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

KEY

Features

windows

- bhc bottom hung timber casement window
- tlc top hung timber casement window
- shc side hung casement
- vss vertical sliding sash timber window
- tt tt and turn window
- fl fixed light timber window
- rt roof light (flat roof)
- vtl velux style roof light (pitched roof)
- ortl conservation style roof light (pitched roof)
- h ceiling hatch
- sd sliding door
- pd pivot door
- f wall / roof mounted flue to gas boiler / gas fire, terminal colour as black
- abx exterior terminal as air brick, such as stone or metal, colour coded to suit brickwork
- fxx mushroom extract terminal for flat roof
- prx fabricated lead pitched roof vent as extract terminal, such as provided by or when sheet lead fabrications kit

note: existing windows are generally timber frames with leaded glazing (single glazed and fire painted metal casings, some metalwork has been replaced with painted timber to mimic the original sash).

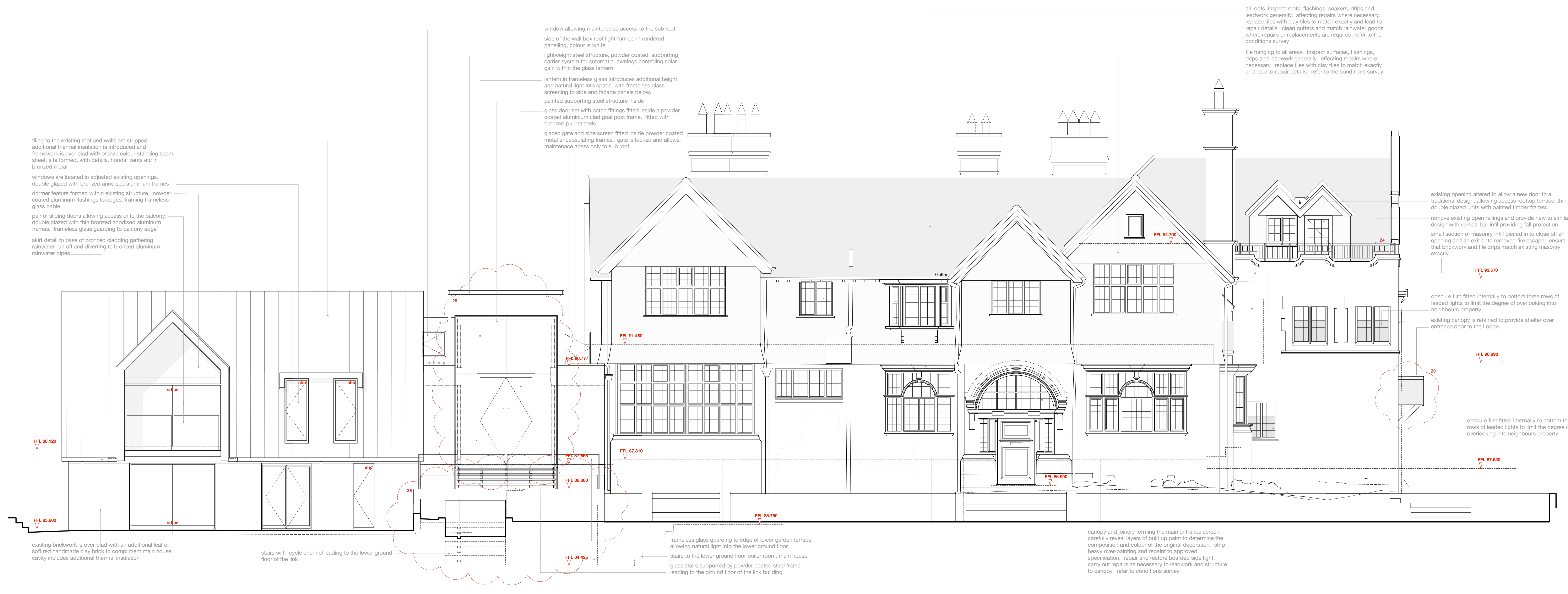
on the north and the west elevations of the main house the windows are simpler with single glazing and plain root timber frames, there are a pair of painted metal frame windows on the north elevation.

the timber casement windows (b and c) on the annex will be replaced by low profile double glazed units with an anodised bronze aluminium frame.

Existing building fabric and structure, including roofs, tiling, masonry, windows, and rainwater 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.

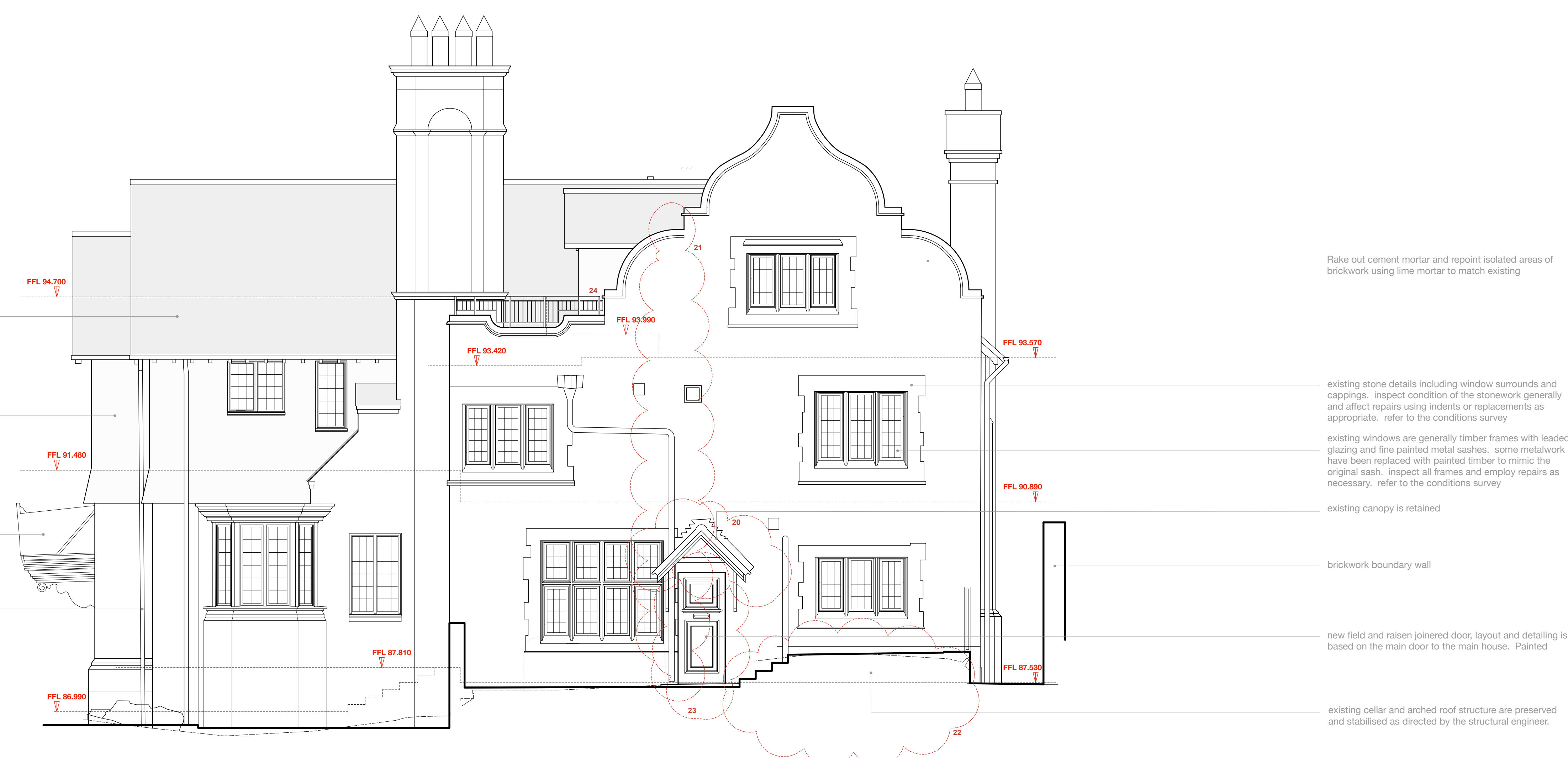
scheme 2 further revisions

- 20 existing canopy is retained
- 21 existing non-original ssp removed from principal facade, drainage relocated to north elevation
- 22 underground cellar is retained and stabilised as directed by the structural engineer and as appropriate, and incorporated into the design
- 23 new raised and fielded panel doors, layout and joinery detailing is based on the existing main door to the main house.
- 24 please note that the glass guarding fall protection to the terrace L.O.D. was removed on the previously revised drawings (REV B), and replaced with conventional painted metal frames, based on the existing design, with vertical bar rail.
- 25 face of glass bay is recessed by a further 200mm behind the line of the principal facade of historic structure.
- 26 south terrace is recessed by a further 1400mm to reduce the volume of construction in front of the proposed link building.



Principal Elevation: South

DATUM 83.000



Principal Elevation: East

DATUM 83.000

REV	DATE	DRN	CHKD
REV C	15 Jan 2021	GM/G	
REV B	10 Aug 2020	GM/G	
REV A	05 Dec 2019	GM/G	

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
 South and East Elevations
 as Proposed

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:50	A0	GM/G		Oct 2019

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JOB No	DRAWING No	REVISION
19013	1140	C
STATUS FOR PLANNING		