

**Scheme 4: revisions to scheme 3**

- 43 link: contemporary new-build link and associated serving structures, together with underpinning of the main house and annex that facilitates the development are omitted. The revised scheme seeks to reduce and simplify the design. The volume and structure of the existing building are retained, the existing masonry facades to the north and south are retained. The flat roof and roof 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 fixed to powder coated aluminium frames, revised design is naturally ventilated and more energy efficient.
- 44 link: party wall with annex building is simplified and constructed in lightweight timber framing, structural underpinning is no longer retained.
- 45 annex: rooftop dormers containing dormer boxes are omitted.
- 46 annex: green roof is omitted from flat roof, allowing down overall build-up. roof finish becomes waterproof single ply polymeric roof membrane.
- 47 annex: glass guarding at perimeter is omitted, roof has more restricted maintenance access with the removal of the green roof.
- 48 annex: commo room and bathroom formerly associated with the nursery and staff rooms are reallocated into the annex dormer main house. existing bay window, which was proposed for demolition in the previously approved scheme to accommodate the contemporary link, is returned to the proposal.
- 49 main house: opening of former aperture into the link is returned to its original width to suit the scale of the revised proposals.
- 51 link: undercroft structure providing access to the lower ground floor of the redesign link is simplified, hard and soft landscaping is extended from the main house and levels revised to suit the retained structure, the scale of the hard and soft landscaping is reduced to suit the low-key building, with the smaller masses and scales lessening the impact on the main house.

existing roof deck, strip off existing roof covering and fit additional structure as required, new sheathing, rigid insulation and single ply polymeric membrane, lead falls towards existing outlets.

abuttment style rooflight positioned above shower tray with an extended edge fitted to face of parapet structure

new party wall: timber frame fabricated from 100x50mm sw studs at 600mm centres in two uncompacted leaves, offset between floors. outer frame at 'G' level becomes inner frame at 1st level. inner frames are positioned adjacent to the face of existing masonry on both floors and are fitted with thermal/acoustic insulation.

existing single glazed timber doors removed & replaced with new double glazed powder coated aluminium doors

lower ground floor of link is retained as untreated storage space. external fabric restored and repaired as needed, brickwork is re-pointed.

zinc capping to match ventilated cladding face

timber frame party wall is extended beyond roof surface to form parapet complying with ad33, diag 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 fastenings are formed in zinc to match

lead faced apron to pitched roof surface where roof tiling is cut short

existing concrete cappings: refurbish and make repairs as needed

existing roof covering, deck and structure are removed. steelwork is inserted to support a new joisted structure that provides an open plan space below. the new roof is fitted at a reduced level to allow an increased depth of insulation and upgraded thermal performance. ply roof deck laid to min 150 falls below 150mm rigid insulation with polymeric membrane covering. roof build must achieve B<sub>ROOF</sub> (4) classification of fire resistance

vac-vac treated sw firings creating falls in roof deck

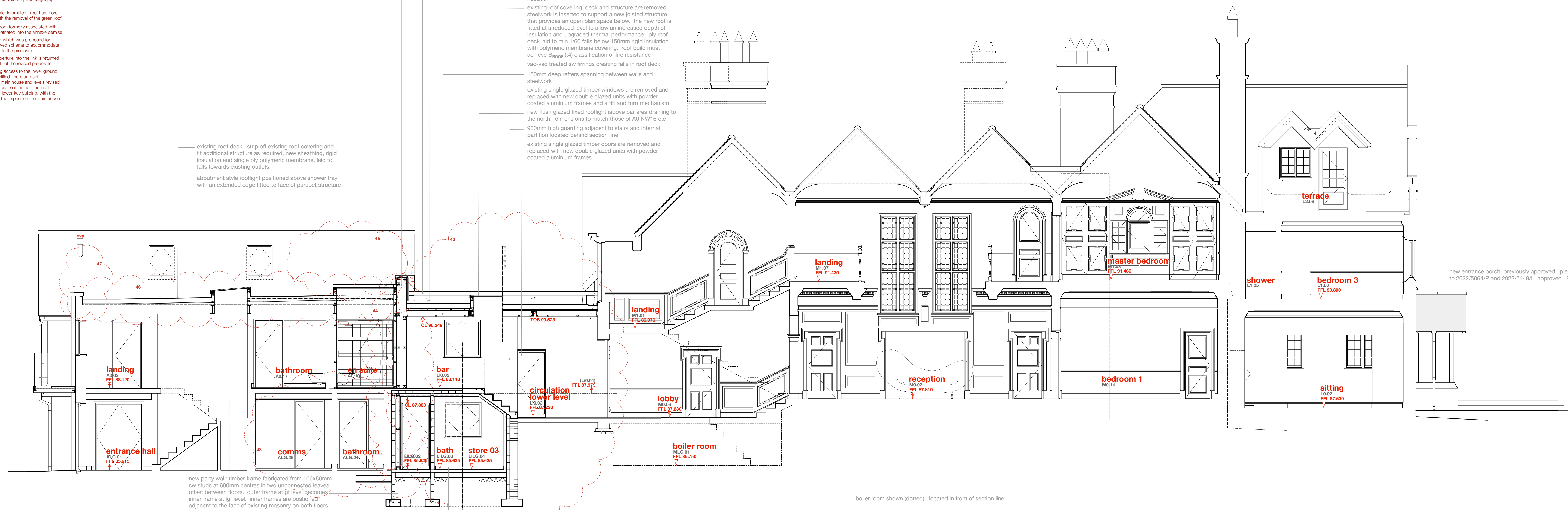
150mm deep rafters spanning between walls and steelwork

existing single glazed timber windows are removed and replaced with new double glazed units with powder coated aluminium frames and a tilt and turn mechanism

new flush glazed fixed rooflight above bar area draining to the north. dimensions to match those of AD.NW.16 etc

900mm high guarding adjacent to stairs and internal partition located behind section line

existing single glazed timber doors are removed and replaced with new double glazed units with powder coated aluminium frames.



**Section AA: South**

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existing roof covering, deck and structure are removed. steelwork is inserted to support a new joisted structure that provides an open plan space below. the new roof is fitted at a reduced level to allow an increased depth of insulation and upgraded thermal performance. ply roof deck laid to min 150 falls below 150mm rigid insulation with polymeric membrane covering. roof build must achieve B<sub>ROOF</sub> (4) classification of fire resistance

north wall, proposals previously approved. please refer to 2023/2522/P and 2023/2538/L, approved 11/08/23

existing bay window is retained, existing timber window frames are repaired and refurbished as necessary, ensure all masonry is in good working order.

make repairs to existing brickwork and repair as necessary walls of existing link building is retained, make repairs to brickwork, refurbish and repaint as necessary. doors and windows are replaced with double glazed units with powder coated aluminium frames, to match new frames fitted to annex

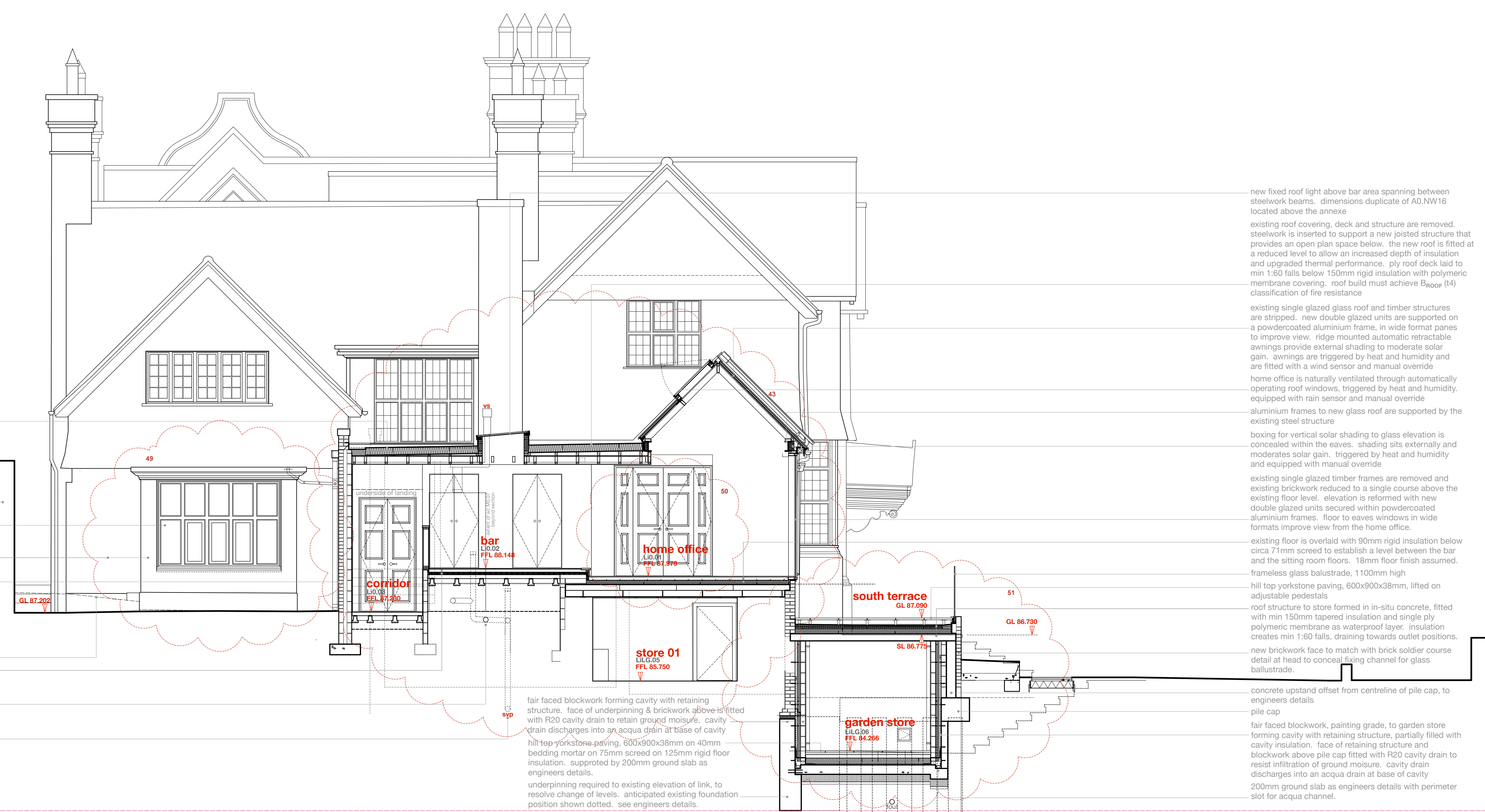
existing ground level

floor brought to level with EXLIL0.05 adjacent: 50mm rigid insulation below circa 70mm screed. 18mm floor finish assumed throughout.

break out existing floor to install new drainage connecting waste from wc.M0.07 to existing soil downpipe located in store 02.LIL0.03

existing foul drainage utilised to carry foul from WC.M0.07.

**Section BB West**



fair faced blockwork forming cavity with retaining structure. face of underpinning & brickwork above is fitted with R20 cavity drain to retain ground moisture. cavity drain discharges into an aqua drain at base of cavity

hill top yorkstone paving, 600x900x38mm on 40mm bedding mortar on 70mm screed on 150mm rigid floor insulation, supported by 200mm ground slab as engineers details.

underpinning required to existing elevation of link, to resolve change of levels. anticipated existing foundation position shown dotted. see engineers details.

new fixed roof light above bar area spanning between steelwork beams. dimensions duplicate of AD.NW.16 located above the annex

existing roof covering, deck and structure are removed. steelwork is inserted to support a new joisted structure that provides an open plan space below. the new roof is fitted at a reduced level to allow an increased depth of insulation and upgraded thermal performance. ply roof deck laid to min 150 falls below 150mm rigid insulation with polymeric membrane covering. roof build must achieve B<sub>ROOF</sub> (4) classification of fire resistance

existing single glazed glass roof and timber structures are stripped. new double glazed units are supported on a powdercoated aluminium frame. in wide format panes to improve view. ridge mounted automatic retractable awnings provide external shading to moderate solar gain. awnings are triggered by heat and humidity and are fitted with a wind sensor and manual override.

home office is naturally ventilated through automatically operating roof windows, triggered by heat and humidity, equipped with rain sensor and manual override

aluminium frames to new glass roof are supported by the existing steel structure

boxing for vertical solar shading to glass elevation is concealed within the eaves. shading sits externally and moderates solar gain. triggered by heat and humidity and equipped with manual override

existing single glazed timber frames are removed and existing brickwork reduced to a single course above the existing floor level. elevation is reformed with new double glazed units secured within powdercoated aluminium frames. floor to eaves windows in wide formats improve view from the home office.

existing floor is overlaid with 90mm rigid insulation below circa 71mm screed to establish a level between the bar and the sitting room floors. 18mm floor finish assumed.

frameless glass balustrade, 1100mm high hill top yorkstone paving, 600x900x38mm, fitted on adjustable pedestals

roof structure to store formed in in-situ concrete, fitted with min 150mm tapered insulation and single ply polymeric membrane as waterproof layer. insulation creates min 150 falls, draining towards outlet positions.

new brickwork face to match with brick soldier course detail at head to conceal living channel for glass balustrade.

concrete upstand offset from centreline of pile cap, to engineers details

pile cap

fair faced blockwork, pointing grade, to garden store forming cavity with retaining structure, partially filled with cavity insulation. face of retaining structure and blockwork above pile cap fitted with R20 cavity drain to resist infiltration of ground moisture. cavity drain discharges into an aqua drain at base of cavity

200mm ground slab as engineers details with perimeter slot for aqua channel.

concrete upstand offset from centreline of pile cap, to engineers details

pile cap

fair faced blockwork, pointing grade, to garden store forming cavity with retaining structure, partially filled with cavity insulation. face of retaining structure and blockwork above pile cap fitted with R20 cavity drain to resist infiltration of ground moisture. cavity drain discharges into an aqua drain at base of cavity

200mm ground slab as engineers details with perimeter slot for aqua channel.

plied foundations to engineers details.

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REPORT ERRORS & OMISSIONS TO ARCHITECT  
 CHECK ALL DIMENSIONS ON SITE  
 DRAWINGS TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

Some drawings are being produced by BOWKER SADLER PARTNERSHIP LIMITED and are assumed to accurately describe the existing building, on-site and external spaces.

**KEY**

- Features**
- windows**
- the bottom hung timber casement window
  - thc top hung timber casement window
  - hbc side hung casement
  - vbc vertical sliding sash timber window
  - tt tilt and turn window
  - tl fixed light timber window
  - rt roof light (flat roof)
  - vt velux style roof light (pitched roof)
  - ort conservation style roof light (pitched roof)
  - ost simple opening roof light (conservative)
  - h ceiling hatch
  - sd sliding door
  - pd pivot door
- ventilation and flues**
- f wall / roof mounted fan to gas boiler / gas fire. terminal colour is black
  - ab1 air brick wall terminal as extract to bathrooms, kitchens etc. annex only. standard V10 weather louvre, surface made in powder coated aluminium, colour to suit brickwork
  - ab2 air brick wall terminal as extract to bathrooms, kitchens etc. main house and boiler. zinc/zincalume louvre fit and rise with vertical slots in powder coated aluminium, colour is black as ab2, with flyscreen removed for greater ventilation rate
  - ab3 re-use existing terracotta airbrick
  - vt low profile ventilated roof tile, colour and size matched to existing
  - vh hooded ventilated roof tile, colour and size matched to existing
  - vs ventilation stack, black
  - svs ventilation stack, polished stainless steel
- note: existing windows are generally in fair frames with leaded glazing (single glazed) and fire paneled metal sashes. some metalwork has been replaced with painted timber to mirror the original sash.
- on the north and the west elevations of the main house the windows are either 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 unobstructed aluminium frame
- Existing building fabric and structure, including roofs, masonry, windows, and hot water goods are to be maintained and redistributed where necessary. The conditions survey will form the basis from which the maintenance works will be scheduled and agreed.
- utilities**
- E electricity meter, built in type where in external leaf of masonry
  - G gas meter, built in type where in external leaf of masonry. locate not 300mm away from fire
  - W water meter position in footpath adjacent to gates

- REV L 02 Oct 2024 GM/G notes pertaining to seller and approved applications are removed to improve clarity of the adjusted proposals.
- REV K 13 Jul 2024 GM/G Proposed link is revised again. South terrace deck is extended across the entire width of the link on GP and entrance at LG level is revised to accommodate head height. Garden store is provided underneath terrace. Existing glazed roof and flat roof are removed and upgraded to include additional insulation and double glazing to improve thermal performance. Blockwork 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 proposal. Interface with Annex is adapted to accept the returning existing link.
- REV D01 26 Oct 2023 GM/G issued for construction
- REV H 15 Sep 2022 GM/G Planning Approved scheme with active applications for non material and minor material amendments integrated into the drawing. All updates are made for reader issue.
- REV G 08 Jun 2022 GM/G Non material amendment application and minor material amendment planning applications are united into one co-ordinated and united scheme.
- REV F 03 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 rationalised 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 spare
- REV C 13 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

REV	DATE	DRN	CHKD
PROJECT	The Hood, Scheme 3 17 Lyndhurst Gardens, Hampstead, London		
CLIENT	Mr and Mrs Yu REPRESENTED BY JAGA Developments (London)		
DRAWING	Sections AA and BB as Proposed		
SCALE	SHEET SIZE	DRAWN	CHECKED
1:50	A0	GM/G	
DATE	Oct 2019		

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 STATUS: **PLANNING**