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Survey drawings are kindly provided by Matorn 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
- thc top hung timber casement window
- shc side hung casement
- vss vertical sliding sash timber window
- fl fixed light timber window
- rt roof light (flat roof)
- vrt valus style roof light (pitched roof)
- crt conservation style roof light (pitched roof)
- h ceiling hatch
- hf floor hatch
- sd sliding door
- sld sliding folding door

drainage services and landscape

- mh Existing manhole
- lc Existing inspection chamber
- wlc Existing water service inspection chamber

FWIC 01

- inspection chamber collecting foul water drainage
- syp 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
- sp Rainwater spout

mechanical heating

- gas fired boiler and wall mounted flue
- unvented cylinder

scheme 2 further revisions

- 20 underground cellar is retained and stabilised as directed by the structural engineer and as appropriate and incorporated into the design
- 21 staircase is reinstated and repaired as necessary, staircase will be accessed via a floor hatch above
- 22 area of ground to be remodelled is significantly reduced, submerged terrace structure is reduced with the south face moving 1462mm to the north

REV C 15 Jan 2021 GMcG
Planning Application further revised, see notes above
REV B 10 Aug 2020 GMcG
Revised Planning Application marked at Revision B
REV A 05 Dec 2019 GMcG
Original Planning Application marked at Revision A

PROJECT
The Hoo: Scheme 2
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:
Lower Ground Floor Layout
as Existing

SCALE SHEET SIZE DRAWN CHECKED DATE
1:50 @ A0 GMcG May 2020

BOWKER SADLER ARCHITECTURE

A: Hatherlow House, Hatherlow, Romley, Stockport SK6 3DY
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JOB No: 19013 DRAWING No: 1020 REVISION: C

STATUS: FOR PLANNING

Investigate the structural condition of the cellar. take a photographic record and make available.

cellar is to be preserved. undertake work as detailed by the structural engineer and agreed by the conservation officer to stabilise the floor, walls and in particular the vault. take all reasonable measures to protect the integrity of the structure throughout the building works.

existing ground levels are reduced to create space for extended lower ground floor. excavations to be fully supported throughout the construction phase

existing ground levels are reduced to create a light well, to improve internal daylight levels within the rooms on the north east corner. excavations to be fully supported throughout the construction phase

remove risers and treads and fill above with joisted structure and floorboards to match
existing plant, equipment, wiring and services are stripped out
existing ground level altered to accommodate submerged structure.

existing base level 85.470m
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
bay window and adjoining brickwork removed in preparation for remodeling of south facade



Survey drawings are kindly provided by Malcom 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
thc top hung timber casement window
shc side hung casement
vss vertical sliding sash timber window
fl fixed light timber window
fri roof light (flat roof)
vrl valus style roof light (pitched roof)
ori conservation style roof light gabled roof
h ceiling hatch
hf floor hatch
sd sliding door
sld sliding folding door
- drainage services and landscape**
mh Existing manhole
lc Existing inspection chamber
wic Existing water service inspection chamber
FWIC 01 inspection chamber collecting foul water drainage
snp 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
sp Rainwater spout
mechanical: heating
gas fire boiler and wall mounted flue
unvented cylinder
FWIC 06

- scheme 2 further revisions**
20 Existing canopy is retained.
21 non original sign removed from principal facade, change re-located to north elevation
22 length of retained original walls are increased, openings are reduced in width and height.
23 section of floor is opened to reveal original stairs leading to underground cellar
24 length of ribs are increased to retain more original fabric and height of opening is reduced
25 area of ground to be remodelled is significantly reduced. submerged terrace structure is reduced with the south face moving 1400mm to the north



REV C 15 Jan 2021 GMcG
Planning Application further revised, see notes above
REV B 10 Aug 2020 GMcG
Revised Planning Application marked at Revision B
REV A 05 Dec 2019 GMcG
Original Planning Application marked at Revision A

PROJECT
The Hoo, Scheme 2
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
Ground Floor Layout
as Existing

SCALE SHEET SIZE DRAWN CHECKED DATE
1:50 @ A0 GMcG May 2020

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JOB No 19013 DRAWING No 1021 REVISION C
STATUS FOR PLANNING

Survey drawings are kindly provided by Mutton Hughes Lord 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
- thc top hung timber casement window
- shc side hung casement
- vsa vertical sliding sash timber window
- fl fixed light timber window
- rt roof light (flat roof)
- vrt velux style roof light (pitched roof)
- crf conservation 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
- lc Existing inspection chamber
- wlc Existing water service inspection chamber

FWIC 01

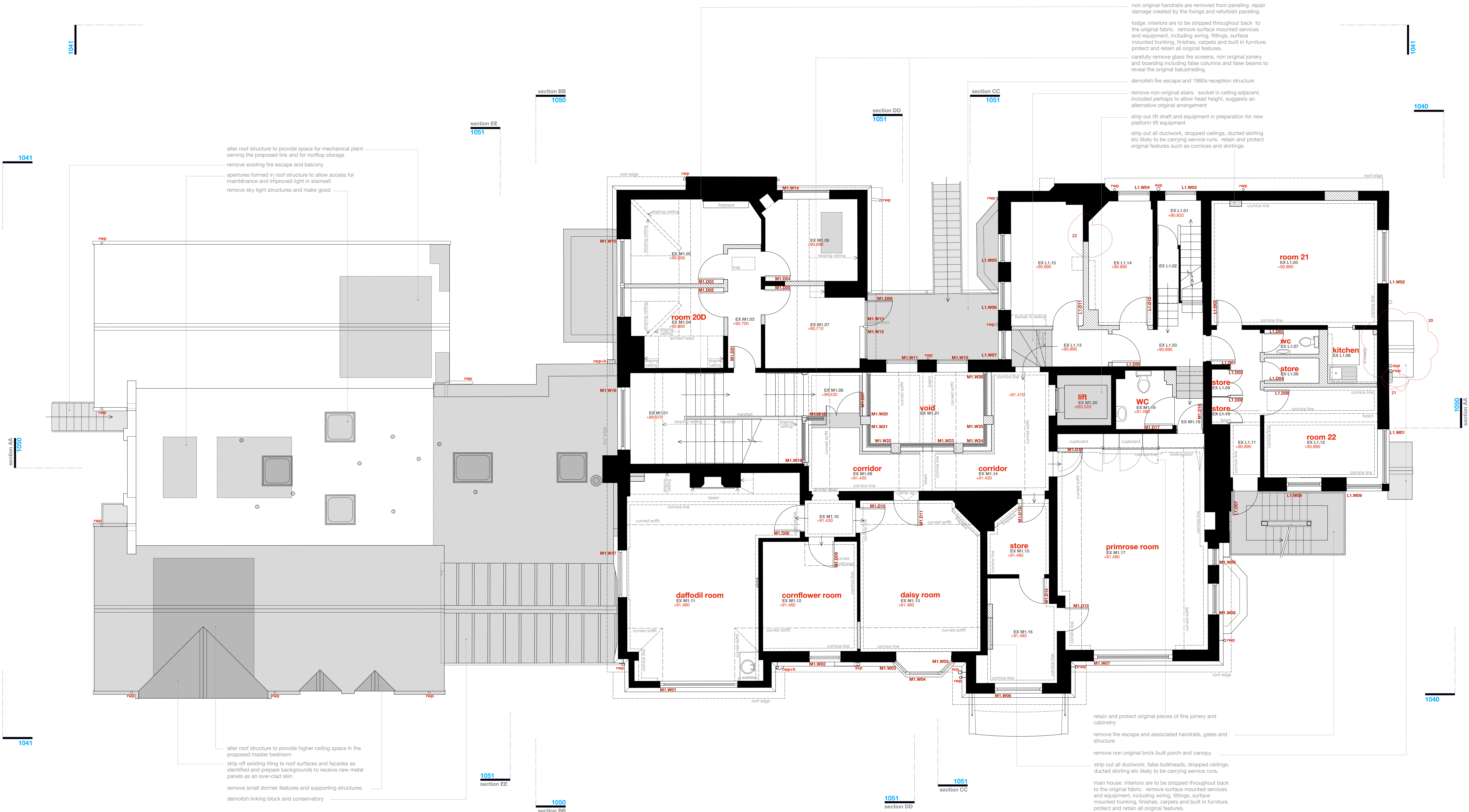
- inspection chamber collecting foul water drainage
- swp Soil vent pipe and underground foul water drainage
- rwp Rainwater pipe, gully and underground surface water drainage
- rwp+h Rainwater hopper draining into rainwater hopper
- sp Rainwater spout

mechanical: heating

- gas fired boiler and wall mounted flue
- unvented cylinder

scheme 2 further revisions

- 20 existing canopy is retained.
- 21 non original esp removed from principal facade, drainage re-routed to north elevation
- 22 length of the retained original structure is increased and height of opening is decreased to retain more of the original building fabric.



REV C	15 Jan 2021	GM/GC	Planning Application further revised, see notes above
REV B	10 Aug 2020	GM/GC	Revised Planning Application marked at Revision B
REV A	05 Dec 2019	GM/GC	Original Planning Application marked at Revision A

REV	DATE	DRN			CHKD
PROJECT					
The Hoo: Scheme 2 17 Lyndhurst Gardens, Hampstead, London					
Returning a Grand Victorian House to Private Domestic Accommodation NW3 3NU					
CLIENT					
Mr and Mrs Yu REPRESENTED BY JAGA Developments (London)					
DRAWING					
First Floor Layout as Existing					
SCALE	SHEET SIZE	DRAWN	CHECKED	DATE	
1:50	A0	GM/GC		May 2020	
BOWKER SADLER ARCHITECTURE					
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JOB No	DRAWING No		REVISION		
19013	1022		C		
STATUS					
FOR PLANNING					

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- KEY
- Existing Walls
 - Walls to be demolished and removed
 - 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
- fl fixed light timber window
- rl roof light (flat roof)
- vrl velux style roof light (pitched roof)
- crf conservation 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

- icw inspection chamber collecting foul water drainage
- syp 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
- sp Rainwater spout

mechanical: heating

- gas fired boiler and wall mounted flue
- unvented cylinder

scheme 2 further revisions

- 20 proposed porch removed and existing canopy is retained.
- 21 non original sign removed from principal facade, drainage re-routed to north elevation
- 22 original survey drawing (previously submitted) was crude and imprecise. drawing has been updated to show the existing condition more accurately in a series of connecting roof voids

REV C 15 Jan 2021 GMcG
Planning Application further revised, see notes above
REV B 10 Aug 2020 GMcG
Revised Planning Application marked at Revision B
REV A 05 Dec 2019 GMcG
Original Planning Application marked at Revision A

PROJECT

The Hoo, Scheme 2
17 Lyndhurst Gardens,
Hampstead, London
Returning a Grand Victorian House to Private Domestic Accommodation
NW3 3NU

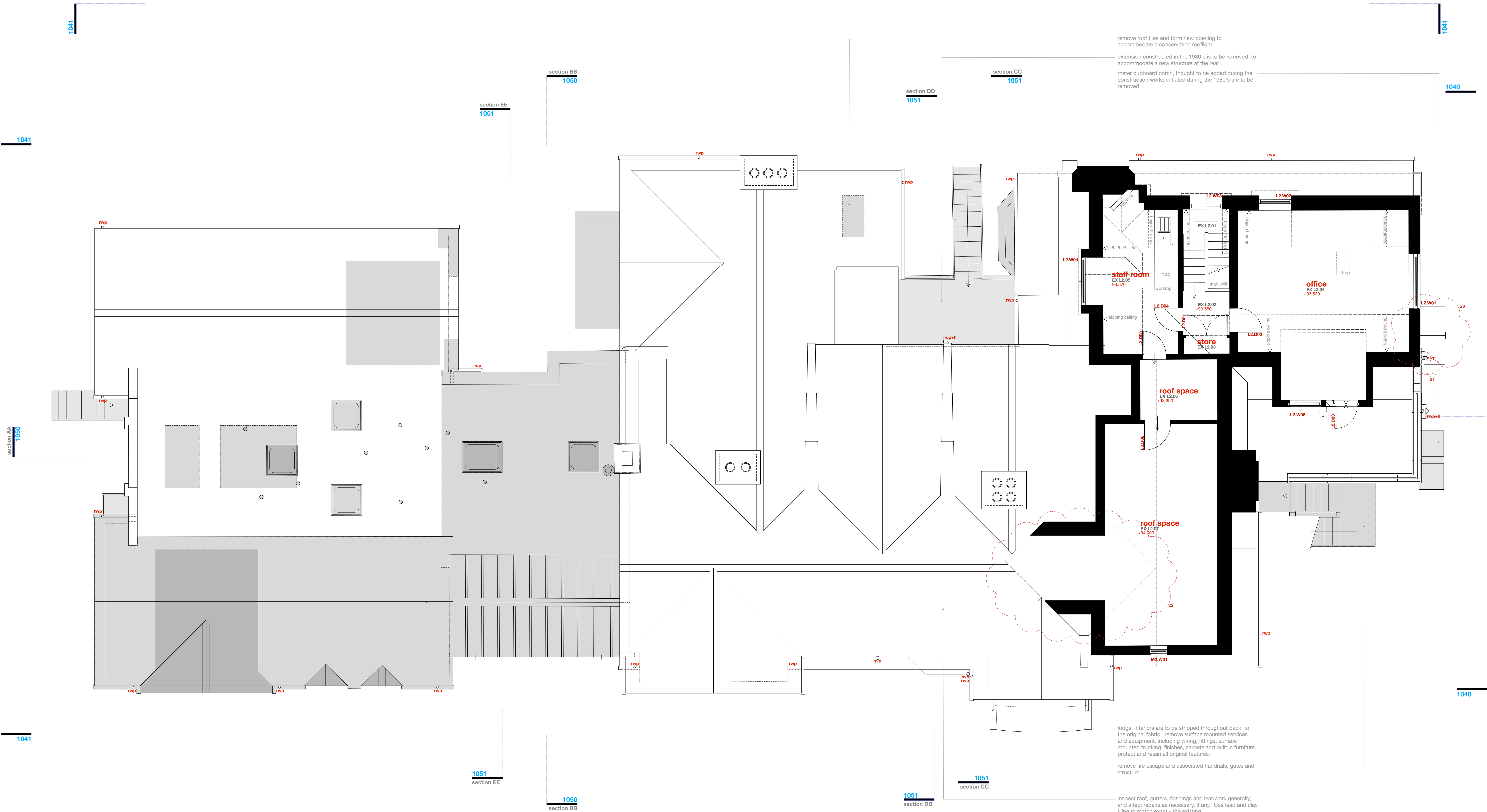
CLIENT
Mr and Mrs Yu
REPRESENTED BY
JAGA Developments (London)

DRAWING:
Second Floor Layout
as Existing

SCALE SHEET SIZE DRAWN CHECKED DATE
1:50 @ A0 GMcG May 2020

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JOB No. **19013** DRAWING No. **1023** REVISION **C**
STATUS
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- KEY
- Existing Walls
 - Walls to be demolished and removed
 - 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
- fl fixed light timber window
- rt roof light (flat roof)
- vrt velux style roof light (pitched roof)
- crl conservation 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

- icw inspection chamber collecting foul water drainage
- swp 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
- sp rainwater spout

mechanical: heating

- gas fired boiler and wall mounted flue
- unvented cylinder

scheme 2 further revisions

- 20 proposed porch removed and existing canopy is retained
- 21 non original esp removed from principal facade, change included to north elevation

REV C 15 Jan 2021 GMcG Planning Application further revised, see notes above

REV B 10 Aug 2020 GMcG Revised Planning Application marked at Revision B

REV A 05 Dec 2019 GMcG Original Planning Application marked at Revision A

REV DATE DRN CHKD

PROJECT
The Hoo, Scheme 2
17 Lyndhurst Gardens,
Hampstead, London
Returning a Grand Victorian House to Private Domestic Accommodation
NW3 5NU

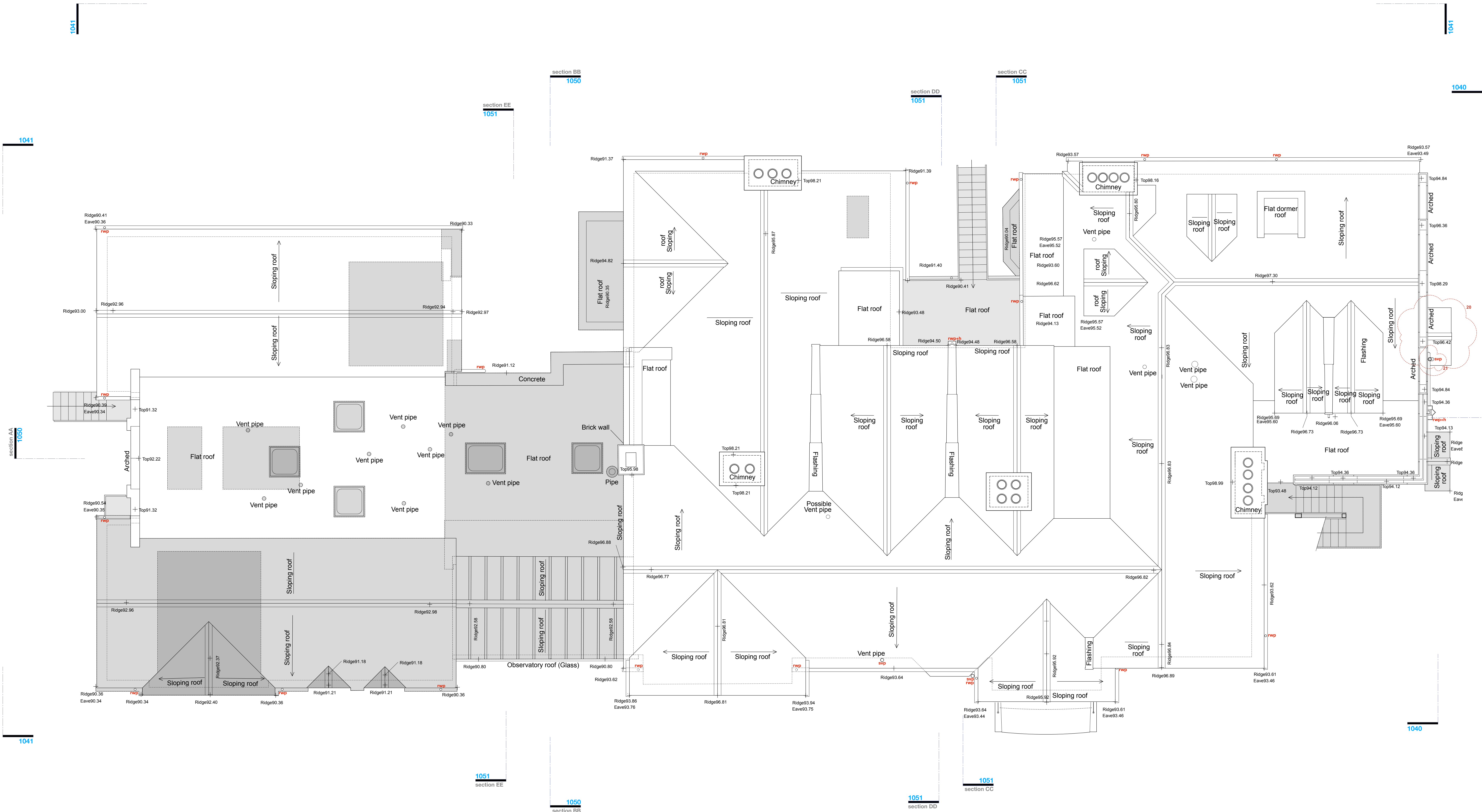
CLIENT
Mr and Mrs Yu
REPRESENTED BY
JAGA Developments (London)

DRAWING
Roof Layout
as Existing

SCALE SHEET SIZE DRAWN CHECKED DATE
1:50 @ A0 GMcG May 2020

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JOB No. **19013** DRAWING No. **1024** REVISION **C**
STATUS
FOR PLANNING



0 1 2 3 4 5 6 7 8 9 10

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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
- vss vertical sliding sash timber window
- tl tilt and turn window
- fl fixed light timber window
- ri roof light (flat roof)
- vrl velux style roof light (pitched roof)
- ori conservation style roof light gabled roof
- h ceiling hatch
- sd sliding door
- pd pivot door
- r wall / roof mounted flue to gas boiler / gas fire, terminal colour is black
- abx extract terminal as air brick, such as raptors external, colour coded to suit brickwork
- frx mushroom extract terminal for flat roof
- prx fabricated lead pitched roof vent as extract terminal, such as provided by o'brien sheet lead fabrications Ltd

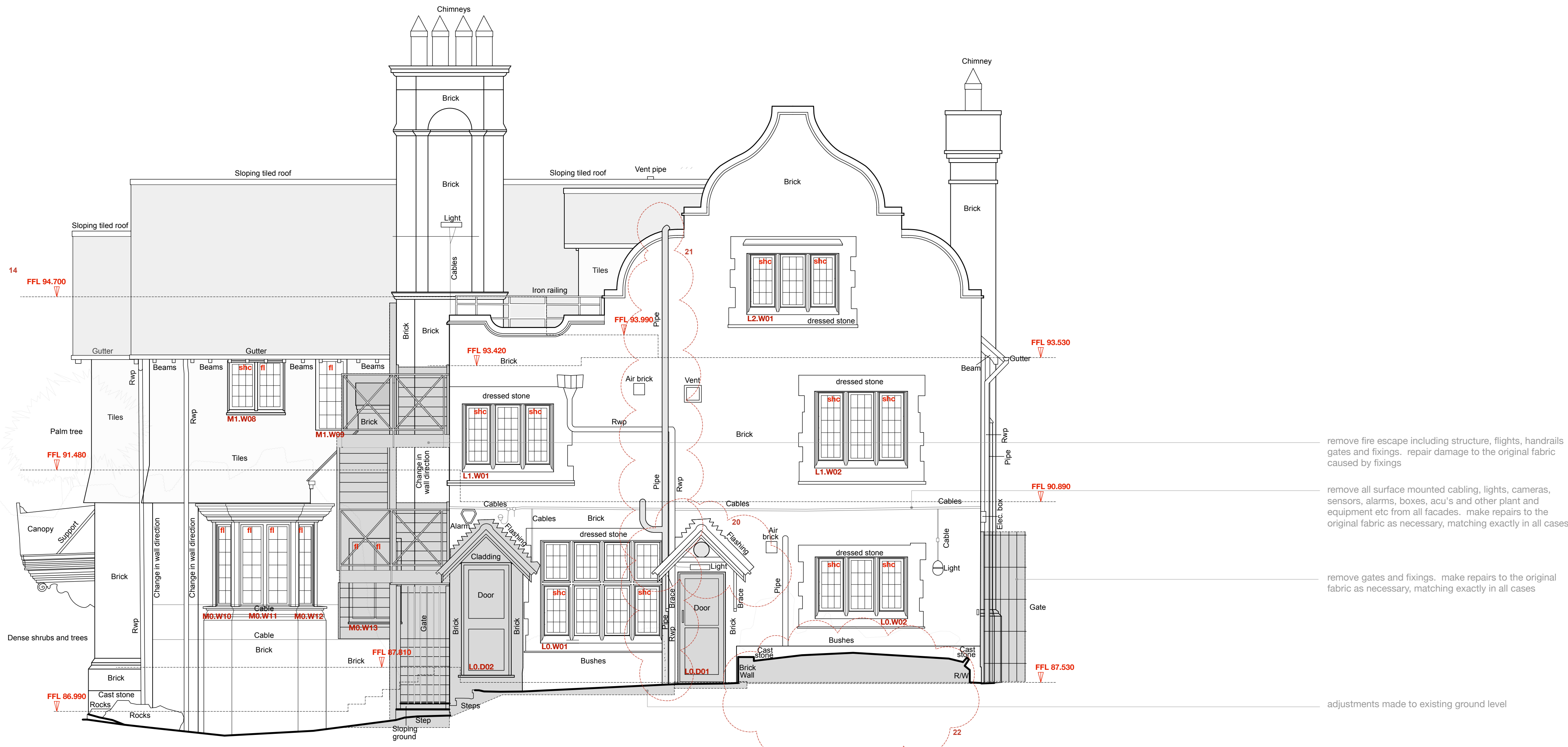
scheme 2 further revisions

- 20 existing canopy is retained.
- 21 existing non-original asp removed from principal facade, drainage re-routed to north elevation
- 22 existing non-original asp removed from principal facade, drainage re-routed to north elevation
- 23 underground cellar is retained and stabilised as directed by the structural engineer and as appropriate, and incorporated into the design



Principal Elevation: South

DATUM 63.000



Principal Elevation: East

DATUM 63.000

REV C 15 Jan 2021 GMC5
Planning Application further revised, see notes above
REV B 10 Aug 2020 GMC5
Revised Planning Application marked at Revision B
REV A 05 Dec 2019 GMC5
Original Planning Application marked at Revision A

PROJECT
The Hoo: Scheme 2
17 Lyndhurst Gardens,
Hampstead, London

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

DRAWING
South and East Elevations
as Existing

SCALE SHEET SIZE DRAWN CHECKED DATE
1:50 @ A0 GMC5 Oct 2019

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JOB No. 10913 DRAWING No. 1040 REVISION C
STATUS FOR PLANNING

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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
- vss vertical sliding sash timber window
- tt tilt and turn window
- fl fixed light timber window
- frl roof light (flat roof)
- vrl velux style roof light (pitched roof)
- ori conservation style roof light (gabled roof)
- h ceiling hatch
- sd sliding door
- pd pivot door
- r wall / roof mounted flue to gas boiler / gas fire, terminal colour is black
- abx extract terminal as air brick, such as rylons
- frx mushroom extract terminal for flat roof
- prx fabricated lead pitched roof vent as extract terminal, such as provided by o'brien sheet lead (fabrications Ltd)

replace existing plastic rainwater gutters and downpipes with powder coated aluminium goods across the annexe

existing opening are altered and enlarged to receive new windows

fire escape and balcony and associated fixings are removed. make good damage to masonry

existing levels are reduced to form light well to maximise natural light penetrating into the building. new openings are formed in preparation for new windows

scheme 2 further revisions

- 20 existing canopy is retained
- 21 existing non-original ssp removed from principal facade, drainage re-routed to north elevation
- 22 underground cellar is retained and stabilised as directed by the structural engineer and as appropriate, and incorporated into the design

Principal Elevation: North

DATUM 65.000

existing openings are adjusted to accept bigger windows that will let in more natural light into the annexe

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

Principal Elevation: West

DATUM 65.000

roof and wall tiling, flashings etc are to be stripped in preparation for recladding in sheet metal. see proposed elevations dwg 1140 and 1141

brickwork arch is to be demolished. repair and make good to remaining masonry
 timber bay window is removed

existing timber windows and doors are removed from facade in preparation of new replacements

REV C	15 Jan 2021	GMcG
Planning Application further revised, see notes above		
REV B	10 Aug 2020	GMcG
Revised Planning Application marked at Revision B		
REV A	05 Dec 2019	GMcG
Original Planning Application marked at Revision A		

PROJECT

The Hoo: Scheme 2
 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
 North and West Elevations
 as Existing

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

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JOB No	DRAWING No	REVISION
19013	1041	C
STATUS FOR PLANNING		

