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 DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

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

- KEY**
- Areas to be demolished and removed
- Features**
- windows**
- bhc bottom hung timber casement window
  - thc top hung timber casement window
  - shc side hung casement
  - vsa vertical sliding sash timber window
  - tt tilt and turn window
  - tl fixed light timber window
  - rt roof light flat roof
  - vtl vitex style roof light pitched roof
  - h ceiling hatch
  - sd skirting door
  - pd pivot door
  - r wall / roof mounted flue to gas boiler / gas fire, terminal colour to black
  - aba extract terminal as air brick, such as rylone
  - rsrmb, colour coated to suit brickwork
  - mxm maximum extract terminal for flat roof
  - prx fabricated lead pitched roof vent as extract terminal, such as provided by o/bren sheet lead fabrications ltd

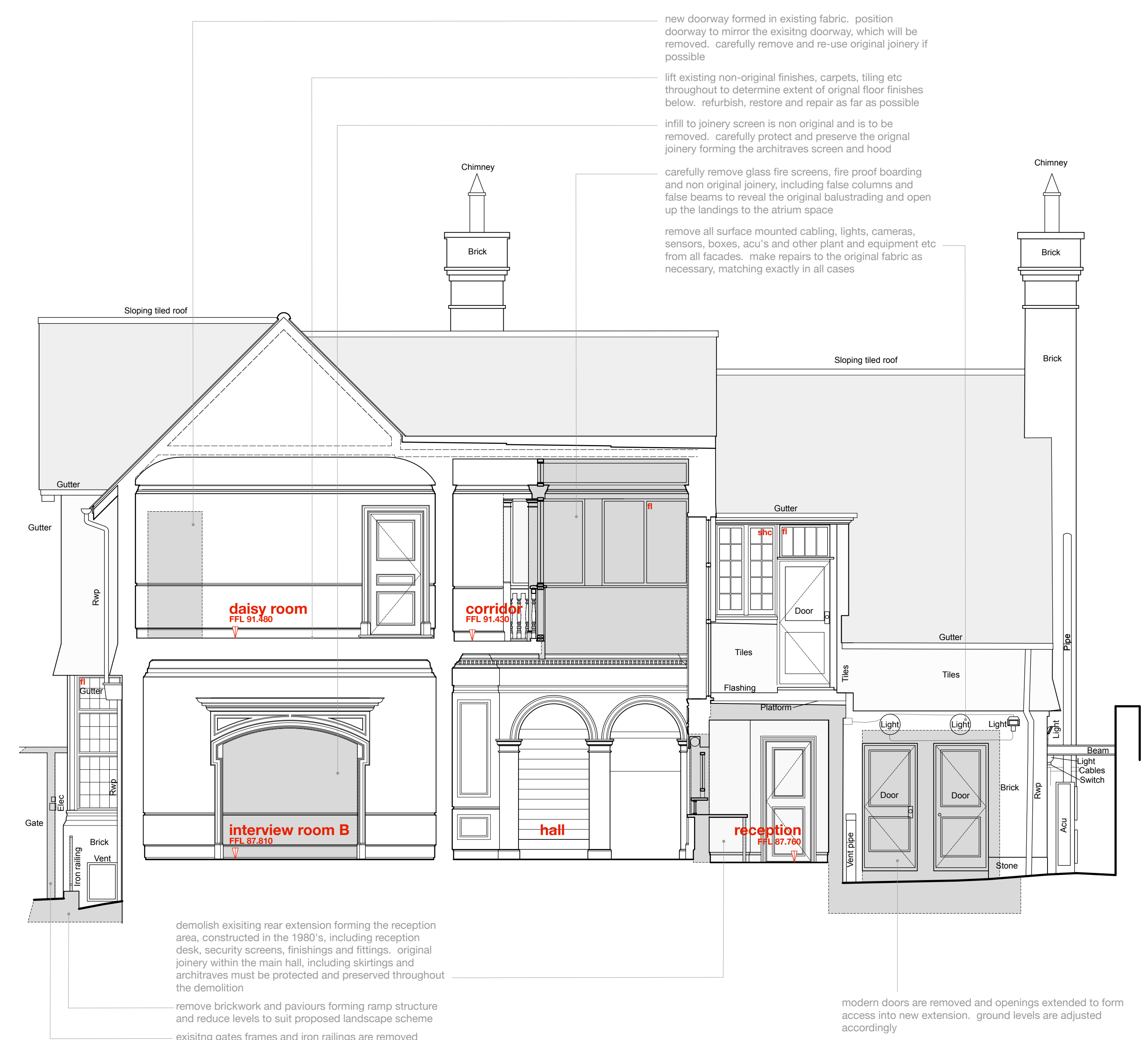
remove all surface mounted cabling, lights, cameras, sensors, boxes, acu's and other plant and equipment etc from all facades. make repairs to the original fabric as necessary, matching exactly in all cases



new doorway formed from existing opening. carefully remove brickwork including brick specials. clean, store and re-use for patching elsewhere, in particular where visible from the public realm  
 carefully remove glass fire screens, fire proof boarding and non original joinery, including false columns and false beams to reveal the original balustrading and open up the landings to the atrium space  
 canopy over the main entrance. carefully reveal former layers of paint to determine the composition and colour of the original decoration. strip heavy over-painting and repaint to approved specification

strip out lift shaft and equipment in preparation for new platform lift. remove lift car, fixings, machinery and equipment from machine room and repair floor.  
 demolish existing rear extension forming the reception area, constructed in the 1980's, including reception desk, security screens, finishings and fittings. original joinery within the main hall, including skirtings and architraves must be protected and preserved throughout the demolition  
 bay window is removed. brickwork including brick specials are carefully removed. clean, store and re-use for patching elsewhere, in particular where visible from the public realm

Section CC: West



new doorway formed in existing fabric. position doorway to mirror the existing doorway, which will be removed. carefully remove and re-use original joinery if possible  
 lift existing non-original finishes, carpets, tiling etc throughout to determine extent of original floor finishes below. refurbish, restore and repair as far as possible  
 infill to joinery screen is non original and is to be removed. carefully protect and preserve the original joinery forming the architraves screen and hood  
 carefully remove glass fire screens, fire proof boarding and non original joinery, including false columns and false beams to reveal the original balustrading and open up the landings to the atrium space  
 remove all surface mounted cabling, lights, cameras, sensors, boxes, acu's and other plant and equipment etc from all facades. make repairs to the original fabric as necessary, matching exactly in all cases

demolish existing rear extension forming the reception area, constructed in the 1980's, including reception desk, security screens, finishings and fittings. original joinery within the main hall, including skirtings and architraves must be protected and preserved throughout the demolition  
 remove brickwork and pavours forming ramp structure and reduce levels to suit proposed landscape scheme  
 existing gates frames and iron railings are removed

modern doors are removed and openings extended to form access into new extension. ground levels are adjusted accordingly

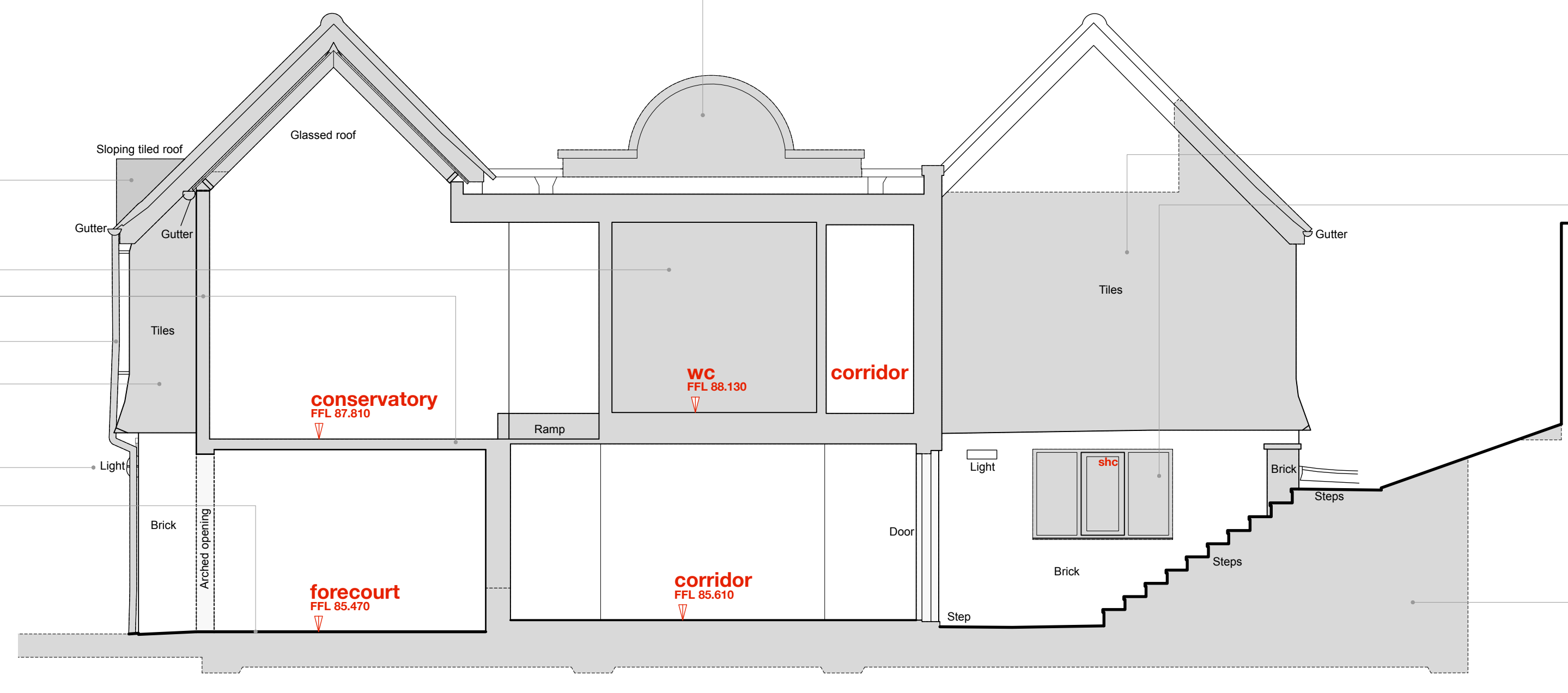
Section DD: East  
 DATUM 84.00

feature gable is removed. carefully take down brickwork, reserving sufficient masonry for patching brickwork elsewhere as necessary

remove structures forming small existing dormer windows

existing annexe building is significantly remodelled  
 demolish existing link building and adjust levels in preparation for proposed linking structure  
 remove plastic rainwater goods  
 roof and wall tiling, flashings etc are to be stripped in preparation for re-cladding in sheet metal. see proposed elevations dwg 1140 and 1141

remove all surface mounted cabling, lights, cameras, sensors, boxes, acu's and other plant and equipment etc from all facades. make repairs to the original fabric as necessary, matching exactly in all cases  
 lowest point of existing construction. all proposed excavations are restricted to within 500mm below this level



remove existing tiling and roof joinery and prepare surfaces to receive new glass link. reserve sufficient tiling for patching elsewhere  
 fill existing opening with insulated masonry panels

take measures as prescribed by the structural engineer to ensure that existing boundary wall remains stable throughout demolitions, the reduction of ground levels and throughout the construction period

ground levels are reduced to accommodate the new linking building especially at lower ground level. reduction of ground level is to be kept within 500mm of the lowest part of the existing construction

Section EE: East  
 DATUM 84.00

REV | DATE | DRN | CHKD

PROJECT  
**The Hoo, 17 Lyndhurst Gardens, Hampstead, London**  
 Residential Grand Victorian House To Private Domestic Accommodation NW3 5NU

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

DRAWING  
**Sections CC-EE as Existing**

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

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JOB No.	DRAWING No.	REVISION
19013	1051	A

STATUS: FOR PLANNING