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

existing single glazed wired glass roof and supporting timber roof structures are stripped out.

replace lead flashings at verge with annexe. remove flashings and sarking boards etc and replace with new to co-ordinate with new glass roof assembly. ensure that new lead flashings are dressed up by a minimum of 150mm and formed with a turned drip at the head.

new sealed double glazed units are supported on a powdercoated aluminium frames, divided into seven equal bays on the north facing elevation. roof is fitted with clear glass with a self cleaning coating system.

home office is securely naturally ventilated through 3no integral automatically operating roof windows, triggered by heat and humidity. equipped with rain sensor and manual override.

housing to automatic retractable awnings. marklux 7800 trackx fitted to ridge and glazing bars. awning provides external solar shading across the glazing in a single width, to moderate solar gain. awning is triggered by heat and humidity and fitted with a wind sensor and manual override.

new sealed double glazed units are supported on powdercoated aluminium frames, divided into three equal bays. the wide format glazing greatly improves view from home office and including into the tree canopy. clear glass with a self cleaning coating system.

side guiding arm to marklux 7800 trackx awning system existing steel beams utilised to support new roof glazing and flat roof. external faces are fitted with insulation secondary steelwork fixed back to existing steel beam. 75x75mm angles providing studs for 125x75mm rsa running parallel to the principal beam. outrigger may provide support for the glazing and is utilised as a housing for the externally mounted vertical blinds.

externally mounted automatic vertical retractable awnings are concealed into eaves assembly. marklux 710 compact cassette blind with cable guides is face fixed to the rsa rigger. awnings provide external solar shading in two bays, either side of the door, to moderate solar gain. awning is triggered by heat and humidity and fitted with a wind sensor and manual override.

fitting to the existing roof and walls of the annexe are stripped. additional thermal insulation is introduced and framework is over clad with coloured zinc cladding with standing seams, with details, hoods, vents etc in metal to match.

new powder coated aluminium rainwater gutter discharging into hopper as existing arrangement. ensure that existing rainwater goods are in good working order and flowing freely.

offer standing seam metal cladding to the face of the existing glazed timber frame. ensure face of cladding does not obscure the glass line.

south elevation is reformed. existing single glazed timber frames are removed and low brickwork wall is reduced to existing level above the existing floor level. new full height double glazed units are fitted into powdercoated aluminium frames, with face of glass positioned 20mm proud of brickwork face. full height floor to eaves windows in wide formats improve views into the garden.

cable guides, marklux 710 vertical awning system. awning boxes are set out so that guides are mounted 42mm from face of window compression fittings.

plasterboard lining fitted to thermally/acoustically insulated stud frame at no greater than 600mm centres, forming a party wall with annexe, positioned in front of existing brickwork and disconnected from it. wall construction provides a minimum 1 hour fire resistance and achieves an acoustic sound reduction of 45db. built in storage indicatively shown.

new level is established in home office, set equally between bar area and existing sitting room. existing slab is fitted with 90mm rigid insulation, topped with 7mm screed. build up incorporates under floor heating existing floor structure.

floor finish carried over base window frame to conceal. 18mm is assumed for the floor finishes throughout.

glass guarding to perimeter of upper terrace.

heating entrance stairs. hill top yorkstone tiles carried on closed powder coated steel trays, spanning between coated steel strings, formed in flat plate.

existing facing brickwork is reduced to a single course above the existing floor level to allow full height windows above. remove arch, cut out damaged bricks & replace with stock closely matching in colour, texture & size from salvages. remove mortar snots, redundant frangs, marks, graffiti etc. rectify poor pointing & clean.

brickwork extending face of terrace, with soldier course encasing facing channel restraining glass guarding above. masonry is supported by shelf angle across opening.

hill top yorkstone tiling, 900x600x38mm, fitted up to the rear face of the glass guarding, on adjustable pedestals.

single ply polymeric membrane bonded to tapered insulation, min 150mm, min 150 fall, draining towards roof outlets. see 2521 for roof geometry.

in-situ concrete soffit left unfinished. brickwork leaf to all internal faces, built from slab.

new concrete stairs, reducing levels to facilitate access to the link at lower ground floor level. underneath the upper terrace. 300mm treads and 170mm risers. stairs are tiled. hill top yorkstone paving, 900mm wide x 50mm to treads, 38mm to risers, 6mm joints. slot drains at base of stairs and at thresholds, connected into surface water drainage system.

200mm concrete slab on cordex with sand blinding to structural engineers design and specification. profile of concrete slab within garden store is dotted.

piles (dotted) and pile cap, 600x500mm high, as per engineers design.

Section EE East

screed above 500 gauge visqueen vb. screed tapers to south, min thickness 24mm, creating min 1:60 falls, encouraging surface water into the slot drain.

600x90x38mm hill top yorkstone paving on 40mm stentec bedding, 6mm joints as elsewhere.

pile foundations, dotted, as designed by the structural engineer. please refer to structural drawings and spec 216x170mm wide concrete upstand extending across opening to form threshold. upstand and face of underpinning opposite retains ground moisture collected by structural drain membrane. dpm is dressed over upstand faces and laps effectively with membrane fitted below concrete stair.

R20 row cavity drain fitted to slab to collect penetrating ground moisture. ensure drainage sheet laps effectively with dpm dressed to face of upstands.

120mm rigid insulation. brush sand into the structural cavity drain membrane to provide full support.

existing roof, deck and structure are removed. new roof is installed at a lower level to accommodate a greater depth of insulation for improved thermal performance. new roof build up must achieve a min fire resistance equal to B<sub>acc</sub> (4) classification.

single ply polymeric roof membrane fully adhered to 150mm rigid insulation. insulation is fixed to 15mm external grade wbp ply deck, which is fitted on sw firings to create minimum 1:60 falls across roof. see roof plan for layout.

structural deck: 15mm external grade wbp ply deck fixed to 125x50mm sw joists at 450mm centres, spanning between new steelwork beams.

aperture formed in steelwork, to allow the distribution of services within the roof space.

38x50mm sw battens fixed to the underside of joists carrying 12.5mm plasterboard ceiling below the steel structure so that the ceiling is formed in a single flat plane. zone may be utilised for services, including 34mm (od) sprinkler system pipework.

parapet. party wall formed in timber framing is extended beyond roof surface to form parapet complying with edb3, diag 5.2. top of parapet extends 55mm above surface of annexe flat roof. new zinc cladding with standing seams is extended to form face of parapet adjacent to link and cappings and flashings as required.

fixed roof light, double glazed fitted to min 150mm upstand kerb formed from 75x50mm vac-vac treated sw framing, insulated, and sheathed in 15mm external grade wbp ply. roof membrane is dressed vertically and over the top of the kerb. 12.5mm plasterboard is fitted to internal faces of aperture. dimensions to match those above Annexe flat roof.

kitchen cabinets to rear of bar space. clients cabinets have already been manufactured and therefore width of bar area is set out to suit furniture. cabinets are 4200mm wide.

existing floor, block and beam structure with screed. 18mm assumed for new floor finish.

new party wall. timber frame construction generally formed from 100x50mm sw studs at 600mm centres formed in two disconnected leaves. inner frame is insulated with thermal / acoustic insulation and extends to form a continuous face located in front of the existing masonry & remains disconnected from the existing leaf.

existing barge boards: affect repairs as needed: remove areas of decayed timber, patch or replace as necessary. repoint to roof tiling. sand and prepare timber surfaces, apply stain finish.

existing tile hanging, repair as required. assess condition of concrete parapets and affect repairs as needed, replace if necessary.

existing rain water drainage is to be utilised. ensure runs are free flowing, well maintained, and in good working order.

existing window is removed and replaced with new sealed double glazed unit with powder coated aluminium frames, BR & turn mechanism.

existing facing brickwork: remove mortar snots and remaining fixings, rectify poor pointing, cut out damaged bricks and replace with similar/salvaged masonry that is a close match in colour, size and texture. remove marks and graffiti etc clean and repoint.

existing opening blocked in, inner leaf blockwork, outer leaf in brickwork to match existing brickwork adjacent closely, cavity is partially filled with thermal insulation, leaving a minimum of 25mm open gap to the outer face.

lower masonry retaining structure forming planter, please refer to landscape architect's details.

existing door is replaced with new: double glazed with powder coated aluminium frames as elsewhere.

existing stairs are re-formed to provide access to the existing link at lower ground floor level, please refer to landscape architect's details.

new party wall between properties formed in 100x50mm vac-vac treated sw fitted at base and head to existing concrete structure. frames are spaced by a minimum of 50mm and fitted with 100mm thermal/acoustic to the inner frame. frames must remain un-attached from each other / from the masonry leaf. 2 layers of 12.5mm plasterboard face. use m<sub>2</sub> grade for the exposed layer. joints should be staggered and filled.

wall construction must achieve 1 hour fire resistance and achieve an acoustic sound reduction of 43db. plasterboard should have a minimum mass of 10kg/m<sup>2</sup>. insulation should be unfaced mineral wool with minimum density of 10Kg/m<sup>3</sup>. ADE wall type 4.1.

REV C03 07 Aug 2024 GM&G  
 Link is revised again. Upper terrace is extended across the full width of the link with floor levels below adjusted to accommodate an entrance to the link at lower ground floor level and a garden store adjacent. Existing double glazing to roof and flat roof and associated structures are removed to be upgraded, included an increased depth of insulation and double glazing to improve thermal performance. Brickwork on south elevation is reduced to allow full height windows. Existing timber frames are removed in preference for powder coated aluminium allowing wider panes of glass for an improved view from the home office. Structure to garden store and gravel altered from strip to piled foundations to reduce depth of excavations needed. Layout amended, floor levels are lowered, drainage reprofiled, revised wall build-up, approach to tanking changed and detailing are all altered to accommodate changes in structural approach.

REV C02 27 Feb 2024 GM&G  
 Various simplifications are implemented, including the omission of the contemporary new build link, with the existing link and adjacent landscaping returned to the proposals.

REV C01 28 Oct 2023 GM&G  
 Issue for construction.

REV K 05 May 2023 GM&G  
 More detailed information is provided defining various construction levels including FF<sub>1</sub>, top of finishes, top of screed etc. Adjustments are made to the level of the timber joist and ground floor build up to include thicker 18mm ply as part of the diaphragm floor.

REV J 30 Mar 2023 GM&G  
 NBS references updated and corrected. Additional refs are added to text to improve clarity.

REV H 08 Jan 2023 GM&G  
 Ground floor comparison is revised to include alternative under floor heating systems. Levels of principal steel beams are revised to accommodate deeper floor build up. Levels of joists are lowered to accommodate deeper floor build up. Updates are made for tender.

REV G 08 Sep 2022 GM&G  
 Scheme updated in general with numerous revisions and client requests. Updates are made for tender.

REV F 11 June 2021 GM&G  
 Drawing updated, notes added. Issued for tender.

REV E 14 May 2021 GM&G  
 Issued for tender.

REV D 18 Apr 2021 GM&G  
 Section redrawn to reflect Scheme 3 proposals. Adjustments are made to incorporate pre-application comments from Council and further amendments to suit client's preferences. Services and Structure are integrated into the sections, slight adjustment to GF level to match changes in the main house.

REV C 09 Sep 2020 GM&G  
 Adjustments made to 3 wall box overfill following confirmation of available sizes. Some co-ordination with structural engineer and adjustments made to levels of retaining wall and ground level, north elevation. notes for air handling behind paneled screen shown above. Cavity access panel and internal exp included.

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.

PROJECT  
**The Hood,**  
**17 Lyndhurst Gardens,**  
**Hamstead, London,**  
 Returning a Grant Victorian House To Private Domestic Accommodation  
**NWS SNU**

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

DRAWING  
**Section EE**  
**as Proposed**

SCALE 1:25 SHEET SIZE A0 DRAWN GM&G CHECKED DATE Oct 2019

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