

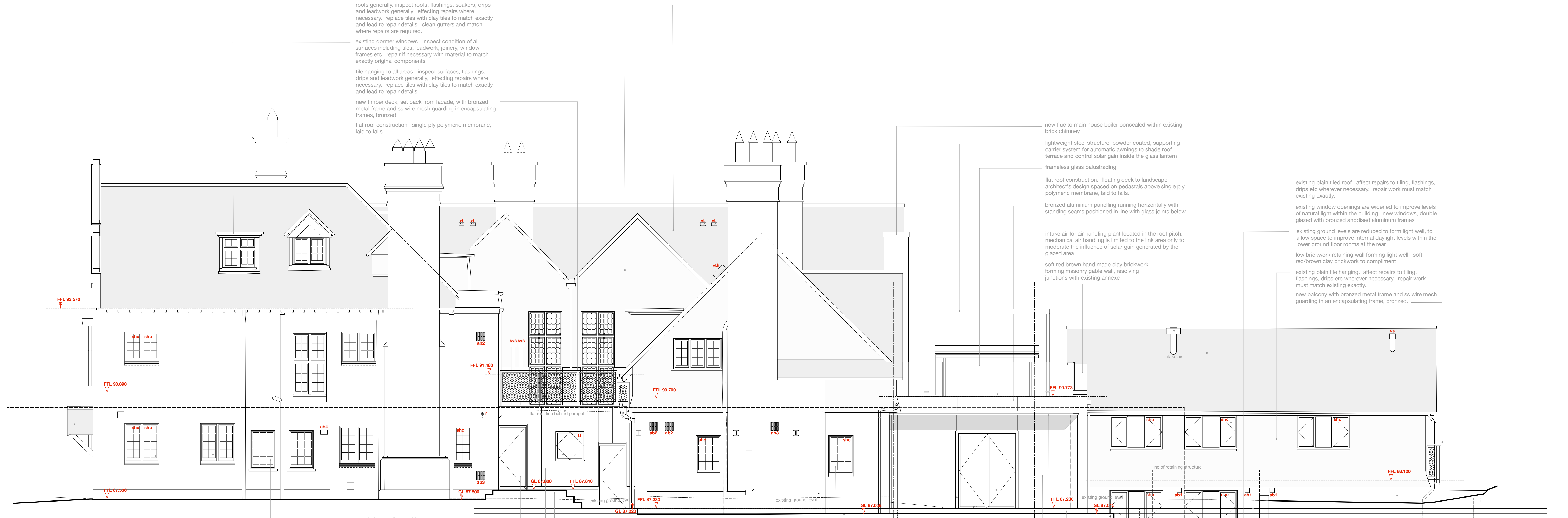
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Survey drawings are kindly provided by Moom Hughes Land Survey Ltd and are assumed to accurately describe the existing buildings, services and external spaces.

**KEY**  
**Features**  
**windows**  
 bhc bottom hung timber casement window  
 shc top hung timber casement window  
 shs side hung casement  
 vss vertical sliding sash timber window  
 tt tilt and turn window  
 fl fixed light timber window  
 rl roof light (flat roof)  
 vt velux style roof light (pitched roof)  
 ch conservation style roof light (pitched roof)  
 h hatching hatch  
 sd skirting door  
 pd pivot door

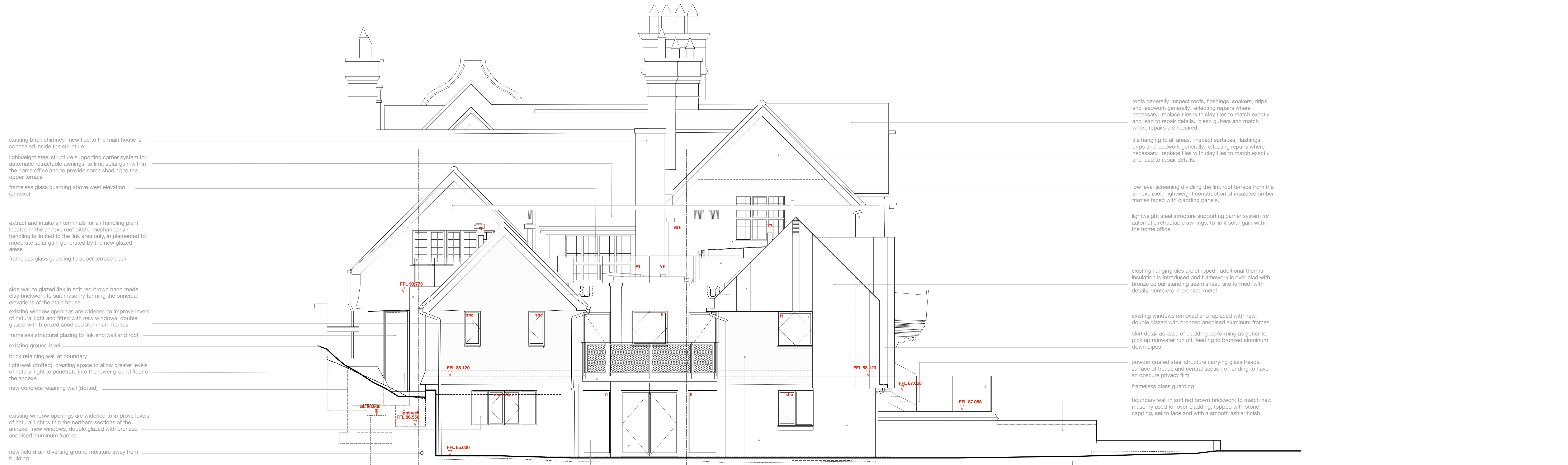
**ventilation and flues**  
 f wall / roof mounted flue to gas boiler / gas fire, terminal colour is black  
 ab1 air brick wall terminal as noted to bathrooms, kitchens etc, annexe only, standard W38 weather louvre, various sizes, in powder coated aluminium, colour to suit brickwork  
 ab2 air brick wall terminal as noted to bathrooms, kitchens etc, main house and lodge, 225x225mm bespoke hit and miss vent with vertical slots in powder coated aluminium, colour a black  
 ab3 as ab2, with flyscreen removed for greater ventilation rate  
 ab4 m-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  
 evs ventilation stack, polished stainless steel

**note:** existing windows are generally timber frames with leaded glazing (single glazed) and five paneled metal sashes, some metalwork has been replaced with painted timber to match 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 annexe will be replaced by low profile double glazed units with an anodised bronze aluminium frame.  
 Existing building fabric and structure, including roofs, tiling, masonry, windows, and rainwater goods are to be maintained and repaired/remanufactured where necessary. The condition survey will form the basis from which the maintenance works will be scheduled and agreed.



new balanced flue position  
 glass door, double glazed with bronzed anodised aluminium frames  
 new extension in lightweight construction, insulated timber frame walls finished with bronze colour cladding panels, site formed, with standing seam brickwork plinth, clay brickwork to precisely match existing facades  
 tilt and turn window, double glazed with bronzed anodised aluminium frames  
 new window positions, joinery to match existing joinery exactly  
 existing ground level is reduced to allow improve ventilation into the sub floor, existing structure suffers from dampness due to ground moisture penetration in these areas  
 soft red brown hand made clay brickwork forming masonry gable wall, resolving junctions with existing annexe  
 intake air for air handling plant located in the roof pitch, mechanical air handling is limited to the link area only to moderate the influence of solar gain generated by the glazed area  
 flat roof construction, floating deck to landscape architect's design spaced on pedestals above single ply polymeric membrane, laid to falls  
 flat roof construction, floating deck to landscape architect's design spaced on pedestals above single ply polymeric membrane, laid to falls  
 bronze aluminium panelling running horizontally with standing seams positioned in line with glass joints below  
 lightweight steel structure, powder coated, supporting carrier system for automatic retractable awnings to shade roof terrace and control solar gain inside the glass lantern  
 frameless glass balustrading  
 new flue to main house boiler concealed within existing brick chimney  
 existing plain tiled roof, affect repairs to tiling, flashings, drips etc wherever necessary, repair work must match existing exactly  
 existing window openings are widened to improve levels of natural light within the building, new windows, double glazed with bronzed anodised aluminium frames  
 existing ground levels are reduced to form light well, to allow space to improve internal daylight levels within the lower ground floor rooms at the rear  
 low brickwork retaining wall forming light well, soft red/brown clay brickwork to compliment  
 existing plain tile hanging, affect repairs to tiling, flashings, drips etc wherever necessary, repair work must match existing exactly  
 new balcony with bronzed metal frame and ss wire mesh guarding in an encapsulating frame, bronzed

**Principal Elevation: North** DATUM 83.000



existing brick chimney, new flue to the main house is concealed inside the structure  
 lightweight steel structure supporting carrier system for automatic retractable awnings, to limit solar gain within the home office and to provide some shading to the upper terrace  
 frameless glass guarding above west elevation (annexe)  
 extract and intake air terminals for air handling plant located in the annex roof pitch, mechanical air handling is limited to the link area only, implemented to moderate solar gain generated by the new glazed areas  
 frameless glass guarding to upper terrace deck  
 side wall to glazed link in soft red brown hand made clay brickwork to suit masonry forming the principal elevations of the main house  
 existing window openings are widened to improve levels of natural light and fitted with new windows, double glazed with bronzed anodised aluminium frames  
 frameless structural glazing to link end wall and roof  
 existing ground level  
 brick retaining wall at boundary  
 light-well (dotted), creating space to allow greater levels of natural light to penetrate into the lower ground floor of the annexe  
 new concrete retaining wall (dotted)  
 existing window openings are widened to improve levels of natural light within the northern sections of the annexe, new windows, double glazed with bronzed anodised aluminium frames  
 new field drain diverting ground moisture away from building  
 existing windows and doors are removed and openings fitted with new windows, doors, fixed lights etc, thin profile frames, bronzed anodised aluminium, double glazed  
 new balcony with bronzed metal frame and ss wire mesh guarding in an encapsulating frame, bronzed  
 entrance door fitted with opaque bronzed glass for privacy with a sandblasted finish  
 roofs generally, inspect roofs, flashings, soakers, drips and leadwork generally, effecting repairs where necessary, replace tiles with clay tiles to match exactly and lead to repair details, clean gutters and match where repairs are required.  
 tile hanging to all areas, inspect surfaces, flashings, drips and leadwork generally, effecting repairs where necessary, replace tiles with clay tiles to match exactly and lead to repair details.  
 low level screening dividing the link roof terrace from the annexe roof, lightweight construction of insulated timber frames faced with cladding panels.  
 lightweight steel structure supporting carrier system for automatic retractable awnings, to limit solar gain within the home office  
 existing hanging tiles are stripped, additional thermal insulation is introduced and framework is over clad with bronze colour standing seam sheet, site formed, with details, vents etc in bronzed metal  
 existing windows removed and replaced with new, double glazed with bronzed anodised aluminium frames skirt detail as base of cladding performing as gutter to pick up rainwater run off, feeding to bronzed aluminium down pipes  
 powder coated steel structure carrying glass treads, surface of treads and central section of landing to have an obscure privacy film  
 frameless glass guarding  
 boundary wall in soft red brown brickwork to match new masonry used for over-cladding, topped with stone capping, set to face and with a smooth ashlar finish  
 existing brickwork is over-clad with an additional leaf of soft red handmade clay brick to compliment main house, cavity includes additional thermal insulation  
 existing brickwork  
 existing tile hanging

**Principal Elevation: West** DATUM 83.000

REV F 08 Mar 2022 GMcG  
 The previously approved scheme (scheme 2) is altered to include a number of minor, non-material amendments. The amendments included mostly reiterate the alterations at the E  
 REV E 08 Sep 2021 GMcG  
 The previously approved scheme (scheme 2) is altered to include a number of small amendments.  
 REV D spare  
 REV C 15 Jun 2021 GMcG  
 Planning Application further revised, in response to planning and conservation officers comments  
 REV B 10 Aug 2020 GMcG  
 Revised Planning Application marked at Revision B  
 REV A 05 Dec 2019 GMcG  
 Original Planning Application marked at Revision A

PROJECT  
**The Hood, Scheme 3**  
**17 Lyndhurst Gardens,**  
**Hampstead, London**  
 Residential Ground Victorian House To Private Domestic Accommodation  
 NWS SNU  
 CLIENT  
**Mr and Mrs Yu**  
 REPRESENTED BY  
**J&A Developments (London)**  
 DRAWING  
**North and West Elevations**  
**as Proposed**  
 SCALE SHEET SIZE DRAWN CHECKED DATE  
 1:50 @ A0 GMcG Oct 2019

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DRAWING No. **19013** DRAWING No. **1141** REVISION **F**  
 STATUS **PLANNING**