

scheme 4: revisions to scheme 3

- 40 link: proposals for contemporary new built link and associated landscape to the south is omitted. revised scheme is simplified and reduced. amended design retains the volume and structure of the existing building and retains existing masonry heads 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. new glazing in wide frame formats allows an improved view of the garden from inside the office. awning proposals are naturally ventilated and more simply heated.
- 41 link: landscape and arrangements to access to the lower ground floor are revised to suit the simplified link redesign. the volume and scale of the landscape and soft landscape scheme and access arrangements located directly south of the link is reduced to suit this base key building, which lessens the overall impact on the main house.
- 42 annex: entrance to re-introduce existing link building modified to fit exactly with the modified proposal.
- 43 main house: existing window, previously modified with modern double glazed powdercoated aluminium mill panels, is adapted to facilitate escape in the event of fire, a requirement of the fire regulations. modern central panel is removed and replaced with a pair of opening metal casements using M1005 as templates, which is assumed to be the original arrangement of the original historic window. single glazed with heated lights, all details to closely match M1005 adjacent.

powder coated aluminium ridge providing fixing base for retractable awnings
 existing single glazed wired glass roof and timber structures are stripped, new powdercoated aluminium frames creating three equal bays and supporting sealed double glazed units with flush joints finished with silicone seals. glass panes in wide formats improves the view of the private garden from inside the home office. glazing drains into powder coated aluminium half round gutter. 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.
 eaves board finished in powdercoated aluminium supporting half round gutter and concealing boxing for vertical solar shading. shading is positioned externally to moderate solar gain and is triggered by heat and humidity and equipped with manual override.
 south elevation is reformed. existing timber frames and single glazing removed and existing brickwork reduced to a single course above the existing floor level. new powdercoated aluminium frames are fitted with sealed double glazed units. floor to eaves windows in wide formats greatly improve view into the garden from the home office.
 pair of opening doors, double glazed with low profile powdercoated aluminium frames

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 ■ CHECK ALL DIMENSIONS ON SITE
 ■ DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

KEY

- Features**
- windows
 - bac bottom hung timber casement window
 - the top hung timber casement window
 - sho side hung casement
 - vsh vertical sliding sash timber window
 - tt tilt and turn window
 - fl fixed light timber window
 - flt roof light (flat roof)
 - vfl valux style roof light (pitched roof)
 - crf conservation style roof light (pitched roof)
 - orf simple opening roof light (conservation)
 - 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 M1005 weather board, vertical slats in powder coated aluminium, colour to suit brickwork
 - ab2 air brick wall terminal as extract to bathrooms, kitchens etc, main house and lodge. 220mm landscape fit and free vent with vertical slats 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 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 metal 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 annex will be replaced by low profile double glazed units with an anodised powdercoated aluminium frame.
 Existing building fabric and structure, including roof, brick, masonry, windows, and non-ferrous goods are to be maintained and repaired/reinstated where necessary. The conditions survey will form the basis from which the maintenance works will be scheduled and agreed.
- utilities**
- E electricity meter, bulk in type where in external leaf of masonry
 - G gas meter, bulk in type where in external leaf of masonry. locate min 300mm away from flue
 - W water meter position in kloppath adjacent to gable



york stone capping adjacent to head of external stairs
 new external staircase providing access underneath raised terrace leading to lower ground floor of link.
 open floating staircase with yorkstone paving carried on powdercoated steel trays supported between powdercoated steel strings, securing glass guarding.

yew table top topary table, refer to landscape details
 frameless glass balustrades to upper terrace
 existing brick reduced to a single course above existing floor level, remaining exposed masonry to be repaired, cleaned and repointed where necessary.
 new brickwork face to terrace: soft red handmade clay brick to compliment main house. soldier course detail at head to conceal fixing channel of glass balustrade.

existing window with modern powder coated aluminium frames mimicking the original leaded glazing. central unit is replaced with pair of painted metal casements, matching closely M1005 (study) adjacent for all details, which is assumed to be the original historic arrangement. revised casements will allow sufficient width to facilitate escape in the event of fire, a requirement of the fire regulations.

new entrance porch, previously approved. please refer to 2022/5064/P and 2022/5446/L, approved 18/01/2023

Principal Elevation: South

DATUM 63.000



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

new entrance porch, previously approved. please refer to 2022/5064/P and 2022/5446/L, approved 18/01/2023

Principal Elevation: East

DATUM 63.000

- REV L 02 Oct 2024 GM/G notes pertaining to earlier and approved applications are removed to improve clarity of the adjusted proposals. adjustment made to window M1005 (bedroom 1) to allow escape in the event of fire in order to comply with the fire regulations.
- REV K 13 Jul 2024 GM/G Proposed link is revised again. South terrace deck is extended across the entire width of the link and entrance at G/F 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. Brickwork on south elevation is reduced to allow taller windows. Existing timber frames are removed in preference for powder coated aluminium with water proof of glass.
- REV J 21 Dec 2023 GM/G Proposed scheme is simplified. Contemporary link is omitted and existing link structure is retained into the proposals. Interface with Annex is adapted to accept the returning existing link.
- REV I 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 tender issue.
- REV H 09 Jun 2022 GM/G Non material amendment application and minor material amendment planning applications are unified into one consistent and unified scheme.
- REV G 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 exactly rationalise the alterations at Rev E.
- REV F 06 Sep 2021 GM/G The previously approved scheme (scheme 2) is altered to include a number of small amendments.
- REV E 15 Jun 2021 GM/G Planning Application further revised, in response to planning and conservation officers comments.
- REV D 10 Aug 2020 GM/G Revised Planning Application marked at Revision B.
- REV C 05 Dec 2019 GM/G Original Planning Application marked at Revision A.

REV	DATE	DRN	CHECKED	DATE

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

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

DRAWING
South and East Elevations
as Proposed

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

BOWKER SADLER ARCHITECTURE
 A: Hatherlow House, Hatherlow, Romley, Stockport SK9 3DY
 T: 0161 426 7333
 E: info@bowker-sadler.co.uk
 W: www.bowker-sadler.co.uk

IDR No	DRAWING No	REVISION
19013	1140	L

STATUS
PLANNING