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 DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

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

**KEY**

**Features**

**windows**

- bhc bottom hung timber casement window
- thc top hung timber casement window
- shc side hung casement
- vtc vertical sliding sash timber window
- ttc tilt and turn window
- ftc fixed light timber window
- nlc roof light (flat roof)
- nlc roof light (pitched roof)
- nlc conservation style roof light (pitched roof)
- hc hanging hatch
- sd sliding door
- pd pivot door

**ventilation and flues**

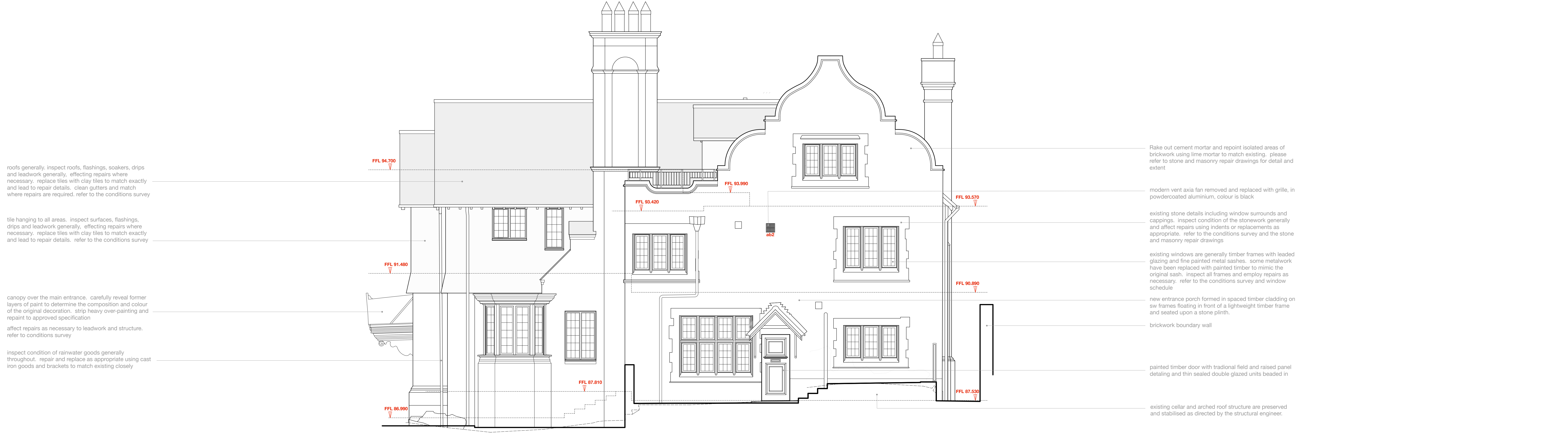
- f wall / roof mounted flue to gas boiler / gas fire, terracotta colour to brick
- ab1 air brick wall terminal as extract to bathrooms, kitchens etc, airbricks only, standard VUL38 weather louvre, window 40mm, in powder coated aluminium, colour to suit brickwork
- ab2 air brick wall terminal as extract to bathrooms, kitchens etc, main house and lodge, 200x225mm bespoke 70 and 100 series with vertical slots in powder coated aluminium, colour to brick as ab2, with flyscreen removed for greater ventilation rate
- ab3 air use existing terracotta airbrick
- ab4 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 timber frames with leaded glazing (large glazed and the 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 painted timber frames. there are a pair of painted metal frame windows on the north elevation.  
 the timber casement windows found on the airbricks will be replaced by low profile double glazed units with an anodised bronze aluminium frame.  
 Existing building fabric and structure, including roofs, sills, masonry, window, and rainwater goods 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.



Principal Elevation: South

DATUM 63.000



Principal Elevation: East

DATUM 63.000

REV F 09 Mar 2022 GMS/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 08 Sep 2021 GMS/G  
 The previously approved scheme (scheme 2) is altered to include a number of small amendments.

REV D  
 s/n

REV C 15 Jan 2021 GMS/G  
 Planning Application further revised, in response to planning and conservation officers comments

REV B 10 Aug 2020 GMS/G  
 Revised Planning Application marked at Revision B

REV A 01 Dec 2019 GMS/G  
 Original Planning Application marked at Revision A

PROJECT  
 The Hoo, Scheme 3  
 17 Lyndhurst Gardens,  
 Hampstead, London  
 Returning A Grand Victorian House To Private Domestic Accommodation  
 NW3 5NU

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

DRAWING  
 South and East Elevations  
 as Proposed

SCALE 1:50 SHEET SIZE @ A0 DRAWN GMS/G CHECKED DATE Oct 2019

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JOB No 19013 DRAWING No 1140 REVISION F  
 STATUS PLANNING