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

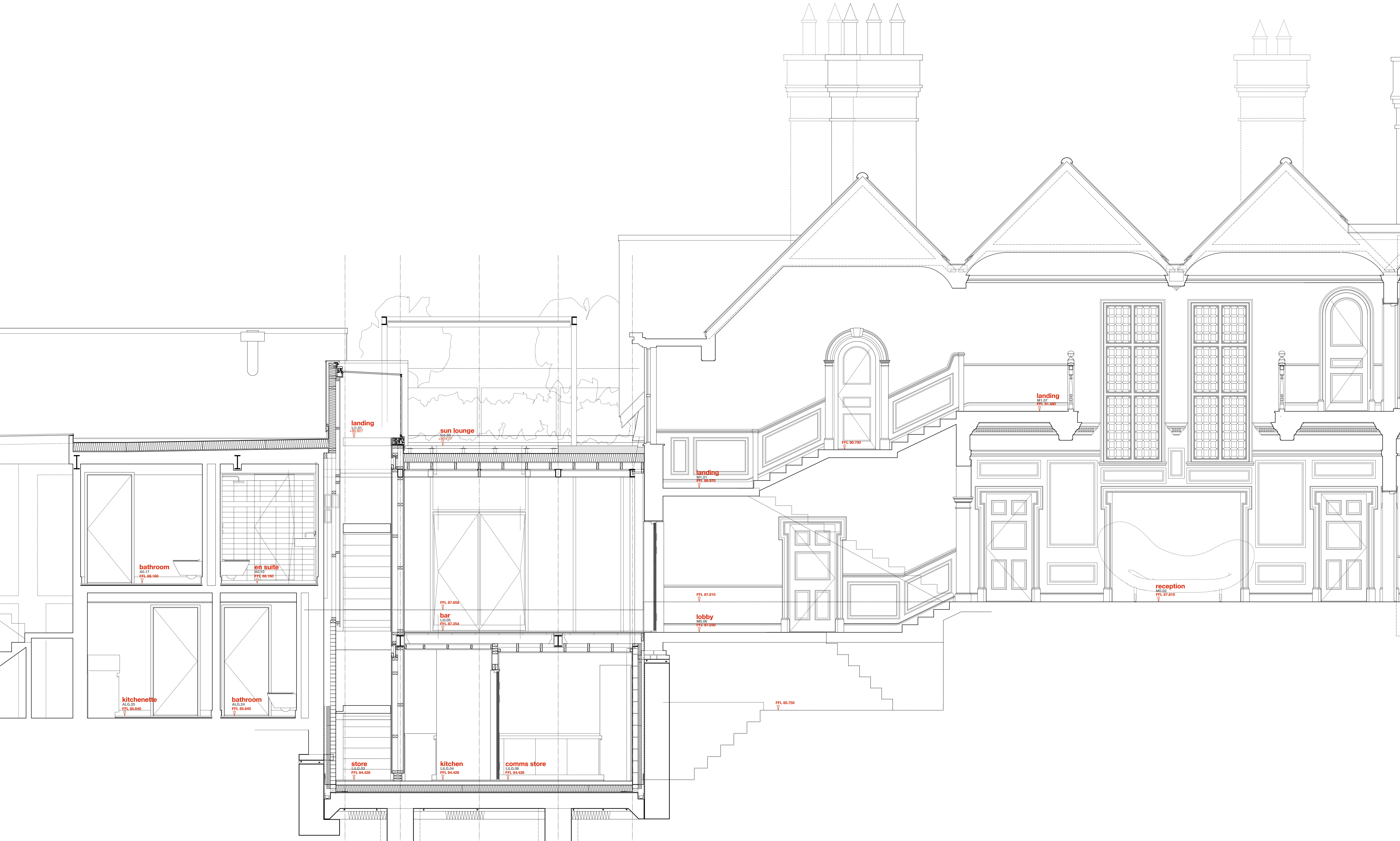
KEY

Windows

- bhc bottom hung casement window
- thc top hung casement window
- shc side hung casement window
- vsc vertical sliding sash window
- tl tilt and turn window
- fl fixed light window
- rl roof light (flat roof)
- vrl valux style roof light (glazed 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 nylon polimark, colour coded to suit backdrop
- fx mushroom extract terminal for flat roof
- prx fabricated lead pitched roof vent as extract terminal, such as provided by a/breen speed lead fabrications ltd

note: existing windows are generally timber frames with leaded glazing (single glazed and fire painted metal panes, 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 screen will be replaced by low profile double glazed units with an anodised bronze aluminium frame.

Existing building fabric and structure, including roofs, tiling, masonry, masonry and plasterwork are to be maintained and repaired/instilled where necessary. The conditions survey will form the base from which the maintenance works will be scheduled and agreed.



Section AA West

DATUM RL 0.00

REV	DATE	DRN	CHKD
PROJECT The Hoo, 17 Lyndhurst Gardens, Hampstead, London Refurbish & Grand Victorian House to Private Domestic Accommodation NW3 SNU			
CLIENT Mr and Mrs Yu REPRESENTED BY JAGA Developments (London)			
DRAWING Section AA as Proposed			
SCALE	SHEET SIZE	DRAWN	CHECKED
1:25	A0	GM:G	
DATE		Oct 2019	

BOWKER SADLER ARCHITECTURE
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 E: info@bowker-sadler.co.uk
 W: www.bowker-sadler.co.uk

JOB No	DRAWING No	REVISION
19013	3601	B
STATUS		
WORK IN PROGRESS FOR PLANNING		

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KEY

Features

- windows**
- bhc bottom hung casement window
 - thc top hung casement window
 - shc side hung casement window
 - vs vertical sliding sash window
 - tt tt and turn window
 - fl fixed light window
 - fl roof light (flat roof)
 - vl valis 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 as powder coated bronze
 - abx new extract terminal as air brick, such as rylene external, colour coded to suit brickwork
 - fx mushroom extract terminal for fat roof
 - prx fabricated lead pitched roof vent as extract terminal, such as provided by o'trian sheet lead flashings kit

note: existing windows are generally timber frames with leaded glazing (single glazed) and fire 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 paired timber frames, there are a pair of painted metal frame windows on the north elevation.
 the timber casement windows found on the arrows will be replaced by low profile double glazed units with an angled bronze glazing frame.
 Existing building fabric and structure, including roofs, tiling, masonry, windows, and plasterwork goods are to be maintained and repaired/replaced where necessary. the conditions survey will form the basis from which the maintenance works will be scheduled and agreed.



REV	DATE	DRN	CRKD
PROJECT			
The Hoo, 17 Lyndhurst Gardens, Hampstead, London			
Returning a Grand Victorian House to Private Domestic Accommodation NW3 SNU			
CLIENT			
Mr and Mrs Yu			
REPRESENTED BY			
JAGA Developments (London)			
DRAWING			
Sections BB as Proposed			
SCALE	SHEET SIZE	DRAWN	CHECKED
1:25	A0	GM:G	
DATE		DATE	
Oct 2019		Oct 2019	

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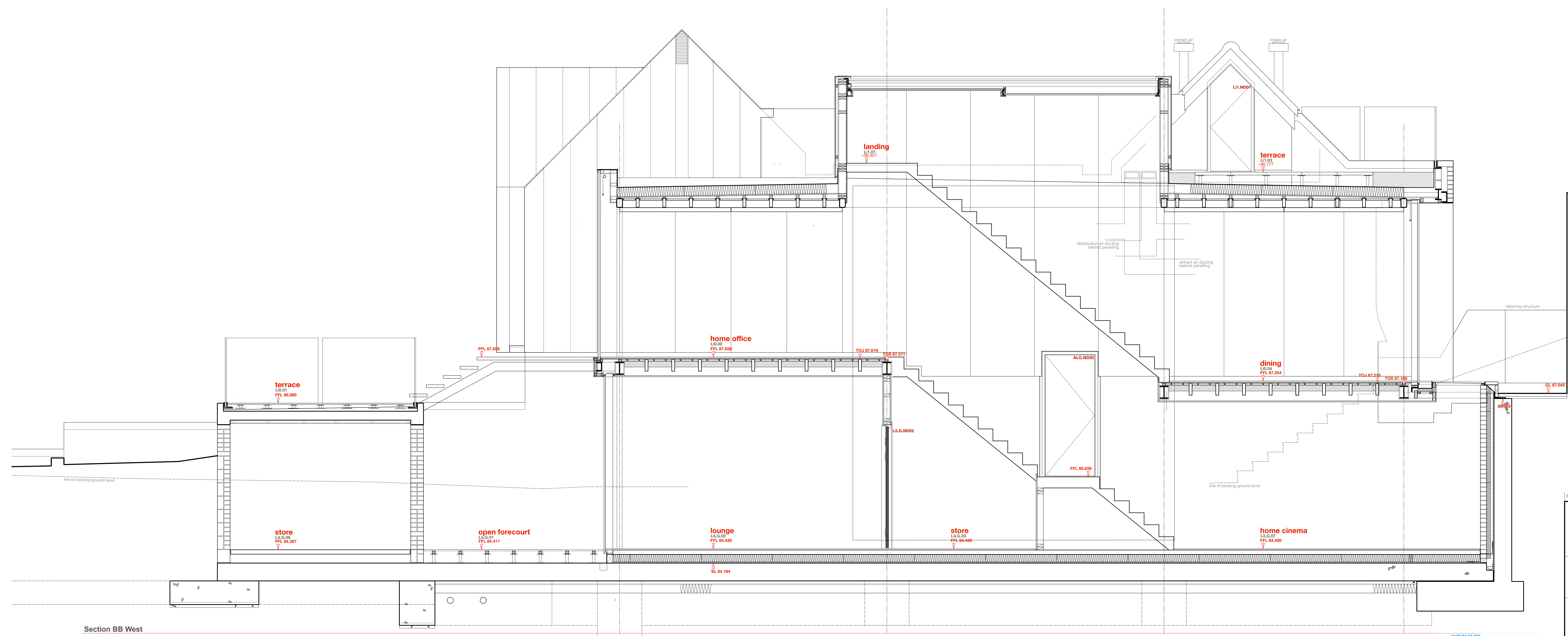
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 - vs vertical sliding sash window
 - tt tt and turn window
 - f fixed light window
 - fl roof light (flat roof)
 - vl valux style roof light (gabled roof)
 - h ceiling hatch
 - sd sliding door
 - pd pivot door
 - r new wall / roof mounted flue to gas boiler / gas fire, terminal colour as powder coated bronze
 - abx new extract terminal as air brick, such as rylene external, colour coded to suit brickwork
 - fx mushroom extract terminal for fat roof
 - prx fabricated lead pitched roof vent as extract terminal, such as provided by o'Brien sheet lead transoms Ltd

note: existing windows are generally timber frames with leaded glazing (single glazed) and fire 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 paired timber frames. there are a pair of painted metal frame windows on the north elevation.
 the timber casement windows found on the arrows will be replaced by low profile double glazed units with an applied bronze glazing frame.
 Existing building fabric and structure, including roofs, tiling, masonry, windows, and plasterwork 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.



Section BB West

REV	DATE	DRN	CHKD
PROJECT			
The Hoo, 17 Lyndhurst Gardens, Hampstead, London			
Returning a Grand Victorian House to Private Domestic Accommodation NW3 5NU			
CLIENT			
Mr and Mrs Yu REPRESENTED BY JAGA Developments (London)			
DRAWING			
Section EE as Proposed			
SCALE	SHEET SIZE	DRAWN	CHECKED
1:25	A0	GM:G	
			DATE
			Oct 2019

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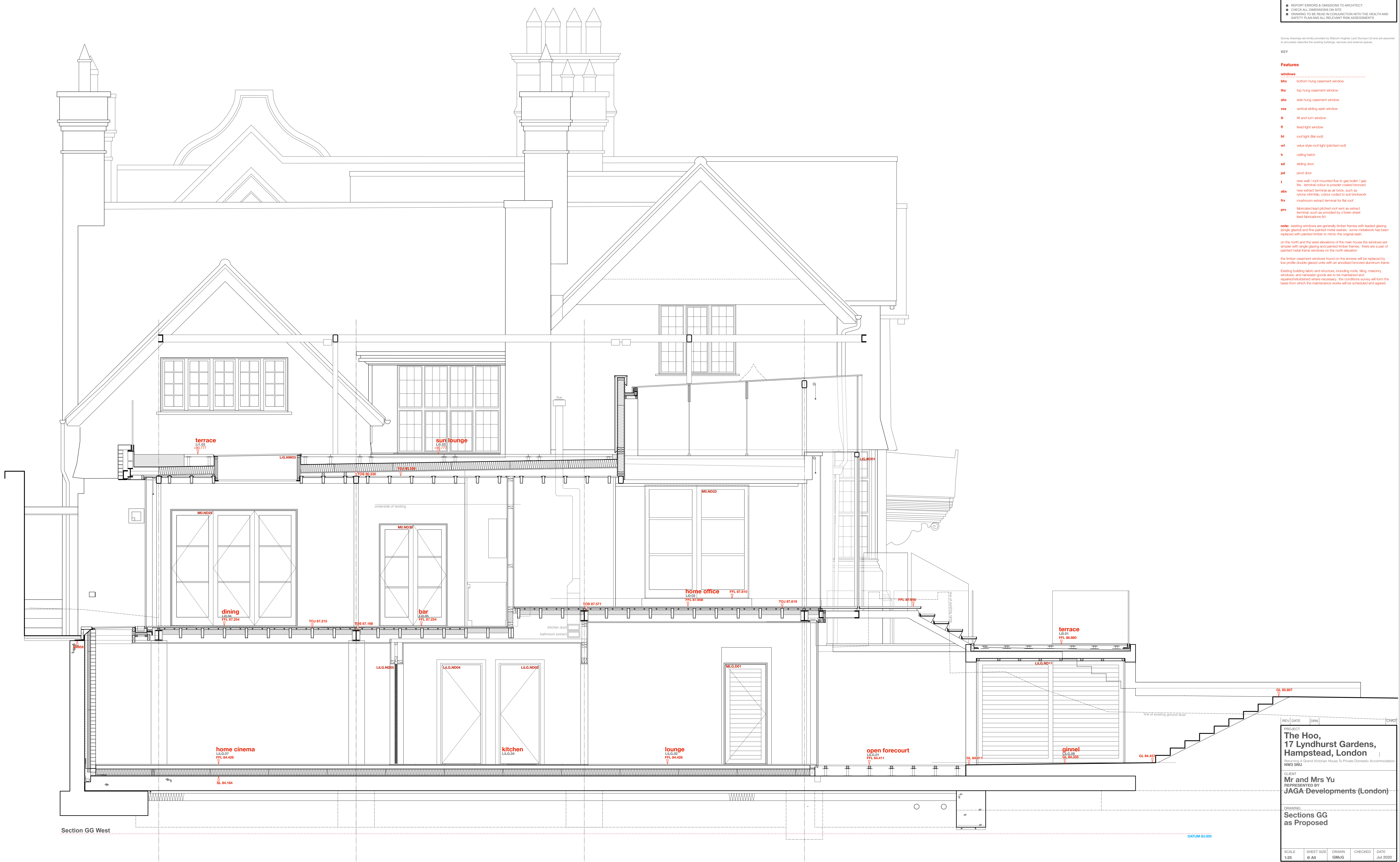
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 - h ceiling hatch
 - sd sliding door
 - pd pivot door
 - r new wall / roof mounted flue to gas boiler / gas fire, terminal colour as powder coated bronze
 - abx new extract terminal as air brick, such as rylene external, colour coded to suit brickwork
 - fx mushroom extract terminal for flat roof
 - prx fabricated lead pitched roof vent as extract terminal, such as provided by o'tran sheet lead flashings kit

note: existing windows are generally timber frames with leaded glazing (single glazed) and fire 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 paired timber frames. there are a pair of painted metal frame windows on the north elevation.
 the timber casement windows found on the arrows will be replaced by low profile double glazed units with an exposed bronze aluminium frame.
 Existing building fabric and structure, including roofs, tiling, masonry, windows, and rainwater goods are to be maintained and repaired/retained where necessary. the conditions survey will form the basis from which the maintenance works will be scheduled and agreed.



REV	DATE	DRN	CHKD

PROJECT
The Hoo,
 17 Lyndhurst Gardens,
 Hampstead, London
 Returning a Grand Victorian House to Private Domestic Accommodation
 NW3 5NU

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

DRAWING
Sections GG
 as Proposed

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:25	A0	GM:G		Jul 2020

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