

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.

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



NOTES - READ IN CONJUNCTION WITH PHOTO AND DETAILS SHEETS.

- A** DETAIL 1
-New Porch modeled on local exemplars, 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, sidelights and fanlights to match 54 Belsize Park
- B** DETAIL 5 & 11
-New bay windows modeled on local exemplars, 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 exemplars, including-
-New stone copplings to piers, stone treads and risers. Rendered balustrade with stone copplings
-New galvannezed 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 exemplars. Garden walls dividing Properties to be reinstated. New stone copplings.
- 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 exemplars.
- G** DETAIL 12
-New cornice and coping to 'link' buildings to match existing.
- H** Roof
-New rendered chimney's 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 Bay's (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 exemplars.

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