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

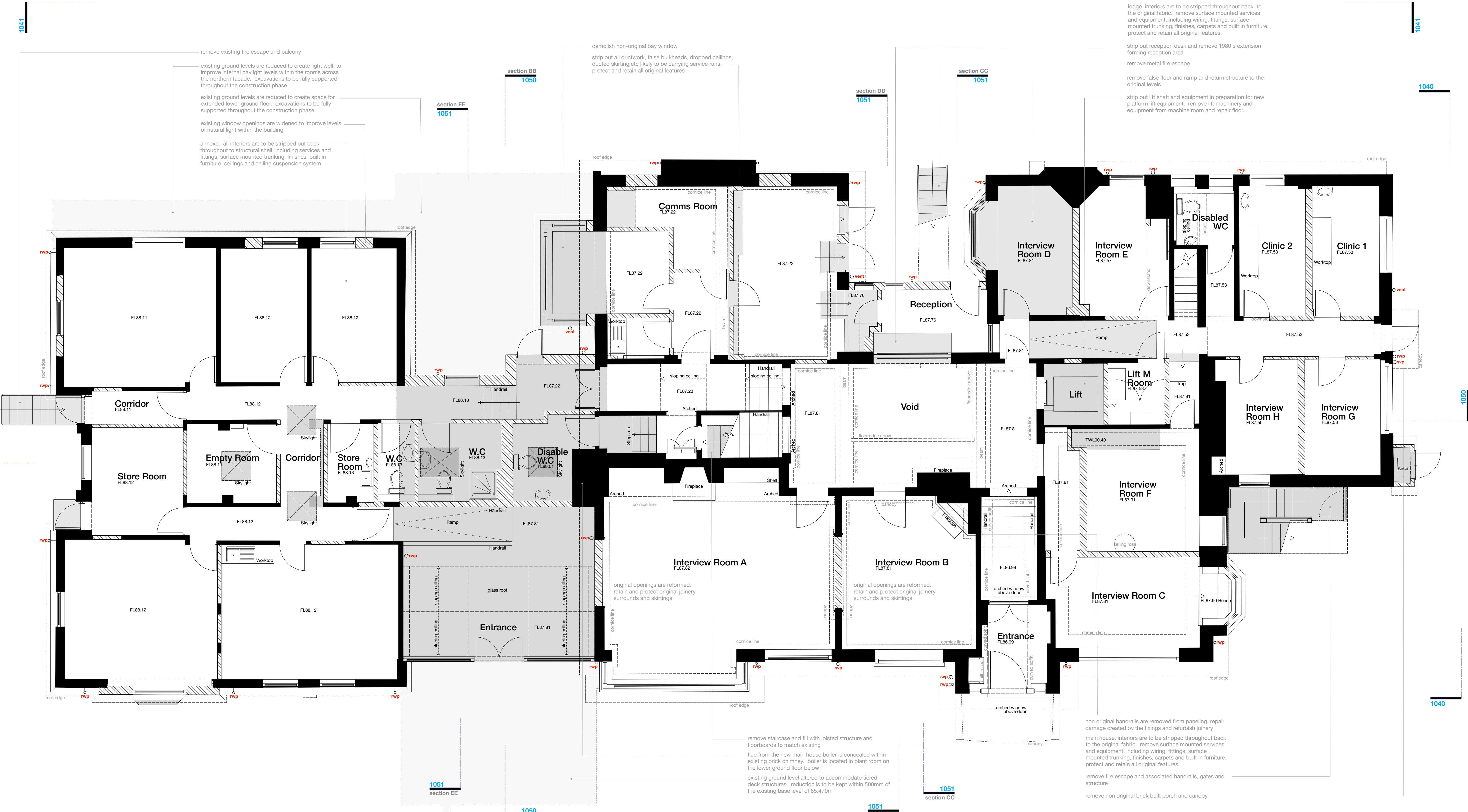
- KEY**
- Existing Walls
 - Walls to be demolished and removed
 - Areas to be demolished and removed

Features

- windows**
- bhc bottom hung timber casement window
 - lhc top hung timber casement window
 - shc side hung casement
 - vss vertical sliding sash timber window
 - tt fixed light timber window
 - rt roof light (flat roof)
 - vtl velux style roof light pitched 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
 - svp Soil vent pipe and underground foul water drainage
 - rwp Rainwater pipe, gully and underground surface water drainage
 - rwp-h Rainwater hopper draining into rainwater hopper
 - rw Rainwater outlet
- mechanical heating**
- gas fired boiler and wall mounted flue
 - inverted cylinder



remove existing fire escape and balcony

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 window openings are widened to improve levels of natural light within the building

annexe. 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

demolish non-original bay window

strip out all ductwork, false bulkheads, dropped ceilings, ducted skirting etc likely to be carrying service runs. protect and retain all original features

strip out reception desk and remove 1980's extension forming reception area

remove metal fire escape

remove false floor and ramp and return structure to the original levels

strip out lift shaft and equipment in preparation for new platform lift equipment. remove lift machinery and equipment from machine room and repair floor.

original openings are reformed, retain and protect original joinery surrounds and skirtings

original openings are reformed, retain and protect original joinery surrounds and skirtings

non original handrails are removed from paneling, repair damage created by the fixings and refurbish joinery

main house, interiors are to be stripped throughout back to the original fabric. remove surface mounted services and equipment, including wiring, fittings, surface mounted trunking, finishes, carpets and built in furniture, protect and retain all original features.

remove fire escape and associated handrails, gates and structure

remove non original brick built porch and canopy.

remove staircase and fill with joisted structure and floorboards to match existing

flue from the new main house boiler is concealed within existing brick chimney. boiler is located in plant room on the lower ground floor below

existing ground level altered to accommodate tiered deck structures. reduction is to be kept within 500mm of the existing base level of 65.470m

REV | DATE | DRN | CHKD

PROJECT
 The Hoop,
 17 Lyndhurst Gardens,
 Hampstead, London
 Restoring a Grand Victorian House to Private Domestic Accommodation,
 NW3 3NU

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

DRAWING
 Ground Floor Layout
 as Existing

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

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

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