

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK OF ANY KIND. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.

REV.	DATE	REVISION
A	08.06.11	Issued for Planning
B	04.10.11	Proposed planting to front gardens shown.
C	18.04.13	Glass balustrade to raised ground bay window shown
D	05.09.13	Retained facade to be demolished and re-built denoted

RED BOUNDARY DENOTES EXTENT OF RETAINED FACADE OF NOS 44-45 TO BE DEMOLISHED AND RE-BUILT TO MATCH EXACTLY THAT OF THE ADJACENT FACADE OF NOS 42-43.



46 BELSIZE PARK

45 BELSIZE PARK

44 BELSIZE PARK

SOUTH ELEVATION

43 BELSIZE PARK

42 BELSIZE PARK

41 BELSIZE PARK

Landscaping as per approved condition application no 2013/2735/P

Frame-less glass balustrade to upper ground floor doors

Trees and raised flower beds behind the hedge in front gardens

Landscaping as per approved condition application no 2013/2735/P

Osel architects and development consultants

PROJECT:
42-45 BELSIZE PARK
LONDON NW3

CLIENT:
BELSIZE PARK DEVELOPMENTS LTD

DRAWING:
PROPOSED FRONT ELEVATION
REPLACEMENT FACADE TO NOS 44 & 45

DRAWING No.: 11-029/AP3-09 REV: D

SCALE: 1:100 @ A2
DRAWN: DM/MM DATE: APRIL 2011
CHECKED: GR DATE: JUNE 2011

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NOTES - READ IN CONJUNCTION WITH PHOTO AND DETAILS SHEETS.

- (A) DETAIL 1
Entrance Porch modeled on local examples, including:
-New cornice to entrance Porch including dentil mouldings in lime render, new Ionic capitals and new Plinth mouldings to supporting columns.
-New Plinth and capital mouldings to Pilasters around entrance doors in lime render.
-New front door, side lights and fan lights to match 54 Belsize Park
- (B) DETAIL 5 & 11
New bay windows modeled on local examples, including:
-New cornice to bay's windows, including dentil mouldings in lime render.(not shown)
-New capital mouldings to the returns of the bay windows in lime render.
-New rendered window cills and new decorative cast iron cill railings.
- (C) DETAIL 9
Entrance stairs modeled on local examples, including:
-New stone copings to Piers, stone treads and risers. Rendered balustrade with stone copings
-New galvanized steel hollow section handrail.
-New decorative balustrade panels between support columns under front Porch.
- (D) DETAIL 3
Existing front wall to be rebuilt in its entirety and modeled on local examples. Garden walls dividing Properties to be reinstated. New stone copings.
- (E) DETAIL 10
Decorative timber mouldings to underside of roof soffit to match existing.
- (F) DETAIL 2 & 4, and 6,7&8
Cornice and cill detail and rendered mouldings to upper level windows modeled on local examples.
- (G) DETAIL 12
New cornice and coinings to 'link' buildings to match existing.
- (H) Roof
-New rendered chimneys and Redbank clay flue Pots
-New Parapet with coping stone
-Skylights to be Velux conservation roof lights
-New flush glazing above decorative domed skylights above staircase.
-Dormers lined in lead with white painted timber joinery
- (I) Rendered Window Bays (North elevation)
-New decorative metal balustrade fixed to top of window bay.
-New decorative metal balcony, balustrade and support frame black painted.
-New decorative metal Juliet balustrade black painted
- (J) Rear Facade (North elevation)
-All new brickwork using a mix of salvaged and new matching bricks.
-Pointing modeled on local examples.

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SOUTH ELEVATION

Trees and raised flower beds behind the hedge in front gardens

Evergreen hedge along the boundary wall

Trees and raised flower beds behind the hedge in front gardens

Evergreen hedge along the boundary wall

Osel architects and
development consultants

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LONDON NW3

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DRAWING:
PROPOSED FRONT ELEVATION

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