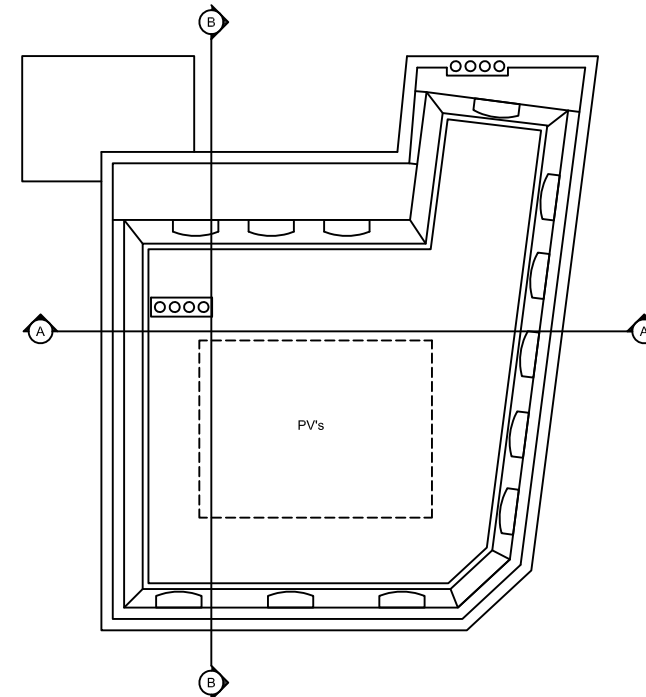
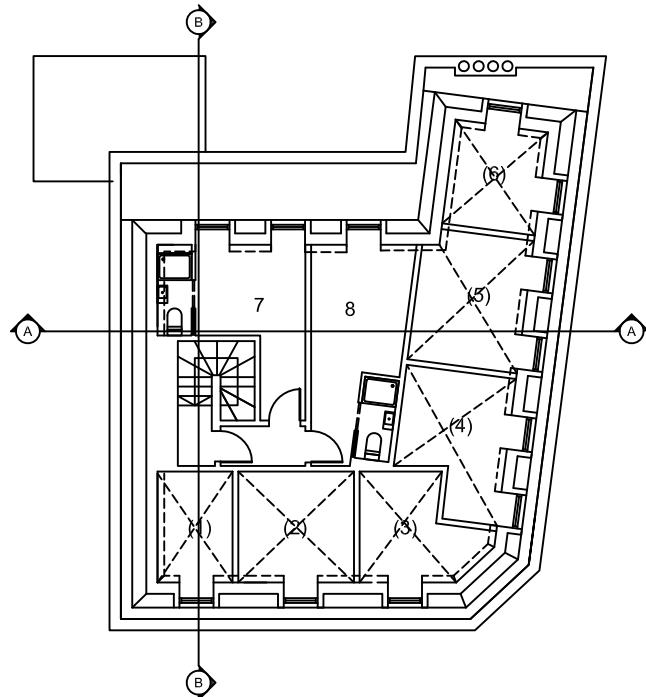
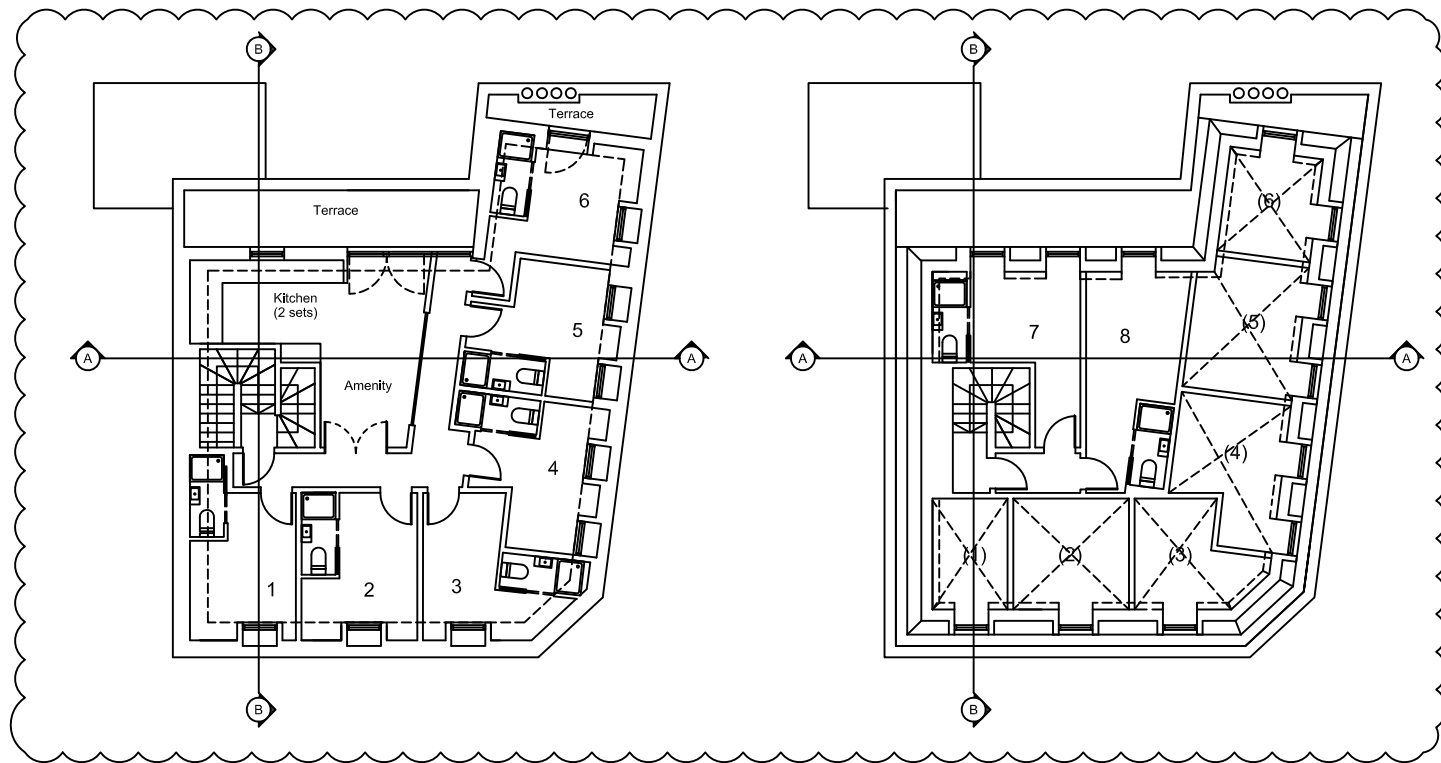
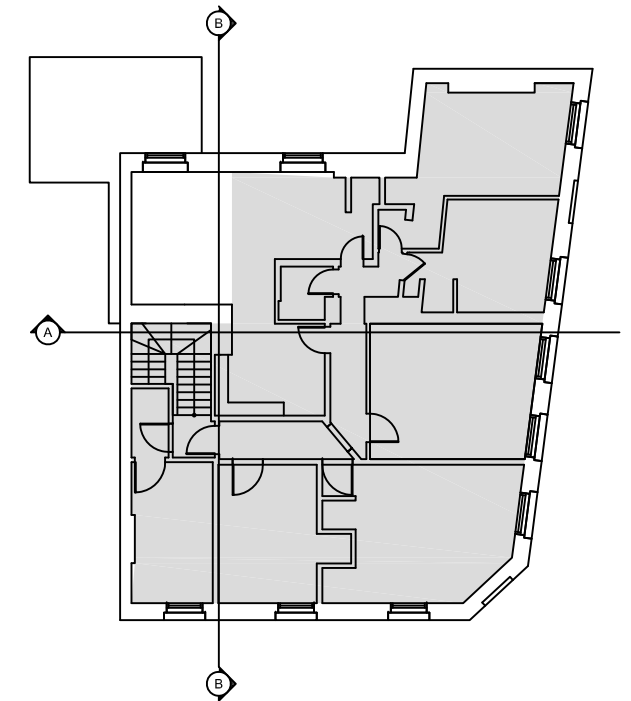
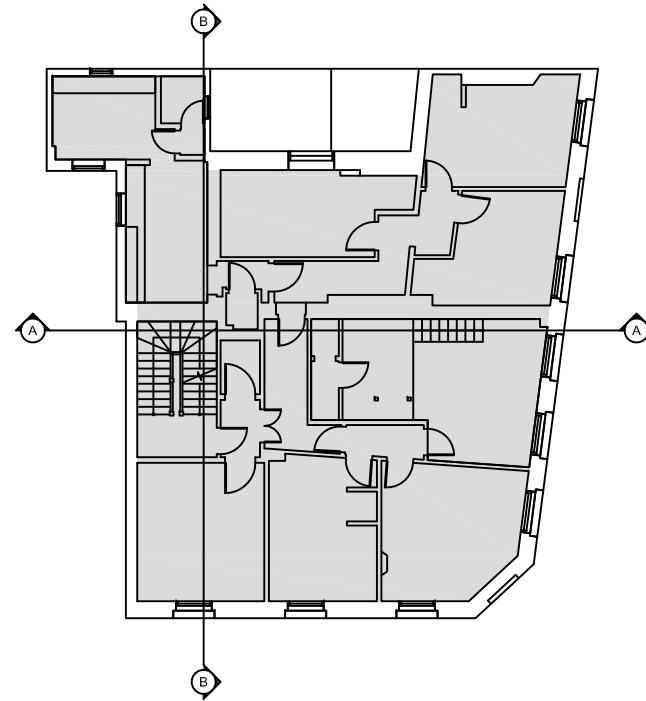
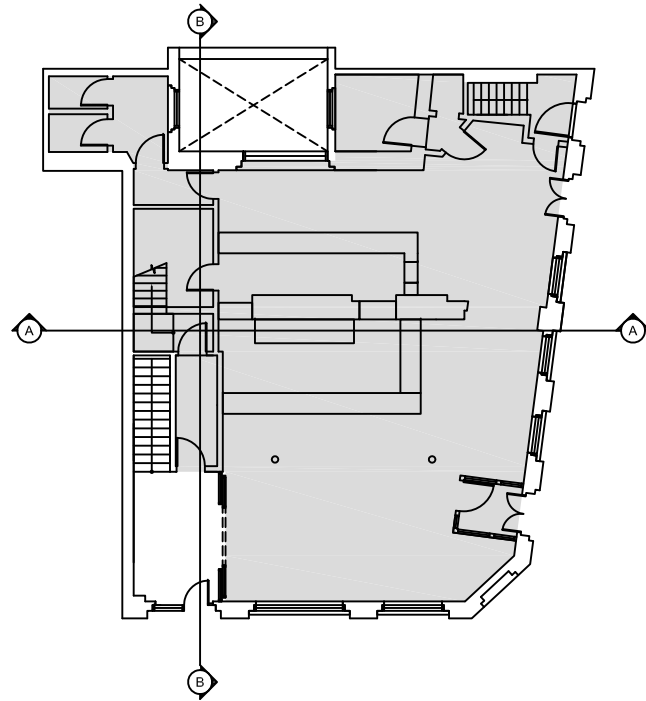
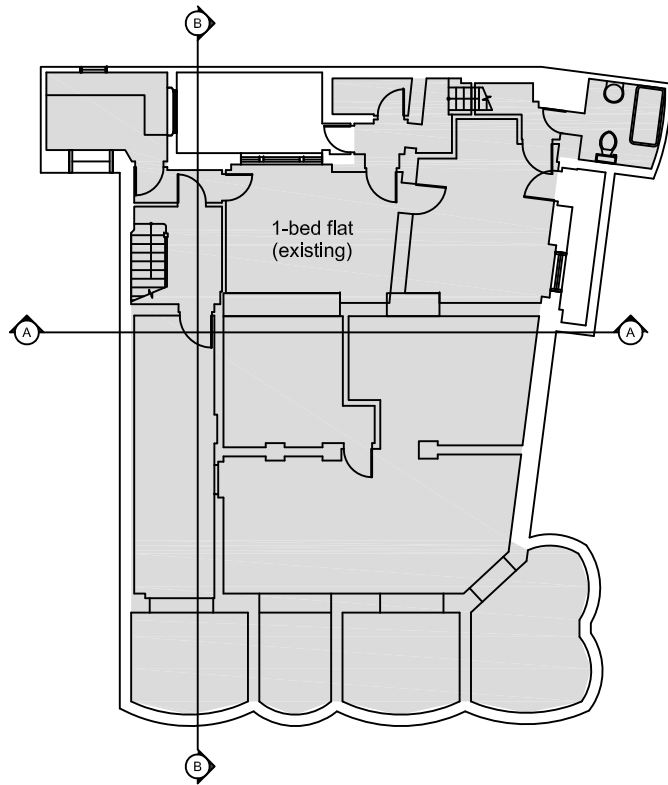


General Notes
 This drawing is copyright of KSR architects. This drawing must be read in conjunction with the Designer's Risk Assessment, specification and all other relevant documentation and drawings.
 KSR architects accept no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which it relates which has not been referred to them and their approval obtained.
 Areas are based on uncheckered survey and are approximate only. Do not scale from this drawing or the digital data, only figure dimensions are to be used. Refer to linear scale for guidance.
 Check all dimensions on site prior to carrying out any works and advise any discrepancy.



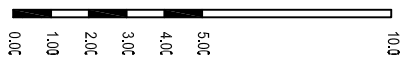
Proposed HMO studios:

3rd floor (117 sq.m. GIA)

Studio 1	11.3 sq.m. (room 9.1 sq.m. + ensuite 2.2 sq.m.)
Studio 2	11.3 sq.m. (room 9.1 sq.m. + ensuite 2.2 sq.m.)
Studio 3	11.5 sq.m. (room 9.1 sq.m. + ensuite 2.4 sq.m.)
Studio 4	11.3 sq.m. (room 9.1 sq.m. + ensuite 2.2 sq.m.)
Studio 5	11.3 sq.m. (room 9.1 sq.m. + ensuite 2.2 sq.m.)
Studio 6	12.0 sq.m. (room 9.8 sq.m. + ensuite 2.2 sq.m.)

4th floor (42.0 sq.m. GIA)

Studio 7	12.8 sq.m. (room 10.4 sq.m. + ensuite 2.4 sq.m.)
Studio 8	14.3 sq.m. (room 12.0 sq.m. + ensuite 2.3 sq.m.)
Kitchen/Living	21.3 sq.m.



Existing retained and refurbished

F	Mezzanine omitted, room sizes rationalized.	03.05.2023	LV
E	Mezzanine stair shown.	27.04.2023	LV
D	Rooms enlarged, mezzanine added.	10.04.2023	LV
C	Ensuite indicated.	26.03.2023	LV
B	Mezzanine height reduced.	22.02.2023	LV
A	Ground floor door opening direction revised.	08.11.2022	LV

Rev	Description	Date	By
Status:			

PLANNING

KSR ARCHITECTS & INTERIOR DESIGNERS
 KSR Architects LLP
 14 Grenford Street
 London NW10 2ND
 T: +44 (0)20 7662 9000
 www.ksrarchitects.com

Project:

89 HOLMES ROAD

Drawing Title:

PROPOSED PLANS

Date of first issue: 10.08.2022
 Scale: 1:200 @ A3

Drawn By: LV
 Checked By: GA
 © KSR Architects

Drawing No: **21046-P-100**
 Rev: **F**