

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

KEY

Features

windows

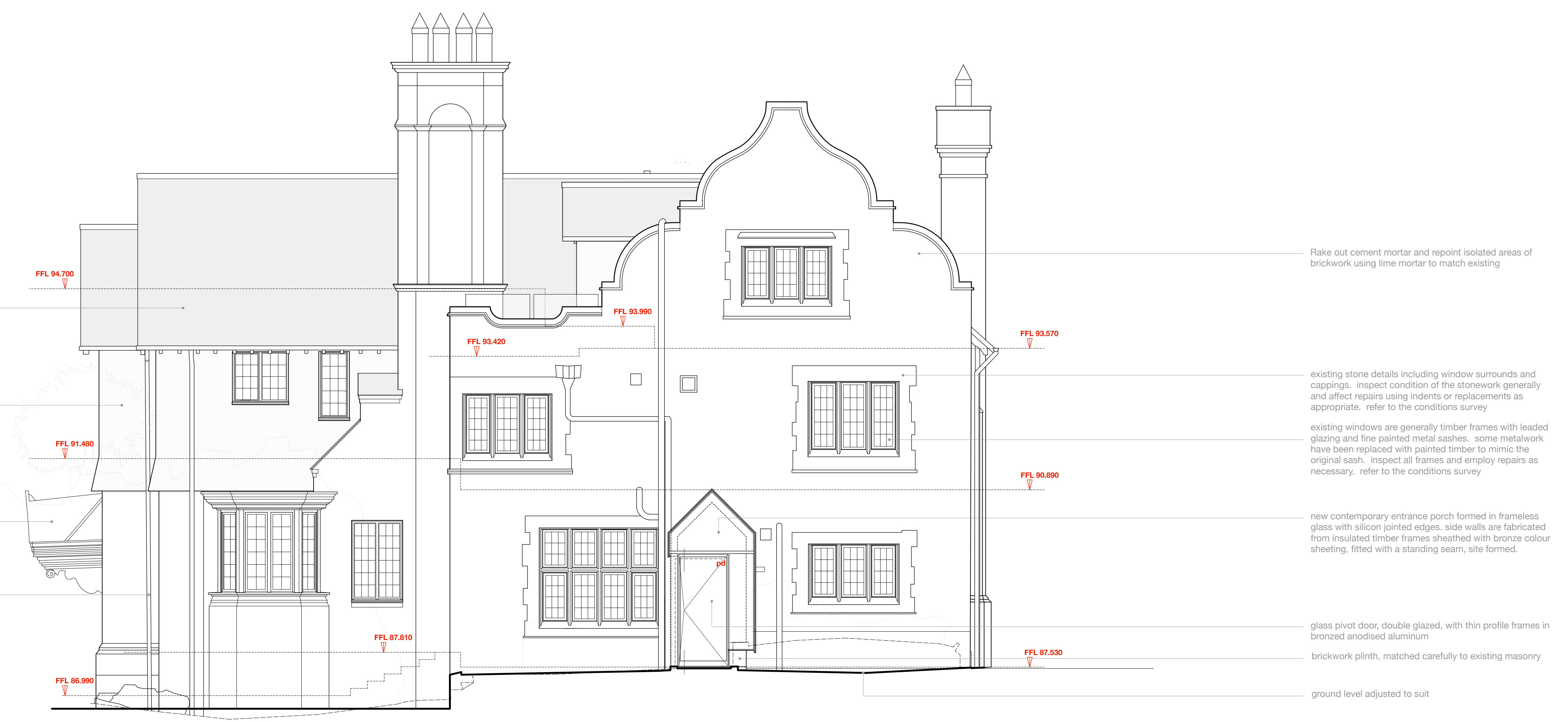
- bhc bottom hung casement window
- thc top hung casement window
- shc side hung casement window
- vsa vertical sliding sash window
- tl tile and lun window
- fl fixed light window
- rl roof light (flat roof)
- vtl value style roof light gabled roof
- h ceiling hatch
- sd sliding door
- pd pivot door
- f new wall / roof mounted flue to gas boiler / gas fire, terminal colour to powder coated bronze
- abx new extract terminal as air brick, such as nylon selenite, colour coded to suit brickwork
- fxx mushroom extract terminal for flat roof
- pxx fabricated lead pitched roof vent as extract terminal, such as provided by o'ten sheet lead fabricators Ltd

note: existing windows are generally timber frames with leaded glazing (single glazed) and fine painted metal sashes, some metalwork has been replaced with painted timber to mimic 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 bronze aluminium frame
 existing building fabric and structure, including roof, slip, masonry, windows, and rainwater goods are to be maintained and repaired/maintained where necessary. the conditions survey will form the basis from which the maintenance works will be scheduled and agreed.



Principal Elevation: South

DATUM 84.900



Principal Elevation: East

DATUM 84.900

REV	DATE	DRN	CHKD
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PROJECT
The Hoop, 17 Lyndhurst Gardens, Hampstead, London
 Resolving a Grand Victorian House to Private Domestic Accommodation, NW3 5NU

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

DRAWING
South and West Elevations as Proposed

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

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JOB No.	DRAWING No.	REVISION
19013	1140	A
STATUS	FOR PLANNING	