

schema 4: revisions to scheme 3

- 42 linc. proposals for contemporary new build link and associated landscape to front and rear are omitted. revised scheme is simplified and reduced. amended design utilises the volume and structure of the existing building and retains existing masonry loadbearing 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 pane format allows an improved view of the garden from inside the office. revised proposals are naturally ventilated and more simply finished. linc. party wall with annex building is simplified and constructed in lightweight timber framing.
- 43 linc. upper terrace and external storage below reduced in size and simplified. external stair providing access to lower ground floor is named and existing structure is adapted to return to existing levels.
- 44 linc. external stair accessing link building is reduced in width and simplified.
- 45 main house: opening of former aperture into the link is returned to its original width to avoid clashing with existing services.
- 47 main house: ventilating ductwork to wc M0.07 is routed through the existing link roof structure to terminate out of site when viewed from window M1.016 (above).
- 48 main house: existing bay window, which was proposed for demolition in the previously approved scheme to accommodate the contemporary link, is returned to the application proposals external staircase leading to ground level of annex simplified and returned through 90 degrees.
- 49 annex: entire existing floor at ground level is removed and replaced with an open web structure to allow effective servicing of the building.
- 50 annex: additional demolition of internal walls. all internal walls are removed as a consequence of the removal of the floor at ground level.
- 51 annex: structural engineers structure is included.
- 52 main house: existing window, previously modified with modern double glazed powdercoated aluminium frames, is adapted to facilitate access 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 M3.W05 as a template, which is assumed to be the original arrangement of the original historic window. single glazed with leaded lights, all details to closely match M3.W05 adjacent.

north wall, proposals previously approved. please refer to 2023/2322/P and 2023/2539/L, approved 11/08/23

existing bay window is retained. existing timber window frames are repaired and refurbished as necessary. ensure all ironmongery is in good working order. presumed lines of existing sw drainage (marked ex sw) to be rationalised into the proposed drainage scheme. drainage survey to be extended to confirm condition. refurbish existing elevation as required. repoint brickwork as required and affect repairs. door and window are replaced to match new double glazed powdercoated aluminium frames elsewhere. existing landscape layout adjacent to the link south elevation is to be retained. external staircase provides access L1.G.D02 on the lower ground floor level, whilst access to L1.G.D0 can be gained adjacent to the bay window.

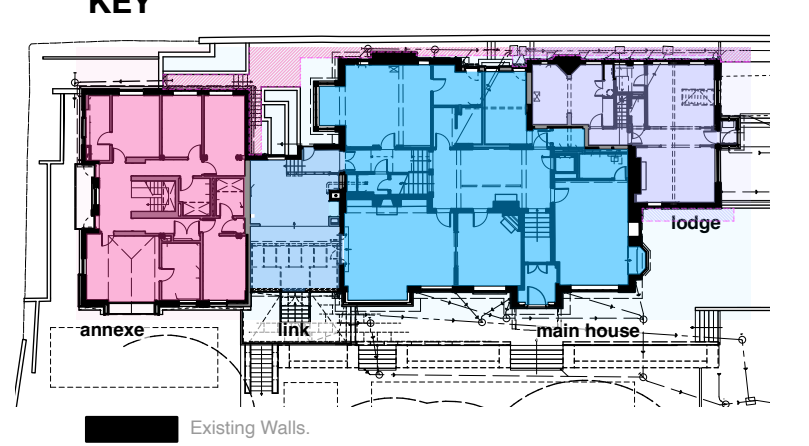
existing horseshoe structure is refurbished. existing timber frames and glazing to roof and wall are removed. brickwork dwarf wall is recycled to below floor level to allow full height windows on south elevation. remaining masonry is repaired and re-pointed as necessary, and new double glazing in wide format panes with powder coated aluminium frames are installed. bar and home office become heated spaces, utilising radiators at the rear and under floor heating in the home office. natural ventilation is provided via windows and automatically opening roof lights in the glass roof. existing ramp is removed, the floor across the bar area is brought to level & the floor to the home office is raised. new stair providing access to the link at lower ground floor and underneath the terrace. floating staircase with 38mm hill top yorkstone paving carried on powdercoated steel struts, formed from steel flats. soft landscaping extended in front of terrace structure.

existing drainage from the link is to be rationalised into the proposed drainage scheme. CCTV survey is to be extended to confirm condition of re-utilised sections of existing drainage (marked ex sw/ve foul). hill top yorkstone paving, 600x300x38mm, to match, lifted on adjustable pedestals. geometry of flat roof below encouraging surface water to outlet positions, minimum fall 1:50. glass guarding to edge of terrace with proprietary channel, hidden behind cut brick on edge capping.

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Errors, omissions and dismissions to architect.
 CHECK ALL DIMENSIONS ON SITE.
 DRAWINGS TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS.

Some drawings are being provided to relevant planning and fire departments and are assumed to accurately describe the existing buildings, services and external spaces.



- KEY**
- Existing Walls
 - New walls to be inserted
- Features**
- windows**
 - linc. bottom hung timber casement window
 - linc. top hung timber casement window
 - linc. side hung casement
 - linc. vertical sliding sash window
 - linc. fixed light timber window
 - linc. roof light (flat roof)
 - linc. velux style roof light (pitched roof)
 - linc. conservation style roof light (pitched roof)
 - linc. angled opening roof light (contemporary)
 - linc. ceiling hatch
 - linc. floor hatch
 - linc. sliding door
 - linc. sliding folding door
 - ventilation and flues**
 - linc. wall / roof mounted flue to gas boiler / gas fire. normal colour in black
 - linc. air brick wall terminal as extract to bathrooms, kitchens etc. annexe only. standard WL36 weather louvre, various sizes. in powder coated aluminium, colour to match backdrop
 - linc. air brick wall terminal as extract to bedrooms, kitchens etc. main house and lodge. 225x225mm baffle in fl and new vent with vertical slots in powder coated aluminium. colour is black
 - linc. as a/c, with function removed for greater ventilation rate
 - linc. in use existing terracotta airbrick
 - linc. low profile ventilated roof tile, colour and size matched to existing
 - linc. hooded ventilated roof tile, upper and size matched to existing
 - linc. ventilation stack, black
 - linc. ventilation stack, polished stainless steel
 - drainage services and landscape**
 - linc. existing manhole
 - linc. existing inspection chamber
 - linc. existing water service inspection chamber
 - FWIC 01**
 - linc. inspection chamber collecting but water drainage
 - linc. soil vent pipe lead underground to footer
 - linc. Waste pipe from washbasin/footer to full water drainage
 - linc. Rainwater pipe, gully and underground surface water drainage
 - linc. Rainwater hopper draining into
 - linc. Rainwater spout
 - linc. Rainwater outlet
 - mechanical: heating**
 - linc. electric boiler and wall mounted flue
 - linc. unvented cylinder
 - utilities**
 - linc. electricity meter, built in type where in external leaf of masonry
 - linc. gas meter, built in type where in external leaf of masonry. locate min 300mm away from flue
 - linc. gas meter, semi concealed type mounted on floor
 - linc. water meter positions in hotpath adjacent to gates

- REV L 02 Oct 2024 GMAG Small adjustments made to upper terrace and staircase leading to lower ground floor to agree with most up to date structural information. notes pertaining to curbs and aprons. applications are removed to improve clarity of the adjusted proposals.
- REV K 10 Jul 2024 GMAG Proposed link is revised again. South terrace deck is extended across the entire width of the link on G/F and entrance at G/F level is revised to accommodate head height. Gutter stone is provided under-terrace terrace. Existing glazed roof and flat roof are removed and replaced with 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 panes of glass.
- REV J 01 Dec 2023 GMAG Proposed scheme is simplified. Contemporary link is omitted and existing link structure is reintegrated into the proposals. Interface with Annex is adapted to accept the returning existing link.
- REV I 26 Oct 2023 GMAG Issues for construction.
- REV H 15 Sep 2022 GMAG 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 G 08 Jun 2022 GMAG Non material amendment application and minor material amendment planning applications are united into one consistent and unified scheme.
- REV F 09 Mar 2022 GMAG The previously approved scheme (scheme 2) is allowed to include a number of minor non material amendments. The amendments included mostly rationalise the alterations at Rev E.
- REV E 06 Sep 2021 GMAG The previously approved scheme (scheme 2) is allowed to include a number of minor non material amendments.
- REV D 15 Jan 2021 GMAG Planning Application further reviewed. In response to planning and conservation officers comments.
- REV B 10 Aug 2020 GMAG Revised Planning Application marked at Revision B.
- REV A 05 Dec 2019 GMAG 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
Ground Floor Layout as Proposed

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	A4	GMAG		May 2023

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JOB No	DRAWING No	REVISION
19013	1121	L
STATUS	PLANNING	