	GM&G
Revised Planning Application marked at Revision B.		
REV A	05 Dec 2019	GM&G
Original Planning Application marked at Revision A.		

PROJECT
The Hoo, Scheme 3
17 Lyndhurst Gardens,
Hampstead, London
 Resolving a Grand Victorian House to Private Domestic Accommodation
 NWS SNU

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

DRAWING
North and West Elevations
as Proposed

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	A0	GM&G		Oct 2019

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JOB No.	DRAWING No.	REVISION
19013	1141	L
STATUS	PLANNING	