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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

Features

windows

- bhc bottom hung casement window
- thc top hung casement window
- shc side hung casement window
- vsc vertical sliding sash window
- tt tilt and turn window
- ft fixed light window
- rt roof light (flat roof)
- vtl velux style roof light pitched roof
- h ceiling hatch
- sd sliding door
- pd pivot door
- f new wall / roof mounted flue to gas boiler / gas fire, terminal colour is powder coated bronze
- abx new extract terminal as air brick, such as ignore materials, 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 c/oven sheet lead fabricator etc

note: existing windows are generally timber frame with leaded glazing (single glazed) and fine painted metal sashes, some metalwork has been replaced with painted timber to match 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, brick, masonry, windows, and hardware goods are to be maintained and repaired/reinstated where necessary, the conditions survey will form the basis from which the maintenance works will be scheduled and agreed.



Principal Elevation: North

DATUM 84.000



Principal Elevation: West

DATUM 84.000

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

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

DRAWING
North and West Elevations
as Proposed

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

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DWG No.	DRAWING No.	REVISION
19013	1141	A
STATUS	FOR PLANNING	