

Project: The Hoo: Scheme 2, 17 Lyndhurst Gardens, Hampstead, London, NW3 5NU
Client: Mr and Mrs Yu - represented by JAGA Developments (London)
Job No.: 19013
Drawing: 5000 - Window Schedule **Revision:** C Rev C - 27.1.21 - Updated
Sheet Size: A3
Drawn: ADS **Checked:** BH
Status: Planning

Nominal Structural Opening mm**

WINDOW	LOCATION	S/O WIDTH	S/O HEIGHT	CILL HEIGHT	HEAD HEIGHT	DESCRIPTION / TYPE	BACKGROUND	FRAME	GLAZING	OPENABLE LIGHTS	NOTES
THE LODGE GROUND											
L0.W01	INTERVIEW ROOM G EX L0.05 SITTING L0.02	Existing	Existing	Existing	Existing	Replaced window with leaded effect pattern, sub divided into 8	EXISTING OPENING Stone surrounds, degraded condition	Powder coated frames, replacing original leaded windows with recessed edges	Double glazed leaded effect	2no side hung casements	Retain window Existing Aluminium, non original, double glazed casements. FSG - See Note 5 on Secondary Glazing
L0.W02	CLINIC 1 EX L0.02 DINING ROOM L0.03	Existing	Existing	Existing	Existing	Replaced window with leaded effect pattern, sub divided into 3	EXISTING OPENING Stone surrounds, degraded condition. Cill units have been replaced	Powder coated frames, replacing original leaded windows with recessed edges	Double glazed leaded effect	2no side hung casements LHS/RHS	Retain window. Remove applied film from glass and repair latch Existing Aluminium, non original, double glazed casements. FSG - See Note 5 on Secondary Glazing
L0.W03	CLINIC 2 EX L0.03 DINING L0.03	Existing	Existing	Existing	Existing	Existing original timber framed single glazed casement window in 2 panels, side by side. Timber cill with brick special sub cill	EXISTING OPENING Brickwork with brick special sub cill	Painted timber	Single glazed 2x8 lights	1no side hung casement LHS	Retain window. Overhaul frames and casement. See note 1 below. Remove fan and reglaze. Replace casement stay. FSG - See Note 5 on Secondary Glazing
L0.W04	DISABLED WC EX L0.04 BAR L0.04	Existing	Existing	Existing	Existing	Non-original metal window in 2 asymmetric panels, side by side. New timber window	EXISTING OPENING Brickwork with plain clay tiled cill	Painted steel	Single glazed 8 lights in an asymmetric pattern	1no top hung casement top LHS	Remove existing window frame and replace with timber frame with opening casements to match adjacent frames style and profiles (as L0.W03). retain tiled cill. FSG - See Note 5 on Secondary Glazing
L0.W05	DISABLED WC EX L0.04 BAR L0.04	Existing	Existing	Existing	Existing	Non-original metal window in 2 asymmetric panels, side by side. New timber window to match L0.W03 exactly	EXISTING OPENING Brickwork with plain clay tiled cill	Painted steel	Single glazed 8 lights in an asymmetric pattern	1no top hung casement top LHS	Remove existing window frame and replace with timber frame with opening casements to match adjacent frames style and profiles (as L0.W03). retain tiled cill. FSG - See Note 5 on Secondary Glazing
L0.W06	INTERVIEW ROOM E EX L0.08 KITCHEN L0.08	Existing	Existing	Existing	Existing	Original timber window in 2 panels, side by side. Timber cill with brick special sub cill	EXISTING OPENING Brickwork with brick special sub cill	Painted timber	Single glazed 2x8 lights	1no side hung casement RHS	Retain window. Overhaul frames and casement. See note 1 below.
L0.W07	INTERVIEW ROOM D EX L0.09	Existing	Existing	Existing	Existing	Original timber bay window with 08 and 09 below. Single panel. Timber cill with brick special sub cill	EXISTING OPENING Brickwork and joinery jambs, joinery at head, with brick special sub cill	Painted timber	Single glazed 8 lights	Fixed	Window to be removed as part of the demolition works
L0.W08	INTERVIEW ROOM D EX L0.09	Existing	Existing	Existing	Existing	Original timber bay window with 07 above and 09 below. In 3 panels. Timber cill with brick special sub cill	EXISTING OPENING Joinery at head and jambs. Brick special sub cill	Painted timber	Single glazed 3x8 lights	2no side hung casements LHS/RHS	Window to be removed as part of the demolition works
L0.W09	INTERVIEW ROOM D EX L0.09	Existing	Existing	Existing	Existing	Original timber bay window with 07 and 08 above. Single panel. Timber cill with brick special sub cill	EXISTING OPENING Brickwork and joinery jambs, joinery at head, with brick special sub cill	Single Glazed 2x8 lights	Single glazed 8 lights	Fixed	Window to be removed as part of the demolition works
L0.W10	INTERVIEW ROOM H EX L0.06 SITTING L0.02	Existing	Existing	Existing	Existing	Original timber window in 2 panels, side by side. Timber cill with brick special sub cill	EXISTING OPENING Brickwork	Single Glazed 2x8 lights	Single glazed leaded	1no side hung casement RHS	Retain window. Remove Georgian wired safety glass close beaded to the inside face of the original frame. Overhaul frames and casement, see note 1 below. FSG - See Note 5 on Secondary Glazing
L0.NW11	DINING L0.03	New To match L0.W03 exactly	New To match L0.W03 exactly	1172 To match L0.W03 exactly	2392.5 To match L0.W03 exactly	New timber window in 2 panels, side by side. Timber cill with brick special sub cill to match frame style and profiles of L0.W03 exactly	NEW BRICK OPENING to match existing Steel combined lintols for new, wider window openings in brick cavity wall construction	Painted timber	Single glazed 2x8 lights	1no side hung casement LHS to match existing	New timber window to match adjacent frames style and profiles (as L0.W03). FSG - See Note 5 on Secondary Glazing See Note 6
L0.NW12	KITCHEN L0.08	New	New	1097	2317.5	New timber window Timber cill with brick special sub cill	NEW BRICK OPENING to match existing Steel combined lintols for new, wider window openings in brick cavity wall construction	Painted timber	Single glazed 8 lights	1no side hung casement LHS	New timber window New Window to match adjacent frames style and profiles FSG - See Note 5 on Secondary Glazing See Note 6

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WINDOW	LOCATION	S/O WIDTH	S/O HEIGHT	CILL HEIGHT	HEAD HEIGHT	DESCRIPTION / TYPE	BACKGROUND	FRAME	GLAZING	OPENABLE LIGHTS	NOTES
THE LODGE FIRST											
L1.W01	ROOM 22 EX L1.12 BEDROOM 3 L1.06	Existing	Existing	Existing	Existing	Replaced window with leaded effect pattern, sub divided into 3	EXISTING OPENING Stone surrounds, severely degraded condition.	Powder coated frames, replacing original leaded windows with recessed edges	Double glazed leaded effect	2no side hung casements LHS/RHS	Retain window, repair latches
L1.W02	ROOM 21 EX L1.05 BEDROOM 2 L1.03	Existing	Existing	Existing	Existing	Replaced window with leaded effect pattern, sub divided into 3	EXISTING OPENING Stone surrounds, severely degraded condition.	Powder coated frames, replacing original leaded windows with recessed edges	Double glazed leaded effect	2no side hung casements LHS/RHS	Retain window, replace latches to match
L1.W03	LANDING EX L1.01 LANDING L1.01	Existing	Existing	Existing	Existing	Existing original timber framed single glazed casement window in 4 panels. Timber cill with brick special sub cill	EXISTING OPENING Brickwork with brick special sub cill	Painted timber	Single glazed 4x6 lights	2no side hung casements top RHS/ bottom LHS	Retain window, overhaul frames and casements, see note 1 below. FSG - See Note 5 on Secondary Glazing
L1.W04	ROOM EX L1.14 BEDROOM 1 L1.02	Existing	Existing	Existing	Existing	Existing original timber framed single glazed casement window in 2 panels. Timber cill with brick special sub cill	EXISTING OPENING Brickwork with brick special sub cill	Painted timber	Single glazed 2x6 lights	1no side hung casement LHS	Retain window, overhaul frames and casements, see note 1 below. FSG - See Note 5 on Secondary Glazing
L1.W05	ROOM EX L1.15 UTILITY M1.18	Existing	Existing	Existing	Existing	Existing original timber framed single glazed casement window in 2 panels. Timber cill with brick special sub cill	EXISTING OPENING Brickwork with brick special sub cill	Painted timber	Single glazed 2x4 lights	2no side hung casements LHS/RHS	Retain window, overhaul frames and casements, see note 1 below. Fit new latches to match. FSG - See Note 5 on Secondary Glazing
L1.W06	ROOM EX L1.15 UTILITY M1.18	Existing	Existing	Existing	Existing	Existing original timber framed single glazed casement window in 2 panels. Timber cill with brick special sub cill	EXISTING OPENING Brickwork with brick special sub cill	Painted timber	Single glazed 2x4 lights	2no side hung casements LHS/RHS	Remove window and modify opening to form new door opening M1.ND22 FSG - See Note 5 on Secondary Glazing
L1.W07	LOBBY EX L1.13 UTILITY M1.18	Existing	Existing	Existing	Existing	Original timber window in 4 panels. Timber cill with brick special sub cill	EXISTING OPENING Brickwork with brick special sub cill. Joinery at head	Painted timber	Single glazed 4x4 lights	1no side hung casement bottom LHS	Retain window, overhaul frames and casements, see note 1 below. Refurbish ironmongery. FSG - See Note 5 on Secondary Glazing
L1.W08	ROOM 22 EX L1.12 BEDROOM 3 L1.06	Existing	Existing	Existing	Existing	Original leaded window set in metal frame. In 2 panels	EXISTING OPENING Stone surrounds, badly degraded condition.	Painted metal	Single glazed leaded with georgian wired fire glass inner panel	Fixed	Retain window, remove leaded lights and remove wired glass panes, and refit original panes to frames. Repair window furniture including new stays and catches to match period original. Fit fine aluminium framed internal secondary glazing to inside of frames with division pattern to match main casement mullions. FSG - See Note 5 on Secondary Glazing
L1.W09	ROOM 22 EX L1.12 BEDROOM 3 L1.06	Existing	Existing	Existing	Existing	Original leaded window set in metal frame. In 2 panels	EXISTING OPENING Stone surrounds, badly degraded condition.	Painted metal	Single glazed leaded with georgian wired fire glass inner panel	Fixed	Retain window, remove leaded lights and remove wired glass panes, and refit original panes to frames. Repair window furniture including new stays and catches to match period original. Fit fine aluminium framed internal secondary glazing to inside of frames with division pattern to match main casement mullions. FSG - See Note 5 on Secondary Glazing

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THE LODGE SECOND											
L2.W01	OFFICE EX L2.04 MASTER BEDROOM L2.05	Existing	Existing	Existing	Existing	Replaced window with leaded effect pattern, sub divided into 3	EXISTING OPENING Stone surrounds, heavily degraded condition.	Powder coated frames, replacing original leaded windows with recessed edges	Double glazed leaded effect	2no side hung casements LHS/RHS	Retain and repair/overhaul, including replacement of some window catches. Existing original timber framed single glazed casements.
L2.W02	OFFICE EX L2.04 MASTER BEDROOM L2.05	Existing	Existing	Existing	Existing	Original dormer window. Timber in 4 panels	EXISTING OPENING Joinery posts, tile hanging above. Roof tiles below cill	Painted timber	Single Glazed 2x2 lights below 2x4 lights	2no top hung casements above 2no side hung casements	Retain window. Replace western casement with new to match existing. Overhaul window and replace ironmongery with hardware to match existing elsewhere. See note 1 below. FSG - See Note 5 on Secondary Glazing
L2.W03	STAIRCASE EX L2.01 LANDING L2.01	Existing	Existing	Existing	Existing	Original dormer window. Timber in 2 panels	EXISTING OPENING Joinery posts, tile hanging above. Roof tiles below cill	Painted timber	Single Glazed 2x6 lights	Fixed	Retain window. Overhaul frames, note 1 below. FSG - See Note 5 on Secondary Glazing
L2.W04	STAFF ROOM EX L2.05 BATHROOM L2.04	Existing	Existing	Existing	Existing	Original dormer window. Timber in 3 panels	EXISTING OPENING Joinery posts, tile hanging above. Roof tiles below cill	Painted timber	Single Glazed 3x6 lights	2no side hung casements LHS/RHS	Retain window. Generally overhaul the frames and casements as described in note 1 below. Burn off paint inside and outside. New ironmongery to match hardware elsewhere is required. FSG - See Note 5 on Secondary Glazing
L2.W06	OFFICE EX L2.04 MASTER BEDROOM L2.05	Existing	Existing	Existing	Existing	Original dormer window. Timber in 2 panels	EXISTING OPENING timber architraves set in vertical tile hanging	Painted timber	Single Glazed 2x6 lights	1no side hung casement RHS	Retain window FSG - See Note 5 on Secondary Glazing

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MAIN HOUSE LOWER GROUND											
MLG.W01	BOILER ROOM EX MLG.01	Existing	Existing	Existing	Existing	Non original ventilation panel	EXISTING OPENING Brickwork	Aluminium	Louvered panel for ventilation	Fixed	Retain
MLG.W02	BOILER ROOM MLG.01	Existing	Existing	Existing	Existing	Non original ventilation panel	EXISTING OPENING Brickwork	Aluminium	Louvered panel for ventilation	Fixed	Retain
MAIN HOUSE GROUND											
M0.W01	INTERVIEW ROOM A EX M0.07 SITTING M0.04	Existing	Existing	Existing	Existing	Original leaded light windows set in painted timber frames in 3 panels of progressive heights. Timber cill with base in brick specials	EXISTING OPENING Timber sub-frames and brickwork, tile hanging above	Painted timber	Single glazed, leaded, in 3 panels	Fixed	Retain window. Generally in good condition. Overhaul opening casements. See note 2. Timber cill in reasonable condition. FSG - See Note 5 on Secondary Glazing
M0.W02	INTERVIEW ROOM A EX M0.07 SITTING M0.04	Existing	Existing	Existing	Existing	Original leaded light windows set in painted timber frames in 8x3 panels of progressive heights, split into 2 sections. Timber cill with base in brick specials	EXISTING OPENING Timber sub-frames, brickwork below and tile hanging above	Painted timber	Single glazed, leaded, in 8x3 panels	2no top hung casements, 8no side hung casements LHS/RHS	Retain window. Generally in good condition. Overhaul opening casements. See note 2. Timber cill is deteriorated, splice in aprox 20% new timber and paint. FSG - See Note 5 on Secondary Glazing
M0.W03	INTERVIEW ROOM A EX M0.07 SITTING M0.04	Existing	Existing	Existing	Existing	Original leaded light windows set in painted timber frames in 3 panels of progressive heights. Timber cill with base in brick specials	EXISTING OPENING Timber sub-frames and brickwork, tile hanging above	Painted timber	Single glazed, leaded, in 3 panels	Fixed	Retain window. Generally in good condition. Overhaul opening casements. See note 2. Timber cill in reasonable condition. FSG - See Note 5 on Secondary Glazing
M0.W04	INTERVIEW ROOM A EX M0.07 SITTING M0.04	Existing	Existing	Existing	Existing	Original leaded light windows set in painted timber frames in 4 panels side by side. Timber cill with brick sub cill formed in specials	EXISTING OPENING Brickwork with tile hanging above	Painted timber	Single glazed, leaded in 4 panels.	Fixed	Retain window. Generally in good condition. Timber cill in reasonable condition. See note 2. FSG - See Note 5 on Secondary Glazing
M0.W05	INTERVIEW ROOM B EX M0.06 STUDY M0.03	Existing	Existing	Existing	Existing	Original leaded light window with projecting frames. Glazing is set into painted timber frames arranged in 8 panels, incorporating an arched central section. Timber cill.	EXISTING OPENING Brickwork with moulded head fitted below tile hanging	Painted timber with elaborate joinery	Single glazed, leaded.	2no side hung casements located in central arched bay	Retain window. Casements require an overhaul. Cill needs redecoration. See note 2. FSG - See Note 5 on Secondary Glazing
M0.W06	ENTRANCE EX M0.01	Existing	Existing	Existing	Existing	Original leaded light window set in painted timber frames arranged in a single panel. Timber cill with base in brick specials	EXISTING OPENING Brickwork with elaborate joinery adjacent to main entrance	Painted timber		Fixed	Retain window. Appears in sound condition. See note 2. FSG - See Note 5 on Secondary Glazing
M0.W07	ENTRANCE EX M0.01	Existing	Existing	Existing	Existing	Original large arched glazed screen above main doorway, arranged in 4x2 panels	EXISTING OPENING Elaborate joinery associated with the large canopy and main entrance screen	Painted timber	Single glazed, leaded, in 4x2 panels	Fixed	Retain window. Appears in sound condition. See note 2. FSG - See Note 5 on Secondary Glazing
M0.W08	ENTRANCE EX M0.01	Existing	Existing	Existing	Existing	Original window as M0.W06, boarded over. Timber cill with base in brick specials	EXISTING OPENING Brickwork with elaborate joinery adjacent to main entrance	Painted timber	Boarded over	Fixed	Retain window. Remove protective boarding and restore or replace with new to match exactly M0.W06 above. See note 2. FSG - See Note 5 on Secondary Glazing
M0.W09	INTERVIEW ROOM C EX M0.12 BEDROOM 1 MO.14	Existing	Existing	Existing	Existing	Original window with projecting frames. Non-original replacement glazed panels are inserted into all frames except the arched and 2 adjacent quadrant panels. 12no panels in total. Timber cill	EXISTING OPENING Brickwork with moulded head fitted below tile hanging	Painted timber with elaborate joinery, with some inserted PPC aluminium frames	Single glazed, leaded to the original sections. Single glazed leaded effect to all (9no) replacement ppc aluminium panels	4no side hung casements (all replac'm't panels)	Retain window. Original timber parts require an overhaul, See notes 2 and 3. Cill has deteriorated and requires replacement. FSG - See Note 5 on Secondary Glazing
M0.W10	INTERVIEW ROOM C EX M0.12 BEDROOM 1 MO.14	Existing	Existing	Existing	Existing	Bay Window Original window frames with non-original replacement glazed frames inserted. 1no panel Timber cill with base in brick specials	EXISTING OPENING Brickwork and bay window joinery	PPC frames inserted into original timber frame	Double glazed, leaded effect	Fixed	Retain window. In reasonable condition, please see note 2.

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MAIN HOUSE GROUND (CONTINUED)											
M0.W11	INTERVIEW ROOM C EX M0.12 BEDROOM 1 MO.14	Existing	Existing	Existing	Existing	Bay Window Original window frames with non-original replacement glazed frames inserted. 2no panels Timber cill with base in brick specials	EXISTING OPENING Brickwork and bay window joinery	PPC frames inserted into original timber frame	Double glazed, leaded effect	Fixed	Retain window. In reasonable condition, please see note 2.
M0.W12	INTERVIEW ROOM C EX M0.12 BEDROOM 1 MO.14	Existing	Existing	Existing	Existing	Bay Window Original window frames with non-original replacement glazed frames inserted. 1no panel Timber cill with base in brick specials	EXISTING OPENING Brickwork and bay window joinery	PPC frames inserted into original timber frame	Double glazed, leaded effect	Fixed	Retain window. In reasonable condition, please see note 2.
M0.W13	INTERVIEW ROOM F EX M0.10 BEDROOM 1 MO.14	Existing	Existing	Existing	Existing	Original leaded light window 2no panels, side by side Timber cill with base Non original sub frame added to original and glazed with fire rated wired glass. CHECK	EXISTING OPENING Brickwork	Painted timber	Single glazed leaded with georgian wired fire glass inner panel	Fixed	Retain window. Remove georgian wired fire glass inner panel. Refurbish frame, see note 1 below. FSG - See Note 5 on Secondary Glazing
M0.W14	RECEPTION EX M0.21	Existing	Existing	Existing	Existing	Original timber window in 2 panels, side by side. Window has been re glazed with fire rated wired glass.	Plastered masonry	Painted timber	Single glazed 2x10 lights	Fixed	Remove window and alter opening.
M0.W15	RECEPTION EX M0.21	Existing	Existing	Existing	Existing	Non original window, 2 above 4 lights.	Brickwork	Painted timber	Single glazed with obscure glass, 2 above 4 lights.	1no top hung casement	Remove with demolitions
M0.W16	ROOM EX M0.20	Existing	Existing	Existing	Existing	Non original window, 2 above 4 lights.	Brickwork	Painted timber	Single glazed with obscure glass, 2 above 4 lights.	1no top hung casement	Remove with demolitions
M0.W17	ROOM EX M0.20	Existing	Existing	Existing	Existing	Non original window Designed to match 2xGG door adjacent	Brickwork	Painted timber	Single glazed 2 panels.	Fixed	Remove with demolitions
M0.W18	ROOM EX M0.18	Existing	Existing	Existing	Existing	Bay window, non original Single panel, 2 over 2 lights Timber cill.	Brickwork	Painted timber	Single glazed	Fixed	Remove with demolitions
M0.W19	ROOM EX M0.18	Existing	Existing	Existing	Existing	Bay window, non original Single screen, 5 over 5 lights Timber cill.	Brickwork	Painted timber	Single glazed	3no side hung casements (non original units)	Remove with demolitions
M0.W20	ROOM EX M0.18	Existing	Existing	Existing	Existing	Bay window, non original Single panel, 2 over 2 lights Timber cill	Brickwork	Painted timber	Single glazed	Fixed	Remove with demolitions
M0.NW21	GUEST BEDROOM M0.12	900	910	950	2100	New bronze anodised aluminium window	NEW BRICK OPENING Steel combined lintols for new, wider window openings in brick cavity wall construction	Bronze Anodised Aluminium single panel	Double glazed	Centre Pivot	New bronze anodised aluminium window See Note 6
M0.NW22	KITCHEN M0.09	797.5	1220.5	1093	2313.5	New timber window Timber cill with brick special sub cill Window pattern and profiles to match existing	NEW BRICK OPENING Steel combined lintols for new, wider window openings in brick cavity wall construction	Painted timber	Single glazed 3x4 panes single panel	1no side hung casement RHS	New timber window to match adjacent frames style and profiles FSG - See Note 5 on Secondary Glazing See Note 6
M0.NW23	KITCHEN M0.09	797.5	1220.5	1093	2313.5	New timber window Timber cill with brick special sub cill Window pattern and profiles to match existing	NEW BRICK OPENING Steel combined lintols for new, wider window openings in brick cavity wall construction	Painted timber	Single glazed 3x4 panes single panel	1no side hung casement LHS	New timber window to match adjacent frames style and profiles FSG - See Note 5 on Secondary Glazing See Note 6

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MAIN HOUSE FIRST											
M1.W01	DAFFODIL ROOM EX M1.11 BEDROOM 3 M1.16	Existing	Existing	Existing	Existing	Original leaded light windows set in a painted timber frame. 5x2 panels. Painted metal casements, timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, leaded.	1no t hung casement centre 2no side hung casements LHS/RHS	Retain window. See note 2. Overhaul both side hung casements: remove glass from frame and rebuild into lead comes in traditional technique, reusing if possible or new to exactly match existing. Top hung casement: free motion and re-fit seals. Cill is in good condition. FSG - See Note 5 on Secondary Glazing
M1.W02	CORNFLOWER ROOM EX M1.12 EN-SUITE M1.13	Existing	Existing	Existing	Existing	Original leaded light windows set in a painted timber frame. 2 panels side by side. Painted metal casements, timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, leaded.	1no side hung casement LHS	Retain window, see note 2. Overhaul casement. FSG - See Note 5 on Secondary Glazing
M1.W03	DAISY ROOM EX M1.13 BEDROOM 2 M1.12	Existing	Existing	Existing	Existing	Original projecting oriel window (with M1.W05-05 below). Leaded light windows set in a painted timber frame. 2 panels, one over the other. Painted metal casements, timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, leaded.	1no pivoting casement	Retain window, see note 2. Remove paint and free motion. Source and fit appropriate ironmongery to suit. FSG - See Note 5 on Secondary Glazing
M1.W04	DAISY ROOM EX M1.13 BEDROOM 2 M1.12	Existing	Existing	Existing	Existing	Original projecting oriel window (with M1.W05-05 below). Leaded light windows set in a painted timber frame. 2 panels, side by side. Painted metal casements, timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, leaded.	2no side hung casements LHS/RHS	Retain window, see note 2. Cill appears sound. FSG - See Note 5 on Secondary Glazing
M1.W05	DAISY ROOM EX M1.13 BEDROOM 2 M1.12	Existing	Existing	Existing	Existing	Original projecting oriel window (with M1.W05-05 below). Leaded light windows set in a painted timber frame. 2 panels, one over the other. Painted metal casements, timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, leaded.	1no pivoting casement	Retain window, see note 2. Remove paint and free motion. Source and fit appropriate ironmongery to suit. FSG - See Note 5 on Secondary Glazing
M1.W06	ROOM EX M1.16 MASTER EN-SUITE M1.10	Existing	Existing	Existing	Existing	Original leaded light windows set in a painted timber frame. 3 panels, side by side. Painted metal casement, timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, leaded.	1no side hung casement Centre	Retain window. See note 2. Overhaul casement. Repairs required to frame where it is decayed, especially along the internal faces positioned at the lower west corner and at the base towards the east. FSG - See Note 5 on Secondary Glazing
M1.W07	PRIMROSE ROOM EX M1.17 MASTER BED M1.08	Existing	Existing	Existing	Existing	Original leaded light windows set in a painted timber frame. 5x2 panels. Painted metal casements, timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, leaded.	1no pivot'g casement centre 2no side hung casements LHS/RHS	Retain window. See note 2. Overhaul side hung and pivoting casements. Remove paint from pivoting casement and free motion. Source and fit appropriate ironmongery to suit. Repair frames: timber has decayed adjacent to the western window, internal face. Replace missing ironmongery as necessary to match existing exactly. FSG - See Note 5 on Secondary Glazing
M1.W08	PRIMROSE ROOM EX M1.17 MASTER BED M1.08	Existing	Existing	Existing	Existing	Original leaded light windows set in a painted timber frame. 2 panels side by side. Painted metal casements, timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, leaded.	1no side hung casement LHS	Retain window. See note 2. Overhaul casement. FSG - See Note 5 on Secondary Glazing
M1.W09	PRIMROSE ROOM EX M1.17 MASTER BED M1.08	Existing	Existing	Existing	Existing	Original leaded light windows set in a painted timber frame, in 1 panel. Timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, leaded.	Fixed	Retain window. Remove georgian wired fire glass inner panel, which is hard beaded up to the original frame. Refurbish window as necessary, see note 2. FSG - See Note 5 on Secondary Glazing
M1.W10	VOID EX M1.21 LANDING M1.07	Existing	Existing	Existing	Existing	Original leaded light windows set in a painted timber frame. 2x3 panels in progressive heights. Painted metal casements, timber cill.	EXISTING OPENING Tile hanging on framework, brickwork at low level	Painted timber.	Single glazed, leaded, set in a geometric pattern.	2no pivoting casements	Retain window, see note 2. Burn off paint from external surfaces and repaint.
M1.W11	VOID EX M1.21 LANDING M1.07	Existing	Existing	Existing	Existing	Original leaded light windows set in a painted timber frame. 2x3 panels in progressive heights. Painted metal casements, timber cill.	EXISTING OPENING Tile hanging on framework, brickwork at low level	Painted timber.	Single glazed, leaded, set in a geometric pattern.	2no pivoting casements	Retain window, see note 2. Burn off paint from external surfaces and repaint.

Project: **The Hoo: Scheme 2, 17 Lyndhurst Gardens, Hampstead, London, NW3 5NU**
 Client: Mr and Mrs Yu - represented by JAGA Developments (London)
 Job No.: 19013
 Drawing: 5000 - Window Schedule Revision: C Rev C - 27.1.21 - Updated

Nominal Structural Opening mm**											
WINDOW	LOCATION	S/O WIDTH	S/O HEIGHT	CILL HEIGHT	HEAD HEIGHT	DESCRIPTION / TYPE	BACKGROUND	FRAME	GLAZING	OPENABLE LIGHTS	NOTES
MAIN HOUSE FIRST (CONTINUED)											
M1.W12	ROOM EX M1.07 JAPANESE BATHROOM M1.03	Existing	Existing	Existing	Existing	Original timber windows in 2 panels, side by side. Painted, with timber cill.	EXISTING OPENING Joinery forming dormer structure with tile hanging	Painted timber.	Single glazed, 2x5 lights in 2 panels	1no side hung casement	Retain window. See note 2. Overhaul casement and free. Burn off paint from external surfaces and re-paint. FSG - See Note 5 on Secondary Glazing
M1.W13	ROOM EX M1.07 JAPANESE BATHROOM M1.03	Existing	Existing	Existing	Existing	Original timber windows above the external door in a single panel. Painted, with timber cill.	EXISTING OPENING Joinery forming dormer structure with tile hanging	Painted timber.	Single glazed, 4 lights in a single panel	Fixed	Retain window. Generally in serviceable condition. FSG - See Note 5 on Secondary Glazing
M1.W14	ROOM EX M1.06 BATH & SHOWER M1.06	Existing	Existing	Existing	Existing	Original timber windows in 3 panels, side by side. Painted, with timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, 2x3 lights in 3 panels	2no side hung casements LHS/RHS	Retain window. Generally in sound condition, overhaul casements. See note 2. FSG - See Note 5 on Secondary Glazing
M1.W15	ROOM 20D EX M1.04 EX M1.05 GYM M1.02	Existing	Existing	Existing	Existing	Original timber windows in 5 panels, side by side. Painted, with timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, 2x4 lights in 5 panels	5no side hung casements	Retain window. Overhaul casements, see note 2. Frame and cill are significantly dilapidated. Replace entire cill, and the lowest 300mm of the frame, casements and mullions all to exactly match existing. FSG - See Note 5 on Secondary Glazing
M1.W16	LANDING EX M1.01 LANDING M1.01	Existing	Existing	Existing	Existing	Original leaded light windows set in a painted timber frame. 4x2 panels. Painted metal casements, timber cill.	EXISTING OPENING Joinery forming dormer structure with tile hanging	Painted timber.	Single glazed, leaded.	2no side hung casements centre LHS/RHS	Retain window. Overhaul both casements, see note 2. Frame and cill are significantly dilapidated. Replace entire cill, and the lowest 300mm of the frame, casements and mullions all to exactly match existing. FSG - See Note 5 on Secondary Glazing
M1.W17	DAFFODIL ROOM EX M1.11 BEDROOM 3 M1.16	Existing	Existing	Existing	Existing	Original leaded light windows set in a painted timber frame. 3x2 panels. Painted metal casements, timber cill.	EXISTING OPENING Tile hanging on framework	Painted timber.	Single glazed, leaded.	1no top hung casement 1no side hung casements centre	Retain Window, see note 2. Remove 3no fixed lights and refit properly. Some easement is required. Replace entire cill. Provide new fittings, matched to existing historical hardware elsewhere. FSG - See Note 5 on Secondary Glazing
M1.W18	ROOM EX M1.08 LANDING M1.07	Existing	Existing	Existing	Existing	Non original. Fire screen added to original fabric	EXISTING OPENING Original ballustrading, new fire linings	Stained timber	Single glazed, fire rated wired glass.	Fixed	Carefully remove glass panels below and above and supporting frames. Remove modern plasterboard boxings, bulkheads and linings and associated sw framing below taking great care to leave the original fabric undamaged, including wall surfaces, balustrades, handrails and timber plates. Remove dummy 'supporting' pilaster adjacent.
M1.W19	CORRIDOR EX M1.09 LANDING M1.07	Existing	Existing	Existing	Existing	Non original. Fire screen added to original fabric	EXISTING OPENING Original ballustrading, new fire linings	Stained timber	Single glazed, fire rated wired glass.	Fixed	Carefully remove glass panels below and above and supporting frames. Remove modern plasterboard boxings, bulkheads and linings and associated sw framing below taking great care to leave the original fabric undamaged, including wall surfaces, balustrades, handrails and timber plates. Remove dummy 'supporting' pilaster adjacent.
M1.W20	VOID EX M1.21 LANDING M1.07	Existing	Existing	Existing	Existing	Non original. Fire screen added to original fabric	EXISTING OPENING Original ballustrading, new fire linings	Stained timber	Single glazed, fire rated wired glass.	Fixed	Carefully remove glass panels below and above and supporting frames. Remove modern plasterboard boxings, bulkheads and linings and associated sw framing below taking great care to leave the original fabric undamaged, including wall surfaces, balustrades, handrails and timber plates. Remove dummy 'supporting' pilaster adjacent.
M1.W21	VOID EX M1.21 LANDING M1.07	Existing	Existing	Existing	Existing	Non original. Fire screen added to original fabric	EXISTING OPENING Original ballustrading, new fire linings	Stained timber	Single glazed, fire rated wired glass.	Fixed	Carefully remove glass panels below and above and supporting frames. Remove modern plasterboard boxings, bulkheads and linings and associated sw framing below taking great care to leave the original fabric undamaged, including wall surfaces, balustrades, handrails and timber plates. Remove dummy 'supporting' pilaster adjacent.
M1.W22	VOID EX M1.21 LANDING M1.07	Existing	Existing	Existing	Existing	Non original. Fire screen added to original fabric	EXISTING OPENING Original ballustrading, new fire linings	Stained timber	Single glazed, fire rated wired glass.	Fixed	Carefully remove glass panels below and above and supporting frames. Remove modern plasterboard boxings, bulkheads and linings and associated sw framing below taking great care to leave the original fabric undamaged, including wall surfaces, balustrades, handrails and timber plates. Remove dummy 'supporting' pilaster adjacent.

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 Job No.: 19013
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Nominal Structural Opening mm**											
WINDOW	LOCATION	S/O WIDTH	S/O HEIGHT	CILL HEIGHT	HEAD HEIGHT	DESCRIPTION / TYPE	BACKGROUND	FRAME	GLAZING	OPENABLE LIGHTS	NOTES
MAIN HOUSE FIRST (CONTINUED)											
M1.W23	VOID EX M1.21 LANDING M1.07	Existing	Existing	Existing	Existing	Non original. Fire screen added to original fabric	EXISTING OPENING Original ballustrading, new fire linings	Stained timber	Single glazed, fire rated wired glass.	Fixed	Carefully remove glass panels below and above and supporting frames. Remove modern plasterboard boxings, bulkheads and linings and associated sw framing below taking great care to leave the original fabric undamaged, including wall surfaces, balustrades, handrails and timber plates. Remove dummy 'supporting' pilaster adjacent.
M1.W24	VOID EX M1.21 LANDING M1.07	Existing	Existing	Existing	Existing	Non original. Fire screen added to original fabric	EXISTING OPENING Original ballustrading, new fire linings	Stained timber	Single glazed, fire rated wired glass.	Fixed	Carefully remove glass panels below and above and supporting frames. Remove modern plasterboard boxings, bulkheads and linings and associated sw framing below taking great care to leave the original fabric undamaged, including wall surfaces, balustrades, handrails and timber plates. Remove dummy 'supporting' pilaster adjacent.
M1.W25	VOID EX M1.21 LANDING M1.07	Existing	Existing	Existing	Existing	Non original. Fire screen added to original fabric	EXISTING OPENING Original ballustrading, new fire linings	Stained timber	Single glazed, fire rated wired glass.	Fixed	Carefully remove glass panels below and above and supporting frames. Remove modern plasterboard boxings, bulkheads and linings and associated sw framing below taking great care to leave the original fabric undamaged, including wall surfaces, balustrades, handrails and timber plates. Remove dummy 'supporting' pilaster adjacent.
M1.W26	VOID EX M1.21 LANDING M1.07	Existing	Existing	Existing	Existing	Non original. Fire screen added to original fabric	EXISTING OPENING Original ballustrading, new fire linings	Stained timber	Single glazed, fire rated wired glass.	Fixed	Carefully remove glass panels below and above and supporting frames. Remove modern plasterboard boxings, bulkheads and linings and associated sw framing below taking great care to leave the original fabric undamaged, including wall surfaces, balustrades, handrails and timber plates. Remove dummy 'supporting' pilaster adjacent.
MAIN HOUSE SECOND											
M2.W01	ROOF SPACE EX L2.07	Existing	Existing	Existing	Existing	Original gable window. Timber in a single panel	EXISTING OPENING timber architraves set in vertical tile hanging	Painted timber	Single glazed leaded	1 no bottom hung casement	Retain window. Overhaul frames and casement, repair and replace ironmongery as necessary. See note 1 below.

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Nominal Structural Opening mm**

WINDOW	LOCATION	S/O WIDTH	S/O HEIGHT	CILL HEIGHT	HEAD HEIGHT	DESCRIPTION / TYPE	BACKGROUND	FRAME	GLAZING	OPENABLE LIGHTS	NOTES
THE LINK LOWER GROUND											
LiL.G.W01	WC EX LiL.G.03	Existing	Existing	Existing	Existing	Recent timber window in 2 panels, side by side.	Brickwork, concrete at head.	Stained timber	Single glazed frosted	side hung casement RHS	Remove with demolitions
LiL.G.W02	STORE EX LiL.G.04	Existing	Existing	Existing	Existing	Recent timber window in 2 panels, side by side.	Brickwork	Stained timber	Single glazed	side hung casement RHS	Remove with demolitions
LiL.G.NW01	LOUNGE LiL.G.02	5740	3020	N/A	N/A	Glazed screen to full height with supporting structure in bronze anodised aluminum behind. Screen appears frameless with invisible recessed edge frame and silicon jointing	Brickwork side abutment walls	Frameless	Double glazed	N/A	

THE LINK GROUND											
Li0.W01	ENTRANCE EX Li0.01	Existing	Existing	Existing	Existing	Recent glazed screen	Brickwork and joinery	Stained timber	Single glazed in 8 panels	2no side hung casements	Remove with demolitions
Li0.W02	ENTRANCE EX Li0.01	Existing	Existing	Existing	Existing	Recent glazed screen	Brickwork and joinery	Stained timber	Single glazed in 8 panels	2no side hung casements	Remove with demolitions
Li0.W03	CORRIDOR Li0.04	Existing	Existing	Existing	Existing	Recent timber window in 2 panels, side by side.	Brickwork	Stained timber	Single glazed	side hung casement RHS	Remove with demolitions
Li0.NW01	HOME OFFICE Li0.02	5820	See Notes	N/A	N/A	Glazed screen to full height with supporting structure in bronze anodised aluminum behind. Screen appears frameless with invisible recessed edge frame and silicon jointing	Brickwork side abutment walls	Frameless	Double glazed	N/A	Part of complex screen including the entrance bay and roof lantern. Frameless glazing is to be designed in conjunction with a specialist.
Li0.NW02	DINING Li0.04	5845	3060	N/A	N/A	Glazed screen to full height with supporting structure in bronze anodised aluminum behind. Screen appears frameless with invisible recessed edge frame and silicon jointing	Brickwork side abutment walls	Frameless	Double glazed	N/A	

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Nominal Structural Opening mm**											
WINDOW	LOCATION	S/O WIDTH	S/O HEIGHT	CILL HEIGHT	HEAD HEIGHT	DESCRIPTION / TYPE	BACKGROUND	FRAME	GLAZING	OPENABLE LIGHTS	NOTES
THE ANNEXE LOWER GROUND											
ALG.W01	ROOM EX ALG.02 SITTING ALG.06	Existing	Existing	Existing	Existing	Recent dormer window. Stained timber	Brickwork	Stained timber in 4 panels	Single glazed	2no side hung casements LHS/RHS	Remove with demolitions, with alterations to structural opening for new door ALG.ND10
ALG.W02	ROOM EX ALG.03 DINING ALG.07	Existing	Existing	Existing	Existing	Recent timber window	Brickwork	Stained timber in 3 panels, side by side.	Single glazed	Side hung casement central panel	Remove for alterations to structural opening and new door ALG.ND19
ALG.W03	ROOM EX ALG.03 KITCHEN ALG.08	735	2100	0 (FFL)	2100	Recent timber window replaced with new bronze anodised aluminium window	Brickwork	Stained timber in 3 panels, side by side.	Double glazed	Side hung casement central panel	Existing timber window removed with alterations to structural opening for new bronze anodised aluminium window
ALG.W04	ROOM EX ALG.07	Existing	Existing	Existing	Existing	Recent timber window	Brickwork	Stained timber in 3 panels, side by side.	Single glazed	Side hung casement central panel	Remove for masonry infill
ALG.W05	ROOM EX ALG.08 STUDY ALG.03	2060	1093	991	2084	Recent timber window	Brickwork	Stained timber in 2 panels, side by side.	Single glazed	2no side hung casements LHS/RHS 2no fixed outer panels	Existing timber window removed with alterations to structural opening for new bronze anodised aluminium window
ALG.W06	ROOM EX ALG.01 ENTRANCE HALL ALG.01	Existing	Existing	Existing	Existing	Recent glazed screen	Brickwork	Stained timber in 2 panels, above and below	Single glazed	Fixed casement as dummy door	Remove for new window forming new entrance screen
ALG.W07	ROOM EX ALG.01 ENTRANCE HALL ALG.01	Existing	Existing	Existing	Existing	Recent glazed screen	Brickwork	Stained timber in 2 panels, above and below	Single glazed	Fixed casement as dummy door	Remove for new window forming new entrance screen
ALG.W08	ROOM EX ALG.02 SITTING ALG.06	Existing	Existing	Existing	Existing	Recent timber window	Brickwork	Stained timber in 2 panels, above and below	Double glazed	Side hung casement RHS	Existing timber window removed for new bronze anodised aluminium window
ALG.NW10	ROOM EX ALG.07 STAFF ROOM ALG.23	1697.5	1181	1125	2306.5	New bronze anodised aluminium window	Brickwork	Bronze anodised aluminium in 3 panels, side by side	Double glazed	2no side hung casements LHS/RHS 1no fixed middle panel	Form new opening to receive new bronze anodised aluminium window
ALG.NW11	ROOM EX ALG.07 NANNY'S ROOM ALG.22	1697.5	1181	1125	2306.5	New bronze anodised aluminium window	Brickwork	Bronze anodised aluminium in 3 panels, side by side	Double glazed	2no side hung casements LHS/RHS 1no fixed middle panel	Form new opening to receive new bronze anodised aluminium window

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Nominal Structural Opening mm**											
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THE ANNEXE GROUND											
A0.W01	ROOM EX A0.03	Existing	Existing	Existing	Existing	Recent timber window	Tile hanging on framework	Stained timber in 3 panels, side by side.	Single glazed	side hung casement central panel	Remove with demolitions
A0.W02	ROOM EX A0.04 EN-SUITE A0.06	791	2060	206	2266	Recent timber window replaced with new bronze anodised aluminium window	Tile hanging on framework	Stained timber in 2 panels, side by side.	Double glazed	side hung casement LHS	Remove for alterations to opening and new window
A0.W03	ROOM EX A0.04 BEDROOM 1 A0.09	791	2060	206	2266	Recent timber window replaced with new bronze anodised aluminium window	Tile hanging on framework	Stained timber in 2 panels, side by side.	Double glazed	side hung casement RHS	Existing timber window removed with alterations to structural opening for new bronze anodised aluminium window
A0.W04	ROOM EX A0.09 BEDROOM 4 A0.16	1697.5	1057.5	986	2044	Recent timber window replaced with new bronze anodised aluminium window	Tile hanging on framework	Stained timber in 2 panels, side by side.	Double glazed	2no side hung casements LHS/RHS 1no fixed middle panel	Existing timber window removed with alterations to structural opening for new bronze anodised aluminium window
A0.W05	ROOM EX A0.10 BEDROOM 3 A0.15	1697.5	1057.5	986	2044	Recent timber window replaced with new bronze anodised aluminium window	Tile hanging on framework	Stained timber in 2 panels, side by side.	Double glazed	2no side hung casements LHS/RHS 1no fixed middle panel	Existing timber window removed with alterations to structural opening for new bronze anodised aluminium window
A0.W06	ROOM EX A0.11 BEDROOM 2 A0.12	1697.5	1057.5	996	2054	Recent timber window replaced with new bronze anodised aluminium window	Tile hanging on framework	Stained timber in 3 panels, side by side.	Double glazed	2no side hung casements LHS/RHS 1no fixed middle panel	Existing timber window removed for new bronze anodised aluminium window
A0.W07	ROOM EX A0.11	Existing	Existing	Existing	Existing	Recent timber window replaced with new bronze anodised aluminium window	Tile hanging on framework	Stained timber in 2 panels, side by side.	Single glazed	side hung casement LHS	Existing timber window removed with alterations to structural opening for new bronze anodised aluminium windows
A0.W08	STORE ROOM EX A0.01 LANDING A0.02	Existing	Existing	Existing	Existing	Recent timber window replaced with new bronze anodised aluminium window	Brickwork	Stained timber in 2 panels, side by side.	Double glazed	centre pivot	Existing timber window removed for new bronze anodised aluminium window
A0.W09	ROOM EX A0.03 MASTER BEDROOM A0.04	Existing	Existing	Existing	Existing	Recent timber window replaced with new bronze anodised aluminium window	Tile hanging on framework	Stained timber in 2 panels, side by side.	Double glazed	centre pivot	Existing timber window removed for new bronze anodised aluminium window
A0.NW10	ROOM EX A0.11 EN-SUITE A0.13	565	1120	965	2100	New bronze anodised aluminium window	Brickwork Steel combined lintols for new, wider window openings in brick cavity wall construction	Bronze anodised aluminium	Double glazed	side hung casement LHS	Alterations to structural opening for new bronze anodised aluminium window See Note 6
A0.NW11	ROOM EX A0.11 EN-SUITE A0.13	565	1120	965	2100	New bronze anodised aluminium window	Brickwork Steel combined lintols for new, wider window openings in brick cavity wall construction	Bronze anodised aluminium	Double glazed	side hung casement LHS	Alterations to structural opening for new bronze anodised aluminium window See Note 6

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NOTES

** Contractor to confirm dimensions prior to manufacture.

1 Retained timber windows. All window frames are to be overhauled. Works includes freeing opening casements burning-off paintwork to external faces and internal where stated, affecting repairs as described, repainting and repairing or replacing ironmongery to match original hardware.

2 Retained original leaded windows. Ensure all casements are open effectively, servicing as necessary. Repair damaged ironmongery and replace non original latches, catches, stays and handles for hardware that matches the original. Clean and repaint as required. Restore timber frames: burn off paint to external surfaces and effect repairs to damaged or decayed timber as necessary. Repaint frames and casements to internal and external faces.

3 Replacement powder coated aluminium units. Clean as necessary, repair or replace broken or missing handles, latches etc. Please match to existing.

4 Before refurbishment works commence: remove all blinds curtains, curtain rails etc.

5 Fit new, slim section aluminium framed secondary glazing units to inside of window reveals with division pattern to match existing: colour/finish tbc

6 Existing brickwork retained and pieced in etc where required for new window openings