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REPORT ERRORS & OMISSIONS TO ARCHITECT
 CHECK ALL DIMENSIONS ON SITE
 DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

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

- KEY**
- Existing Walls
 - Walls to be demolished and removed
 - Areas to be demolished and removed

Features

windows

- btc bottom hung timber casement window
- thc top hung timber casement window
- shc side hung casement
- vsa vertical sliding sash timber window
- ft fixed light timber window
- rt right light roof
- wrt wrook style roof light (latched roof)
- h ceiling hatch
- hf floor hatch
- sd sliding door
- sfd sliding folding door

drainage services and landscape

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

FWIC 01

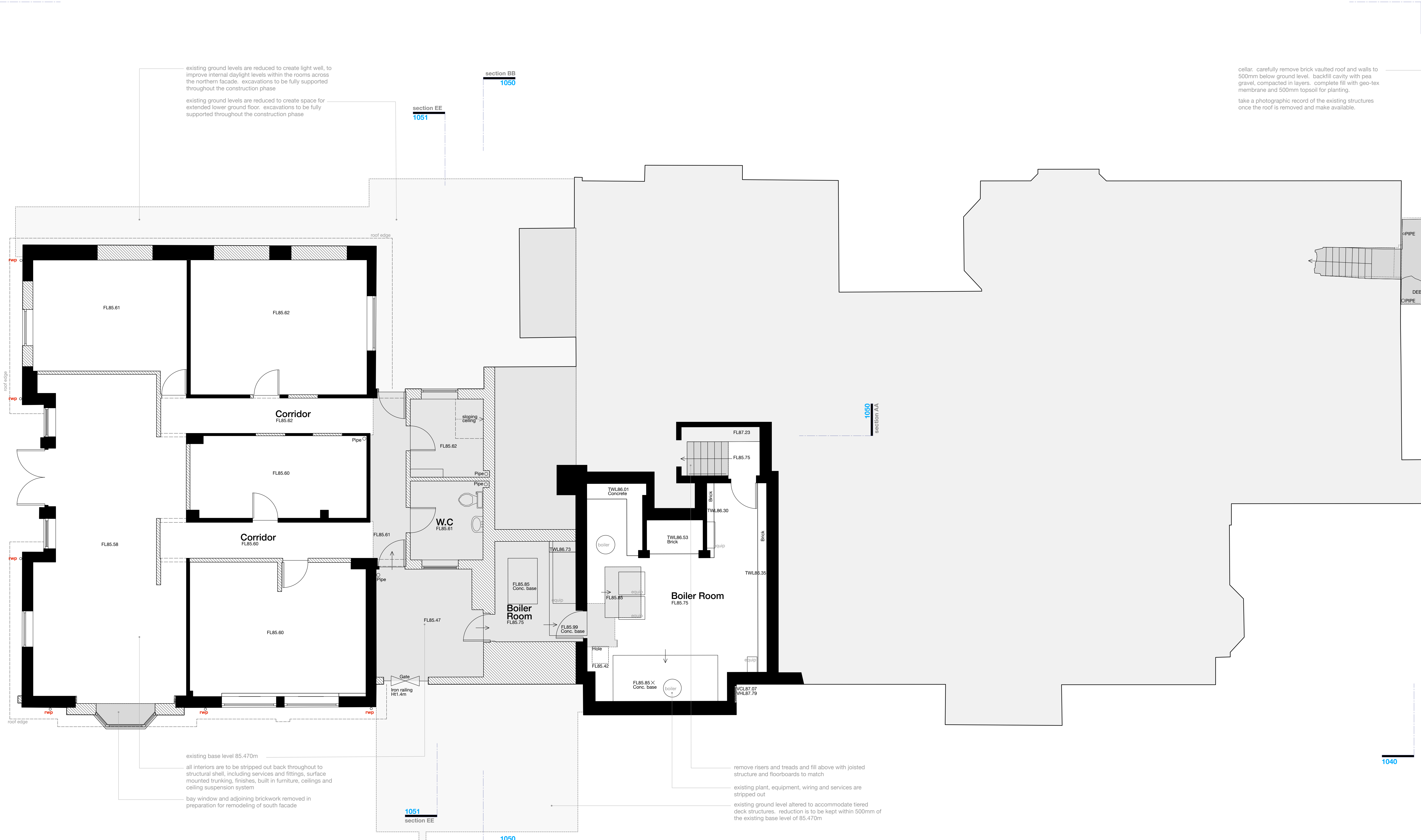
- Inspection chamber collecting foul water drainage
- Soil vent pipe and underground foul water drainage
- Rainwater pipe, gully and underground surface water drainage
- Rainwater hopper draining into rainwater tank
- Rainwater spout

mechanical heating

- gas fired boiler and wall mounted flue
- inverted cylinder

cellar: carefully remove brick vaulted roof and walls to 500mm below ground level. backfill cavity with pea gravel, compacted in layers. complete fill with geo-text membrane and 500mm topsoil for planting.
 take a photographic record of the existing structures once the roof is removed and make available.

existing ground levels are reduced to create light well, to improve internal daylight levels within the rooms across the northern facade. excavations to be fully supported throughout the construction phase
 existing ground levels are reduced to create space for extended lower ground floor. excavations to be fully supported throughout the construction phase



existing base level 85.470m
 all interiors are to be stripped out back throughout to structural shell, including services and fittings, surface mounted trunking, finishes, built in furniture, ceilings and ceiling suspension system
 bay window and adjoining brickwork removed in preparation for remodeling of south facade

remove risers and treads and fill above with jointed structure and floorboards to match
 existing plant, equipment, wiring and services are stripped out
 existing ground level altered to accommodate tiered deck structures. reduction is to be kept within 500mm of the existing base level of 85.470m

REV | DATE | DRN | | CHKD

PROJECT
The Hoo, 17 Lyndhurst Gardens, Hampstead, London
 Resiting 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 Existing

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	A0	GMG		Aug 2019

BOWKER SADLER ARCHITECTURE
 A: Hatherlow House, Hatherlow, Romley, Stockport SK6 3DY
 T: 0161 406 7333
 E: info@bowker-sadler.co.uk
 W: www.bowker-sadler.co.uk

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