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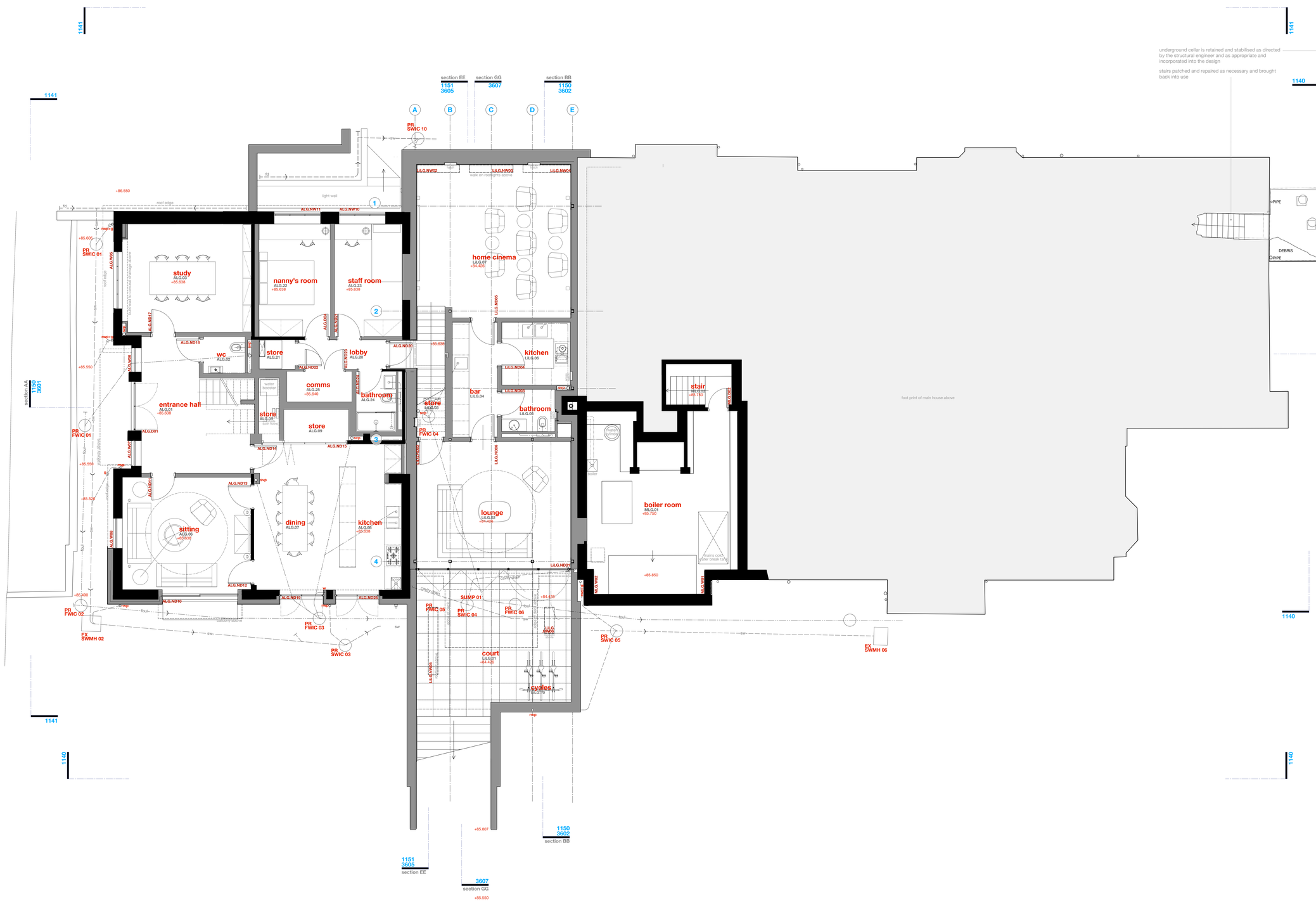
Survey drawings are kindly provided by Malcom Hughes Land Surveys Ltd and are assumed to accurately describe the existing buildings, services and external spaces.



Existing Walls

New walls to be inserted.

Features

windows

- **bhc** bottom hung timber casement window
- **thc** top hung timber casement window
- **shc** side hung casement
- **vss** vertical sliding sash timber window
- **fl** fixed light timber window
- **frl** roof light (flat roof)
- **vrl** velux style roof light (pitched roof)
- **crl** conservation style roof light (pitched roof)

- **h** ceiling hatch
- **hf** floor hatch
- **sd** sliding door
- **sfd** sliding folding 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, annexe only. standard WL28 weather louve, 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 hit and miss 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
- **vth** hooded ventilated roof tile, colour and size matched to existing
- **vs** ventilation stack. black
- **svs** ventilation stack. polished stainless steel

drainage services and landscape

- **mh** Existing manhole
- **ic** Existing inspection chamber
- **wic** Existing water service inspection chamber

FWIC 01

- Inspection chamber collecting foul water drainage
- **svp** Soil vent pipe and underground foul water drainage
- **w** Waste pipe from washbasin/shower to foul water drainage
- **rwp** Rainwater pipe, gulley and underground surface water drainage
- **rwp+h** Rainwater hopper draining into rainwater hopper
- **sp** Rainwater spout
- **o** Rainwater outlet

mechanical: heating

- gas fired boiler and wall mounted flue
- unvented cylinder

REV F 09 Mar 2022 GMcG
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 GMcG
The previously approved scheme (scheme 2) is altered to include a number of small amendments.

REV D
spare

REV C 15 Jan 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

REV	DATE	DRN	CHKD

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
Lower Ground Floor Layout as Proposed

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	@ A0	GMcG		May 2020

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JOB No.	DRAWING No.	REVISION
19013	1120	F

STATUS
PLANNING