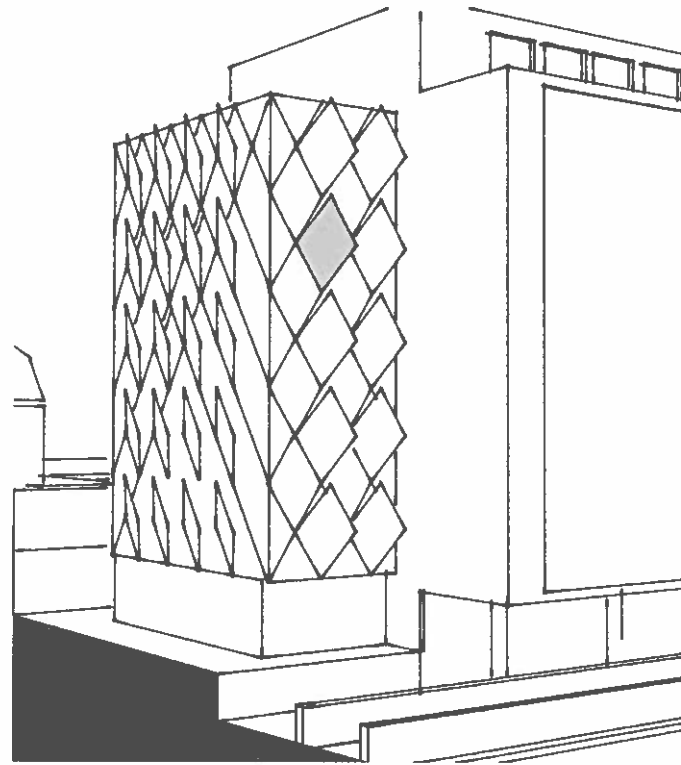
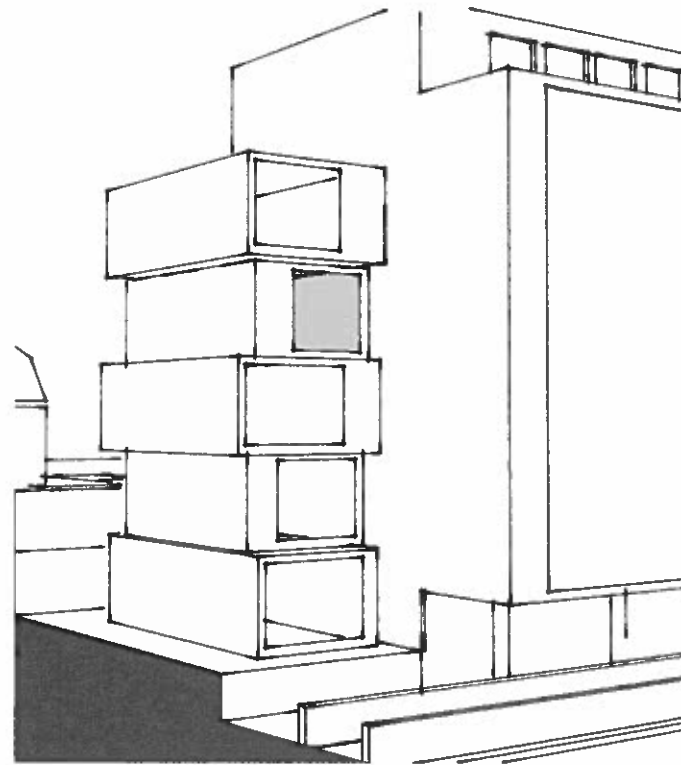

5.0 DESIGN DEVELOPMENT

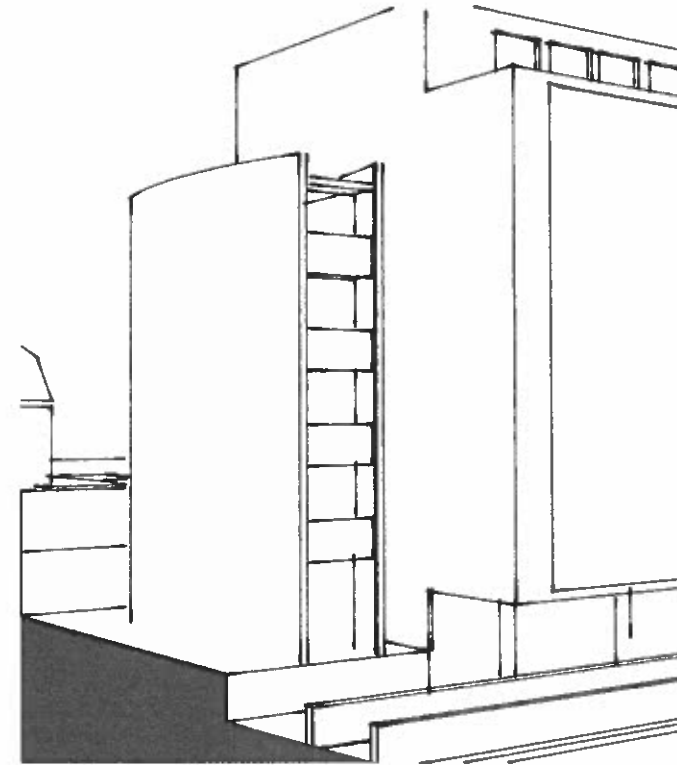
- 5.1 FORM STUDIES
- 5.2 CONCEPT DEVELOPMENT
- 5.3 FORM & FUNCTION
- 5.4 FACADE CONCEPT
- 5.5 FACADE MATERIALS
- 5.6 PRECEDENTS



01 View constraining facade panels



02 Moving boxes



03 The curve

DESIGN DEVELOPMENT

A series of design proposals were prepared to investigate the form of the proposed building:

01 Shows a design allowing only angled views through the facade to increase privacy and minimise overlooking.

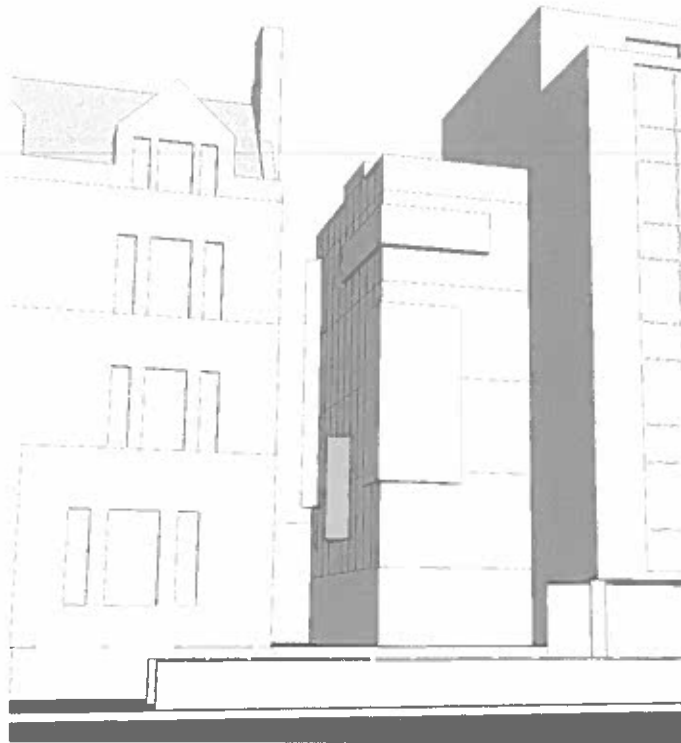
02 Movement – a number of boxes are articulated to form the facade.

03 A curved volume is tested detaching itself from the neighbouring flank wall.

04 Boxes within a box - windows appear as boxes behind and push through the facade.

05 An angled window box is introduced at the rear to prevent overlooking of the neighbouring gardens.

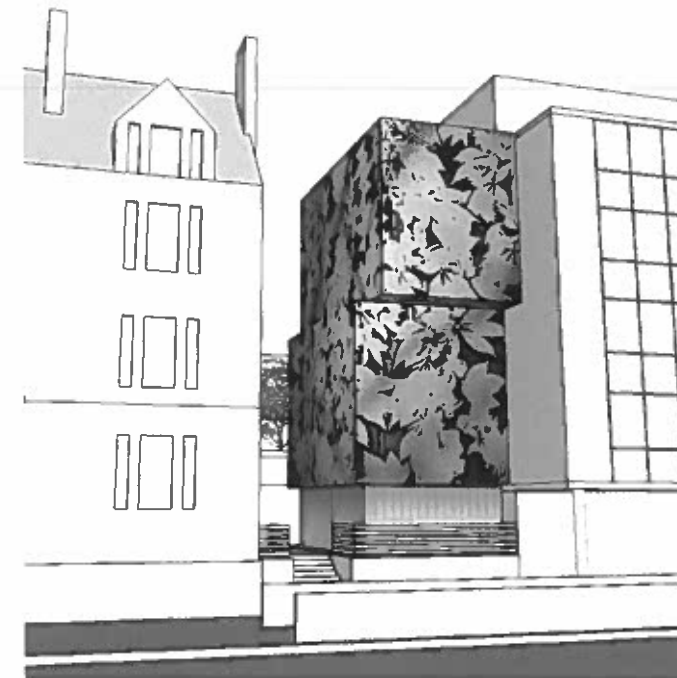
06 A laser cut metal facade mimics the character of the leafy green gardens behind the site.



04 Boxes in big box



05 Angled view box to the rear

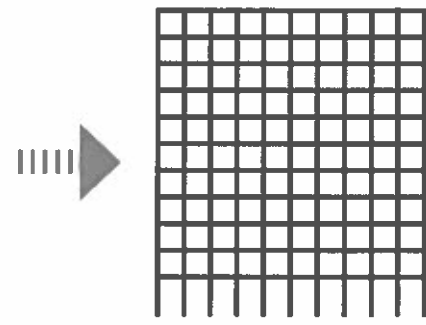


06 Leafy tree - laser cut metal facade

5.2 DESIGN DEVELOPMENT | CONCEPT DEVELOPMENT



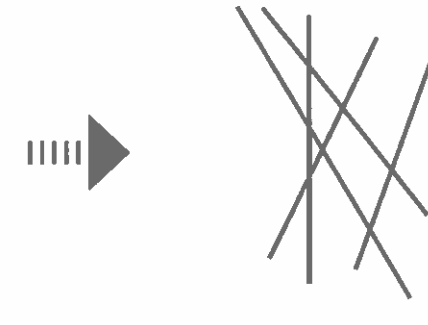
01 The office



02 The grid



03 The bank



04 Merged

DESIGN DEVELOPMENT

The characteristics of both neighbouring buildings were assessed. The office building displays a strong rigid façade grid and a flat roof. In contrast the former bank as well as the conservation area are characterised by pitched roofs and 'playful' facades.

Therefore, the resulting design does not intend to align itself to either the floor heights or the design of either of the neighbouring buildings.

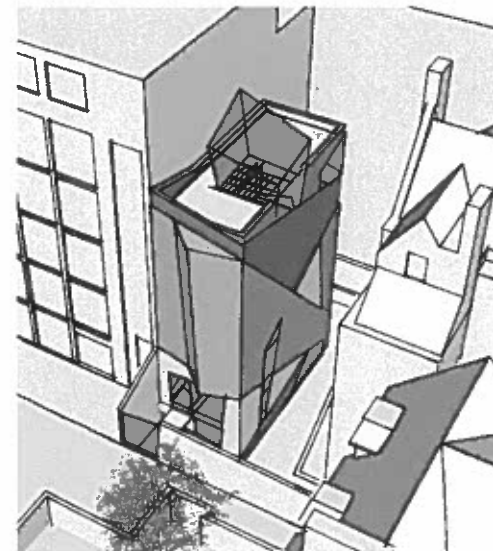
The images show various models investigating the contrast between the vertical and the diagonal.

LIGHT AND FACADE

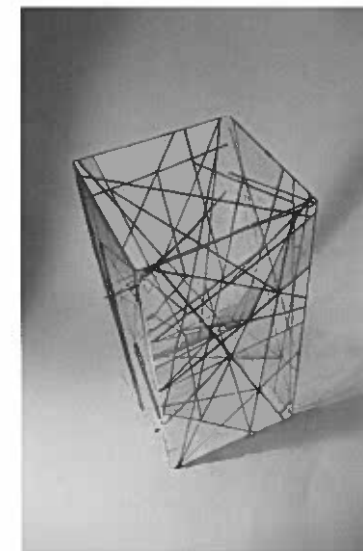
Early in the design process, light in connection with facade design was investigated. The intent was to develop a facade that shows two different 'faces' during day and night.



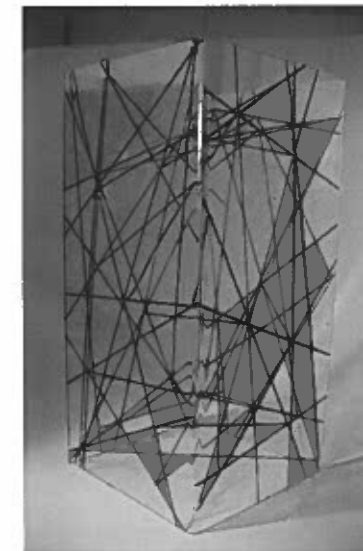
05 Angled lines - front view



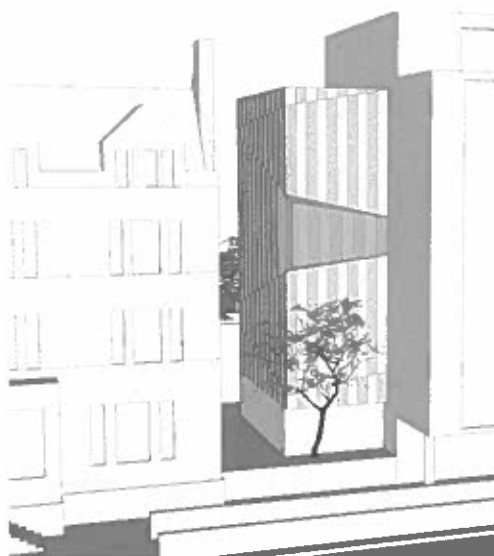
06 Angled lines - top view



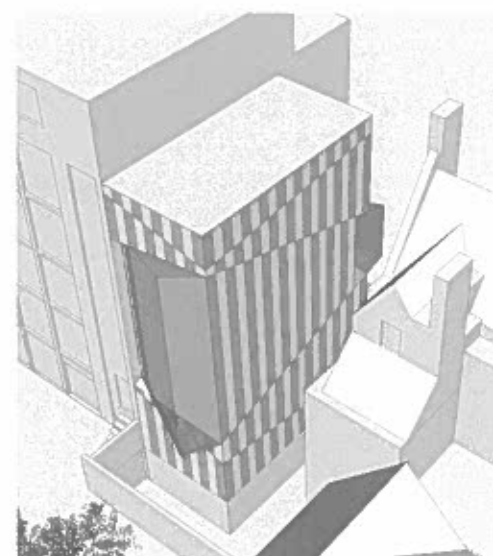
07 Model study - view 01



08 Model study - view 02



09 Intersected grid - front view



10 Intersected grid - top view



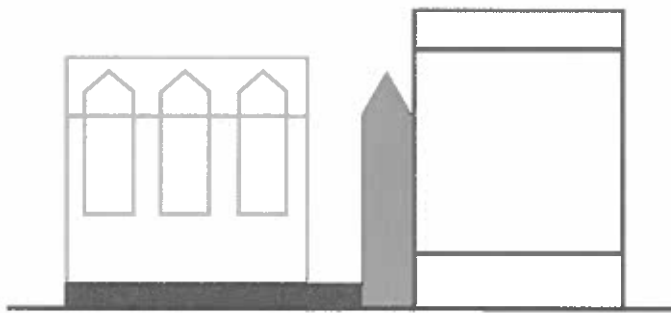
11 Light study



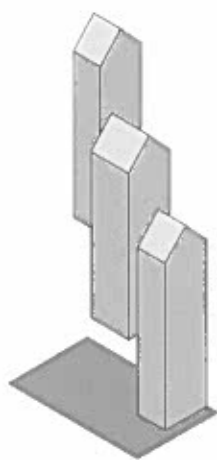
12 Intersected cube



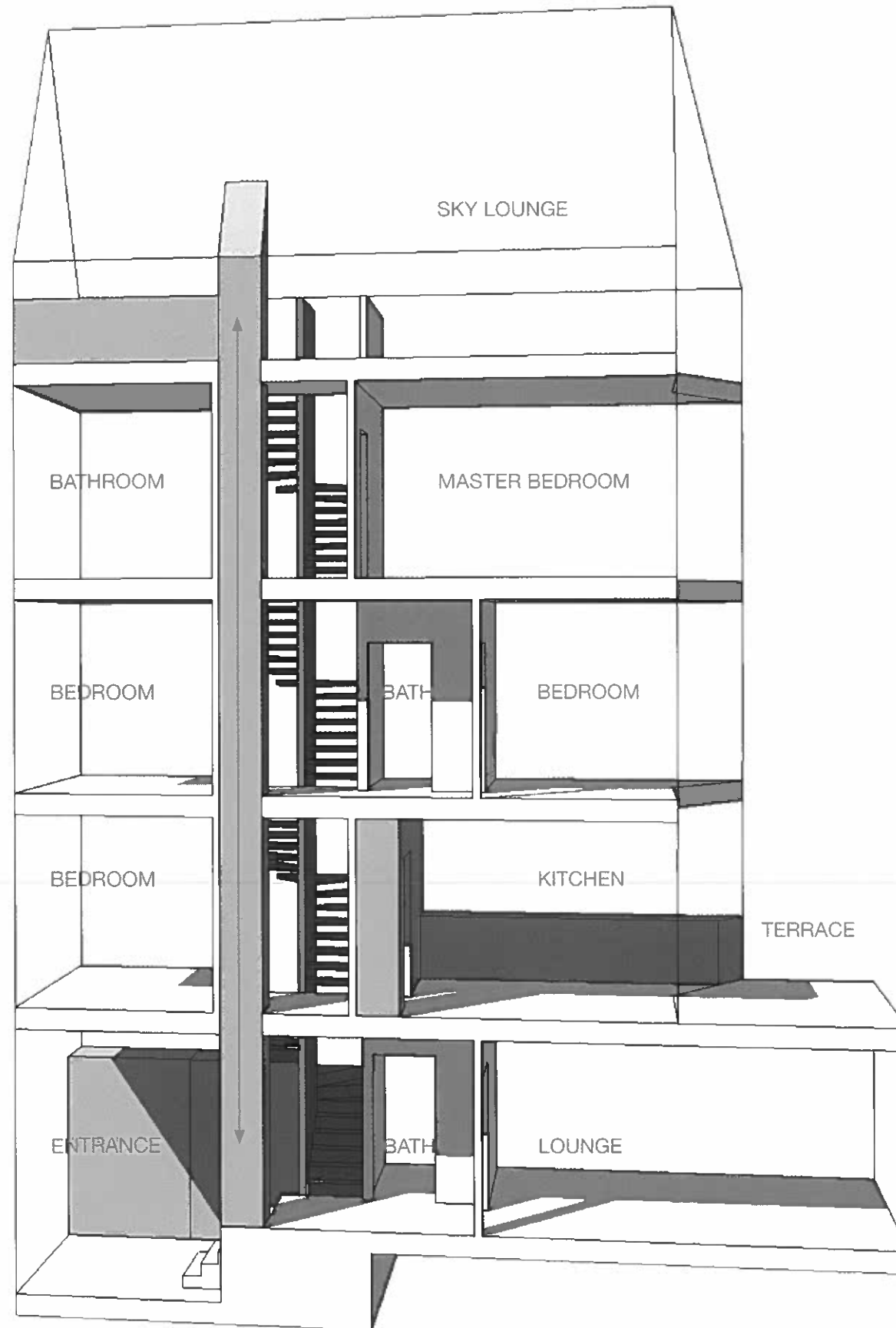
01 Form analysis



02 Composition



03 Fragmentation



04 Functionality study

FORM & FUNCTION

FORM

A build form was developed that refers to the pitched roof as an urban design characteristic of the Conservation Area. In this way, the proposed building links itself to the conservation area, in order to create one continuous urban design element, as set out in the urban design strategy.

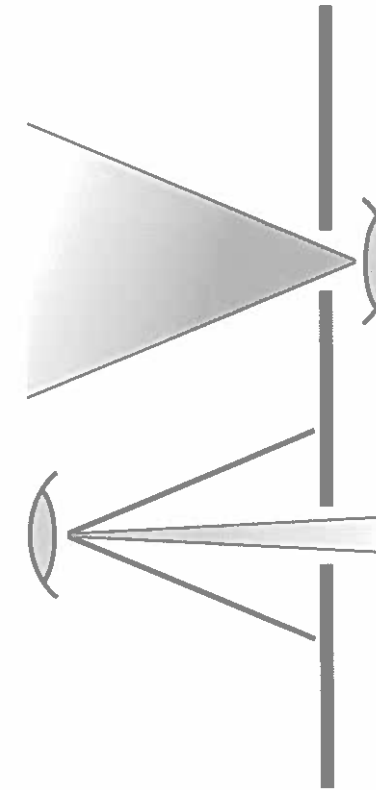
FUNCTION

Due to the limited width of the site, a commercial building proved to be financially as well as functionally inviable, once a lift was put in. A shop at ground floor level fell below the usable minimum requirements, once ancillary spaces were provided.

As a result a single residential house is proposed set over five floors including ground. The gross internal area is below 200sqm in line with Policy DP1.



01 The Moroccan window uses a fine mesh to provide views out but not in



02 The Moroccan Window Principle

FACADE DESIGN

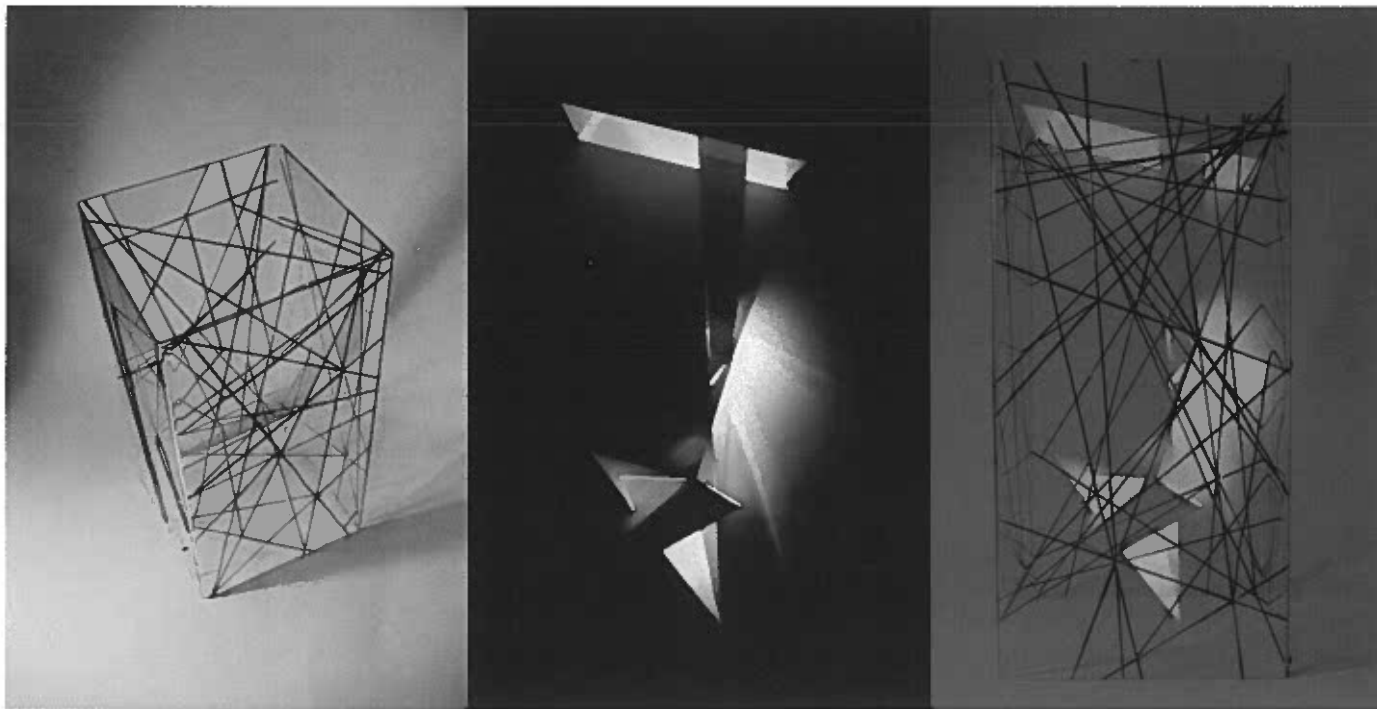
As the building is located closely to the Finchley Road pavement, overlooking and being overlooked became the key criteria for the facade design. A further key aspect was natural ventilation.

The principle of the 'Moroccan Window' was used to maximise outlook from the inside, but minimise overlooking from the outside. Traditionally, residents closer to the mesh can easily observe the outside. Pedestrians passing by however have difficulty looking in.

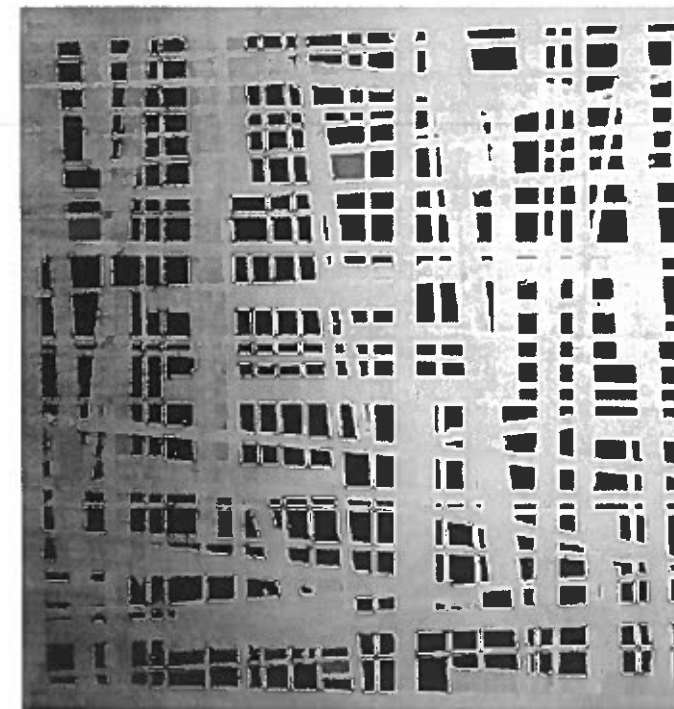
Our aim was to develop a facade that combines this window principle with our previous findings. A solution was developed together with the Berlin based **artist Michael Taubenheim**.

Taubenheim's work is created through a collage technique using metal leaf, gold leaf and a special colour dyed silver leaf from Japan.

With his technique he created the art work '**Manhattan**'. His piece read well with our investigations of diagonal patterns and provided an underlying, invisible order to what first appears as disorder.

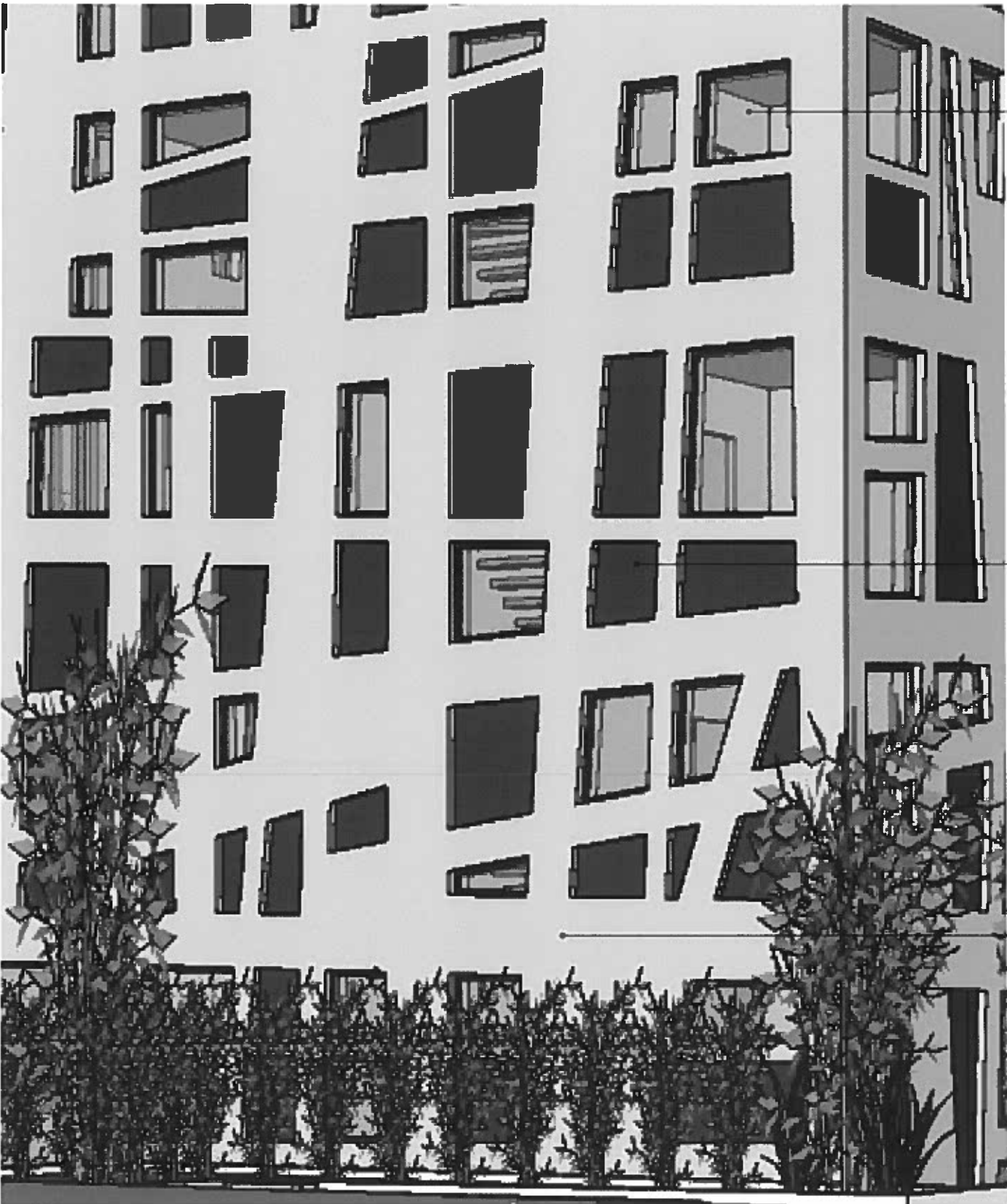


03 Design development series overlaid



04 Facade inspired by artist: Michael Taubenheim

FACADE DESIGN



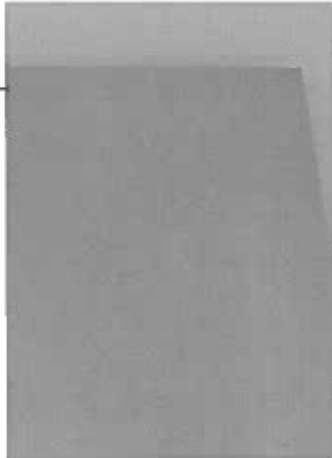
01 Proposed facade



02 Fixed glass panels



03 Ventilation panels



04 KME - TECU gold

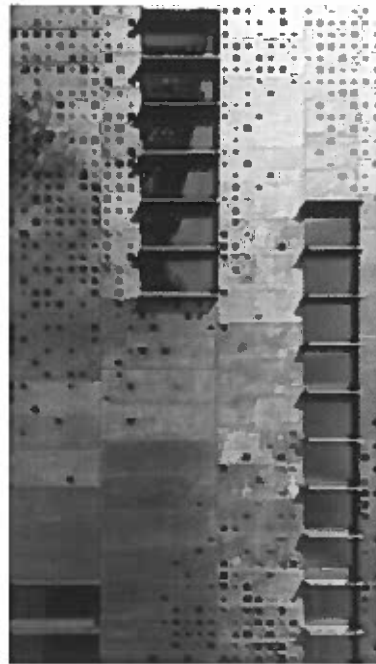
A facade was developed that provides two types of openings:

- a) Fixed window panels for light and outlook
- b) Noise attenuating ventilation panels with air filters

By combining the facade pattern with different types of openings, further patterns emerge that again change at night when different rooms are illuminated.



01 Cassette pattern by F.O.A



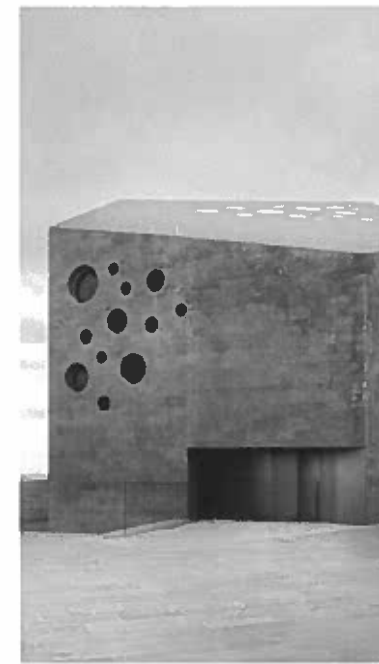
02 KME - Laser cut metal



03 Premier - Composite panels



04 Laser cut metal



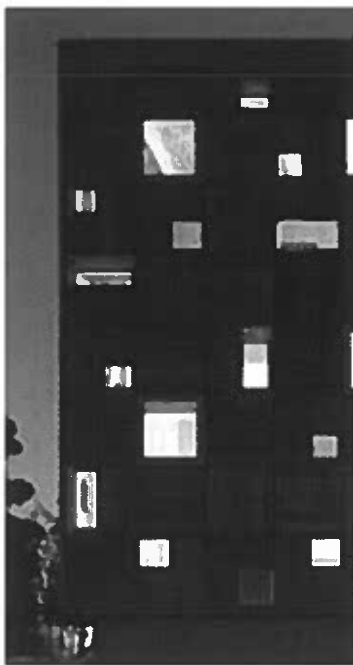
05 Stone and frame less windows



06 Euroclad Linear 3



07 KME cassettes



08 Small openings - night



09 Smaller openings - internal view



10 Smaller openings - internal view



11 Louver system - internal view

6.0 LANDSCAPE DESIGN

- 6.1 ARBORICULTURIST LETTER
- 6.2 LANDSCAPE DESIGN



01 Existing Tree 2011



02 Existing tree after a storm in March 2012

Mr. Russell Ambrose
128 Finchley Road
LONDON
NW3 5HT

Date: 06/07/2011
Our reference: PRI17782
Your reference:

Dear Russell,

Tree at 128-126 Finchley Road, NW3 5HT

Pursuant to your instruction I have been to site and inspected the subject tree. My findings are as follows:

The tree is a Myrobalan Plum (*Prunus cerasifera*). It is approximately 9m tall with a trunk diameter of 400mm when measured just above the root flare. It is growing in a very restricted environment and has come to the end of its safe useful life, as it has present on the stem, the fungal fruiting bodies of the decay fungi *Leatiporus sulphureus* (Chicken of the woods). Once the decay becomes extensive the stem will be significantly weakened at this point and failure will result. Considering the restricted nature of the immediate area around the tree, the risk of harm associated with any failure is low, but nonetheless the tree is not worth retained and should be removed when convenient.

I trust this is helpful, but if you do have any questions, please give me a call.

Yours sincerely,

Mark Welby P.D Arb.(RFS) M.Arbor.A

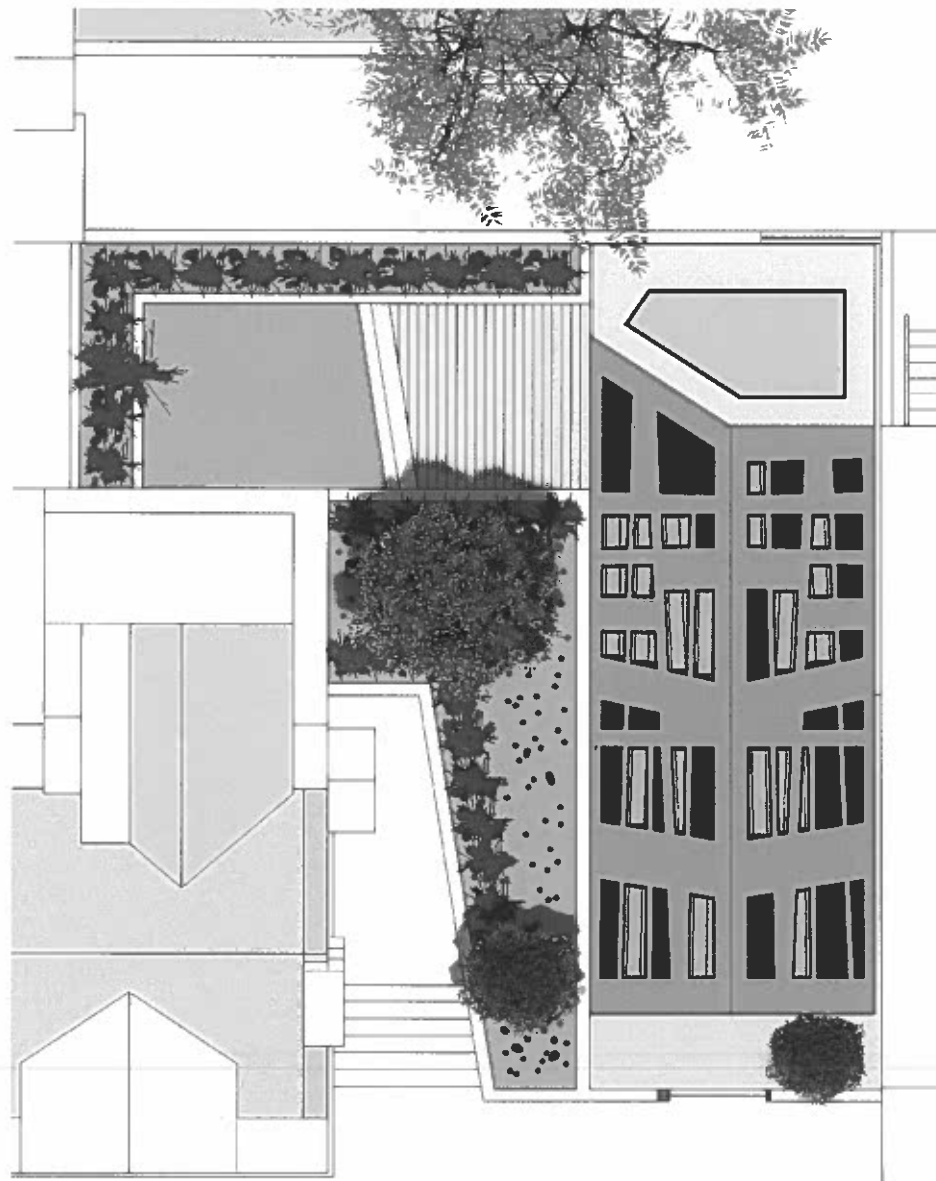
cc.Frederic Akuffo (Autor Architektur Ltd)- via email



Tanners, Lower Street, Haslemere, Surrey, GU27 2PE.
TEL: (01483) 425714 FAX: (01428) 641000 MOBILE: 07768 352000
EMAIL: mail@acdarb.co.uk WEBSITE: www.acdarb.co.uk
Director: S.J. Dale, Dip.LA M.L. M. Welby, Tech Cert (AA), Dip.Arb(RFS), M.Arbor.A.
ACD Arboriculture Ltd Registered Office: Doric House, 132 Station Road, Clingford E4 6AH Company Registration No: 0143406



LANDSCAPE DESIGN



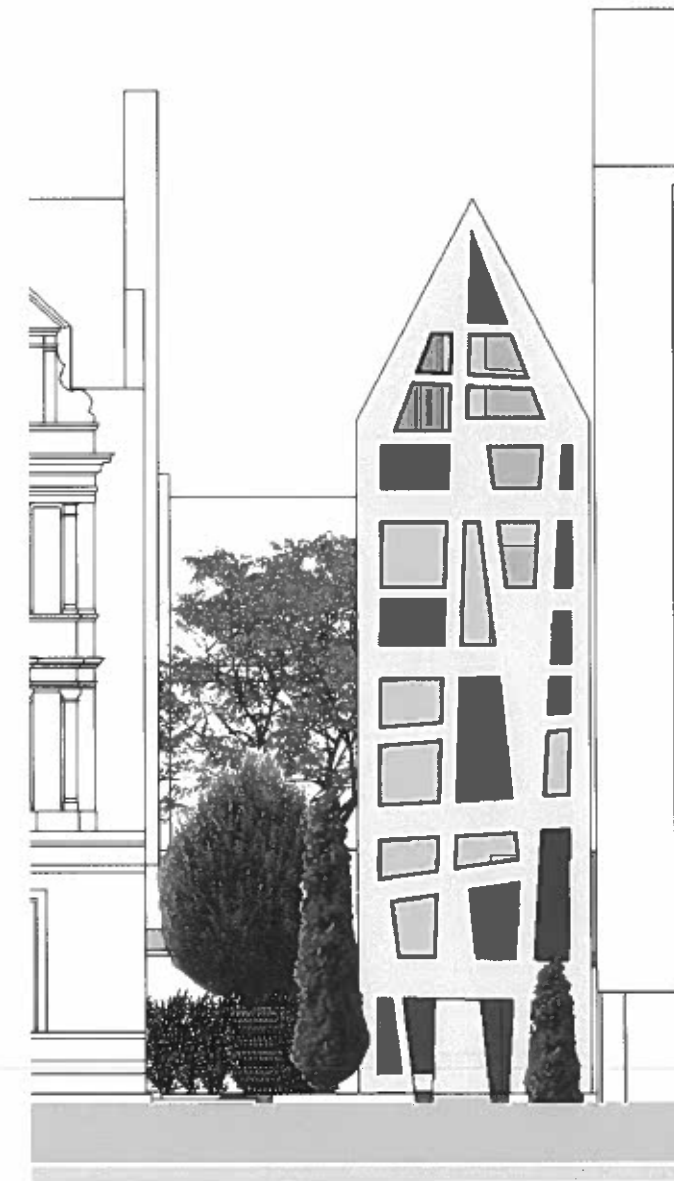
01 Landscape masterplan



02 Conifer tree and hedge



03 Hornbeam tree



04 Street view (subway wall not shown)

The landscape design aims to improve the site's biodiversity, replace the previously existing tree on site and to create a visual interest within the Finchley Road facade frontage.

The landscaping will be of high quality and be carefully detailed to make best use of the limited space available. Natural surveillance, an access gate and wire fencing will address Secure by design.

An Aspeliad trees (such as Hornbeam or similar) is used as a visual 'barrier' in the centre of the site, providing privacy to the private terrace behind.

A Conifer trees (Cupressocyparis leylandii, or similar) is proposed at the front edge of the site to provide a formal and evergreen tree year-round.

The Hornbeam tree will be under-planted with a mixture of native grasses and perennials to provide additional privacy between the courtyard and the street.

The landscape design illustrated in image 04 is intended to address the appeals inspectors comments as well as the pre-application request by:

- 1) providing a visual transition.
- 2) providing a relief in an otherwise built up frontage.
- 3) respecting the setting of the former bank (128).
- 4) providing a fleeting glimpse of the area behind.
- 5) replacing the former existing tree with three proposed trees.

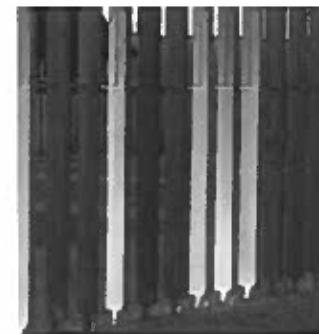
In this sense the overall landscape design intends to exceed the points above and transform the site's existing appearance.



05 Timber decking



06 Wire fencing



07 Distinct lighting design



08 Underplanig with a mixture of native grasses

7.0 ACCESS STATEMENT

- 7.1 ACCESS - PAVEMENT LEVEL
- 7.2 ACCESS - REAR ACCESS ROAD

ACCESS STATEMENT

The scheme has been designed to satisfy Life Time Homes Standard and crime prevention (ODPM/Home Office, 2003)

PEDESTRIAN ACCESS

Step free access is provided on ground floor level from Finchley Road and from the rear access road to the car park at first floor level. There is also level access from the lounge into the garden. The side entrance to the former bank is retained, unaltered.

SECURE BY DESIGN

The rear garden area of the site is fenced off by a wire fence within a hedge as indicated by the dashed blue line at the top of the stairs. All ground floor doors and windows will comply with BS7950 and PAS24.

NATURAL SURVEILLANCE

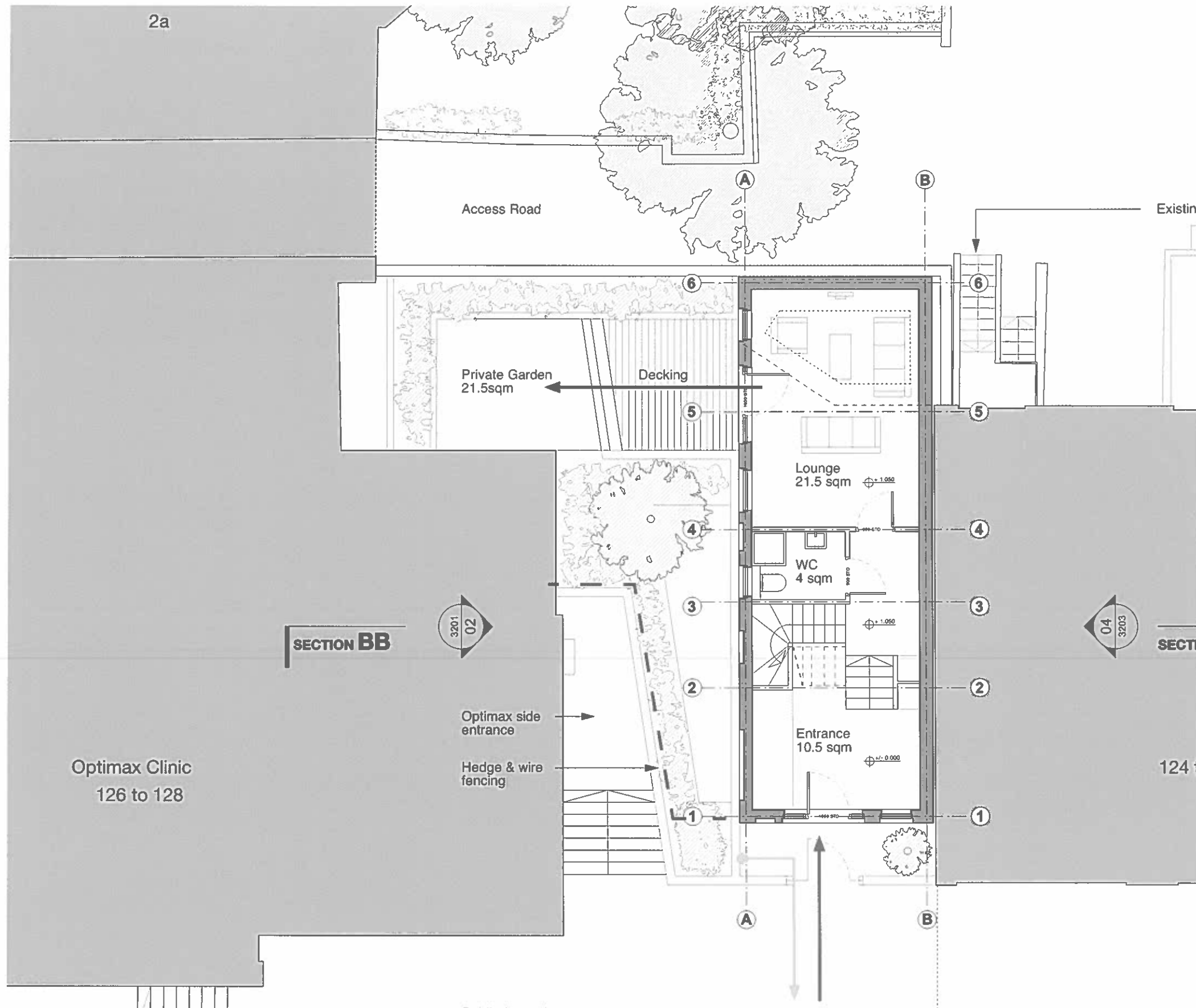
The garden area is naturally overlooked by the various openings in the facade of the proposed new building.

LIGHTING

At night the site will be lit with lighting levels in compliance with BS5489 to provide a 60% colour rendition and 40% uniformity.

REFUSE Collection

The refuse store is located within the boundary wall of the site and accessed at Finchley Road pavement level.



- — WIRE FENCE
- ➔ PEDESTRIAN
- ➔ SERVICES
- ➔ BIKES
- ➔ REFUSE

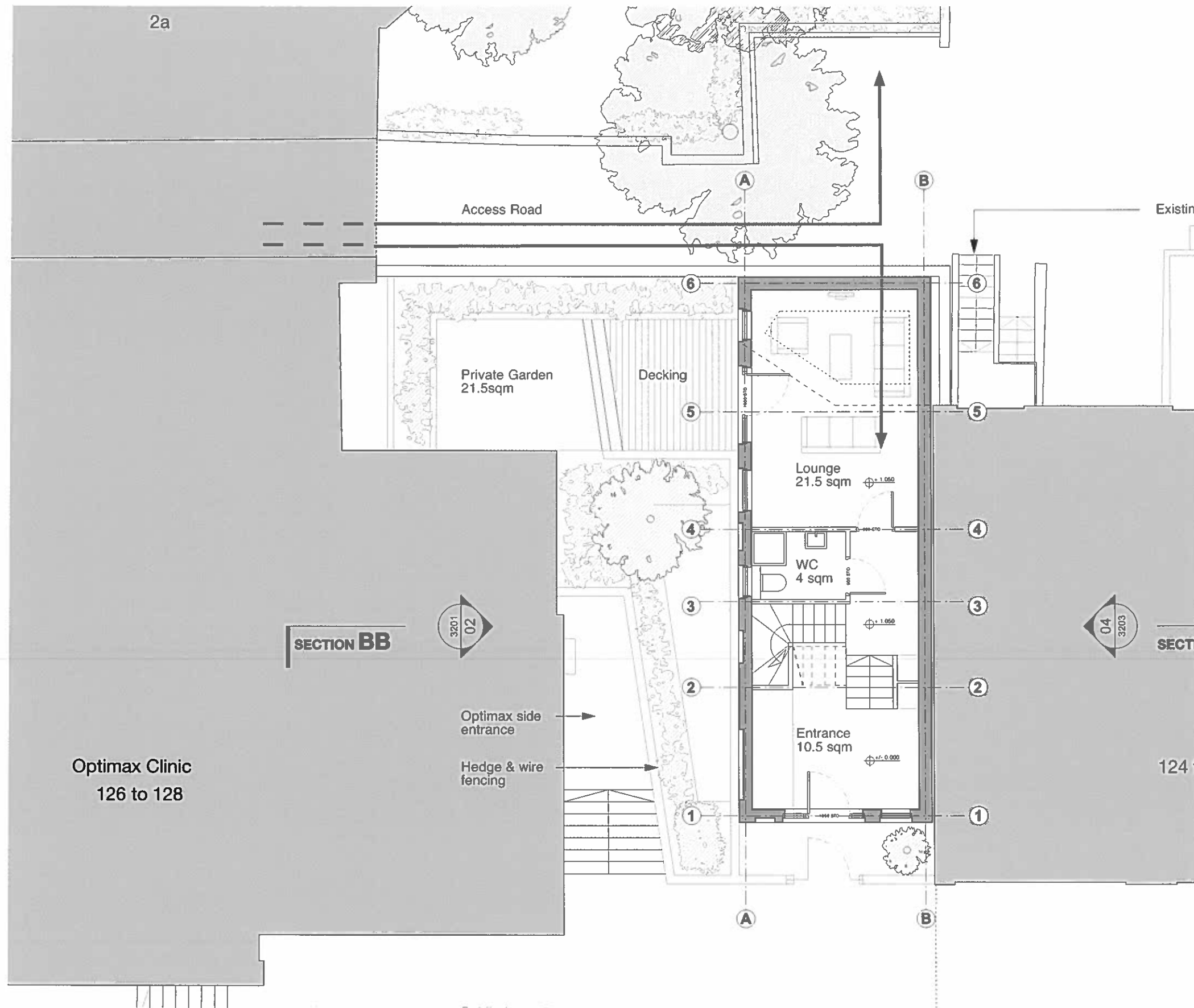
ACCESS STATEMENT

CAR PARKING

1 car parking bay is provided to the rear of the site on land owned by the applicant.

PUBLIC TRANSPORT - PTAL 6A

Access to public transport is located within 1 minute walking distance to Finchley Road tube station and various bus routes from Finchley Road.



- PEDESTRIAN
- - - SERVICES
- ... BIKES
- - - REFUSE

8.0 CONCLUSIONS

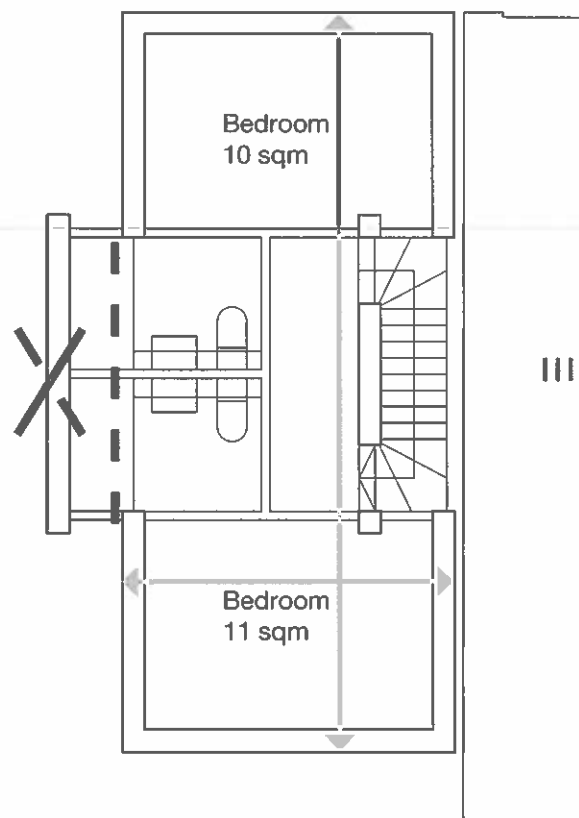
- 8.1 PRE-APPLICATION ADVICE
- 8.2 URBAN DESIGN
- 8.3 CONSERVATION AREA ENHANCEMENT



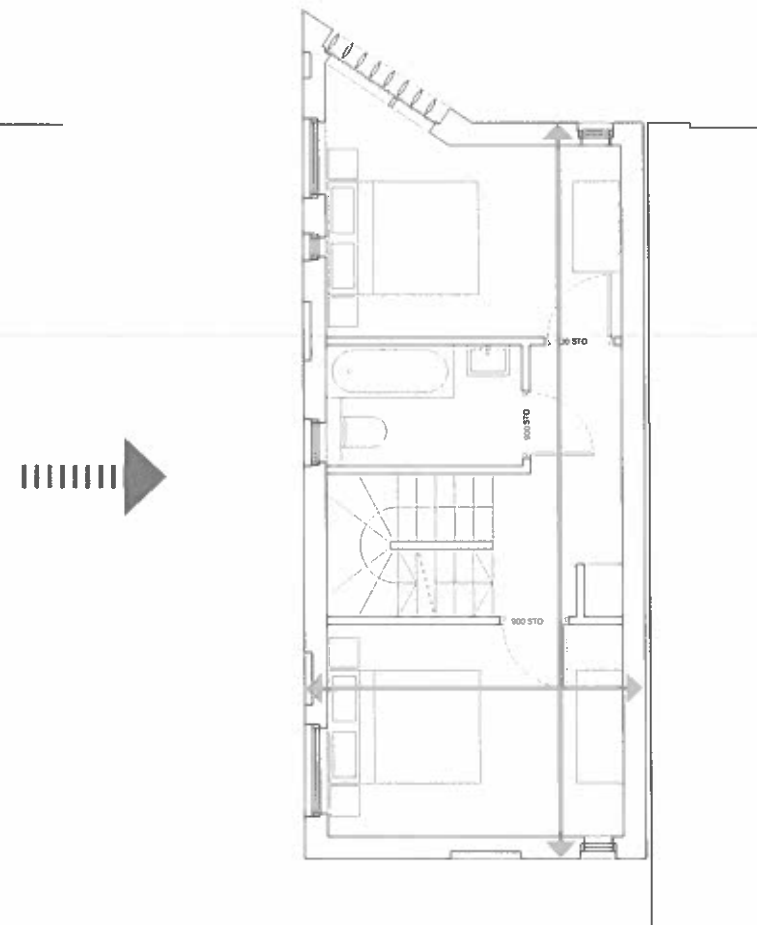
01 Pre-application scheme



02 Enlarged facade pattern



03 Typical pre-application plan



04 Proposed plan with reduced width

PRE - APPLICATION ADVICE

Pre-application advice was received on the 18th January 2012, after a meeting with the council. Our interpretation of the advice received is as follows:

Landuse: The site is located in a 'highly accessible area' as designated by the Camden Core Strategy. Development Policy DP1 states that 50% residential floor space should be provided for any development above 200m² additional floor space.

Response: The proposed floor area was reduced below 200m² to provide residential only. Following the advice of local agents it was decided to omit the retail use altogether. The resulting unit was deemed not functional once ancillary spaces are provided.

Trees & Landscaping: Provision of a new tree is recommended and a bio-diverse landscaping strategy is to be provided within the site.

Response: A high quality landscaping design strategy is provided, including three new trees.

Design: a) The scheme submitted for pre-application fails to provide sufficient space to preserve the setting of the former bank and a potential position for a new tree.

Response: The scheme provided for pre-application was reduced in width by 1200mm. This was done to provide a wider gap between the former bank and the proposed new building. **Image 01.**

Design: b) Inevitably any development on the site cannot seek to preserve all aspects of the site's significance. If you wish to pursue a more efficient use of the land you are advised to thoroughly consider the significance of the gap, recognising the greater the harm to the significance of the gap the greater the justification required.

Response: Chapter 05 shows a thorough urban design analysis, particularly identifying the gaps along Finchley Road. The proposed building forms a combined ensemble with other elements of the Finchley Road frontage, that increases the strength of noticeable relief and momentum in the otherwise built up frontage of Finchley Road

Design: c) The council is not adverse to the contemporary design, in this instance the multiple openings in the facade fail to relate to the robust scale of the adjoining properties. There is also a concern the facade would fail to provide sufficient natural light within the development.

Response: The facade pattern was scaled up four times to provide larger openings. All rooms now have a windows to floor area ratio in excess of the required 20%. (Image 02)

Amenity: a) Any space around the building would need to be attractive, inviting and secure.

Response: A high-quality landscaping design is submitted as part of this design and access statement.

Amenity: b) In respects to overlooking of the residential properties to the rear, the building has been positioned so that the views will not be over these private rear gardens.

Response: The rear facade is angled as set out in chapter 4.6. This was understood to be acceptable by the council. All windows facing the rear gardens will be obscured glass.

Traffic and Car parking: a) Any future development would need to be car free with cycle parking.

Response: The applicant owns the rear access road, which includes an existing car park. It is proposed to allocate this car park to the new property, with internal cycle parking provision.

Traffic and Car parking: b) The proposed development lacks step free access from Finchley Road, contrary to Building Regulations.

Response: Step free access is now provided from Finchley Road as well as the rear access road.

Sustainability: A renewable energy statement is required as part of the application.

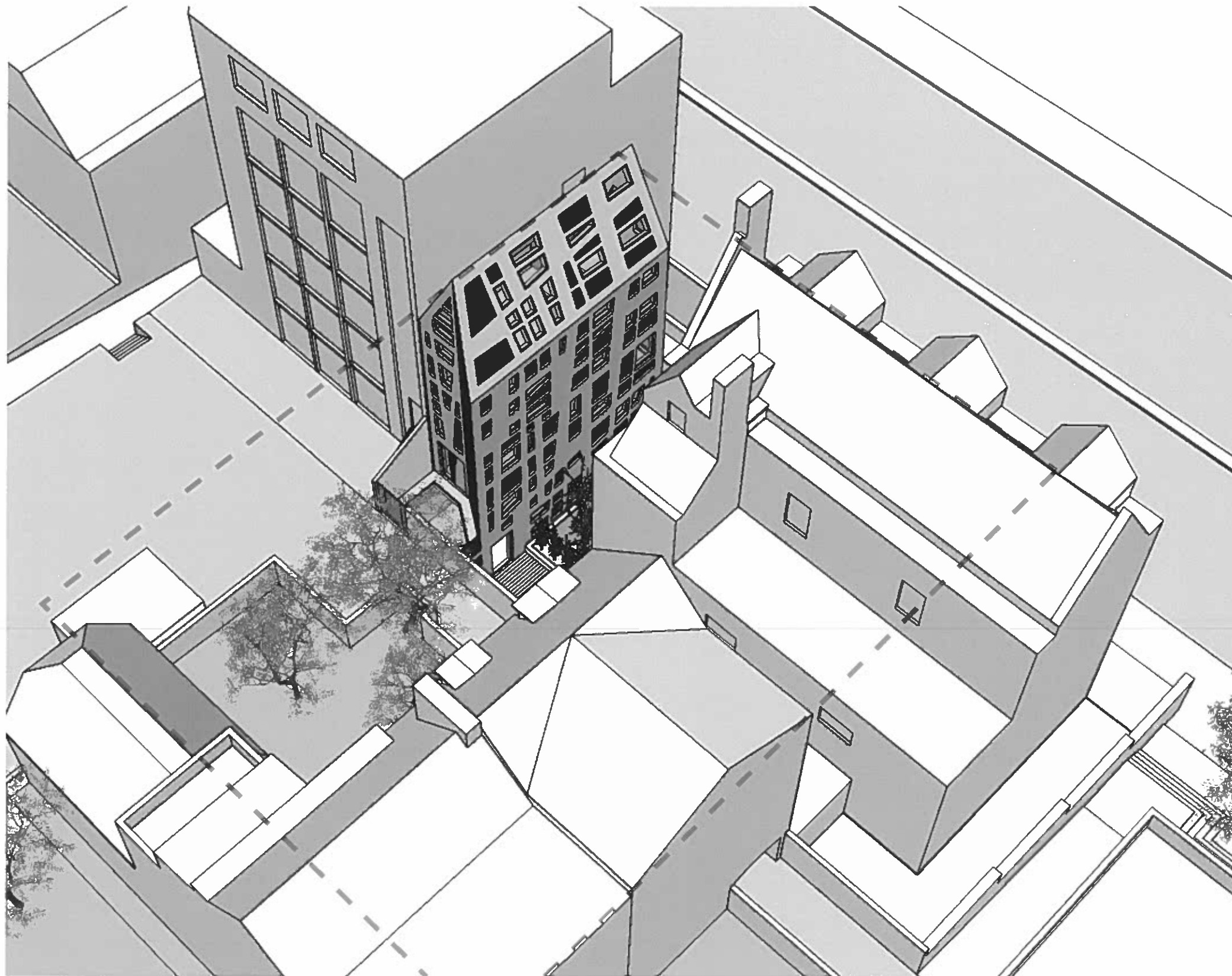
Response: A renewable energy statement is submitted with this application.

URBAN DESIGN

The aerial view shows that the proposed scheme ties in well with the character and setting of the properties of the conservation area.

The former bank's setting is fully respected and the flank wall of the office building as well as the edge of the conservation area are substantially improved.

The 'preservation' and 'enhancement' test of development within a Conservation Area are met with this proposal which, whilst undeniably a modern architectural approach, sets the building carefully so as to respond positively to the whole of 126-128 Finchley Road including its flank elevation, whilst preserving views through the site from the Finchley Road up into the main body of the Conservation Area.



01 Aerial view showing unified ridge lines reinforcing the local urban design



9.0 PERSPECTIVE STUDY

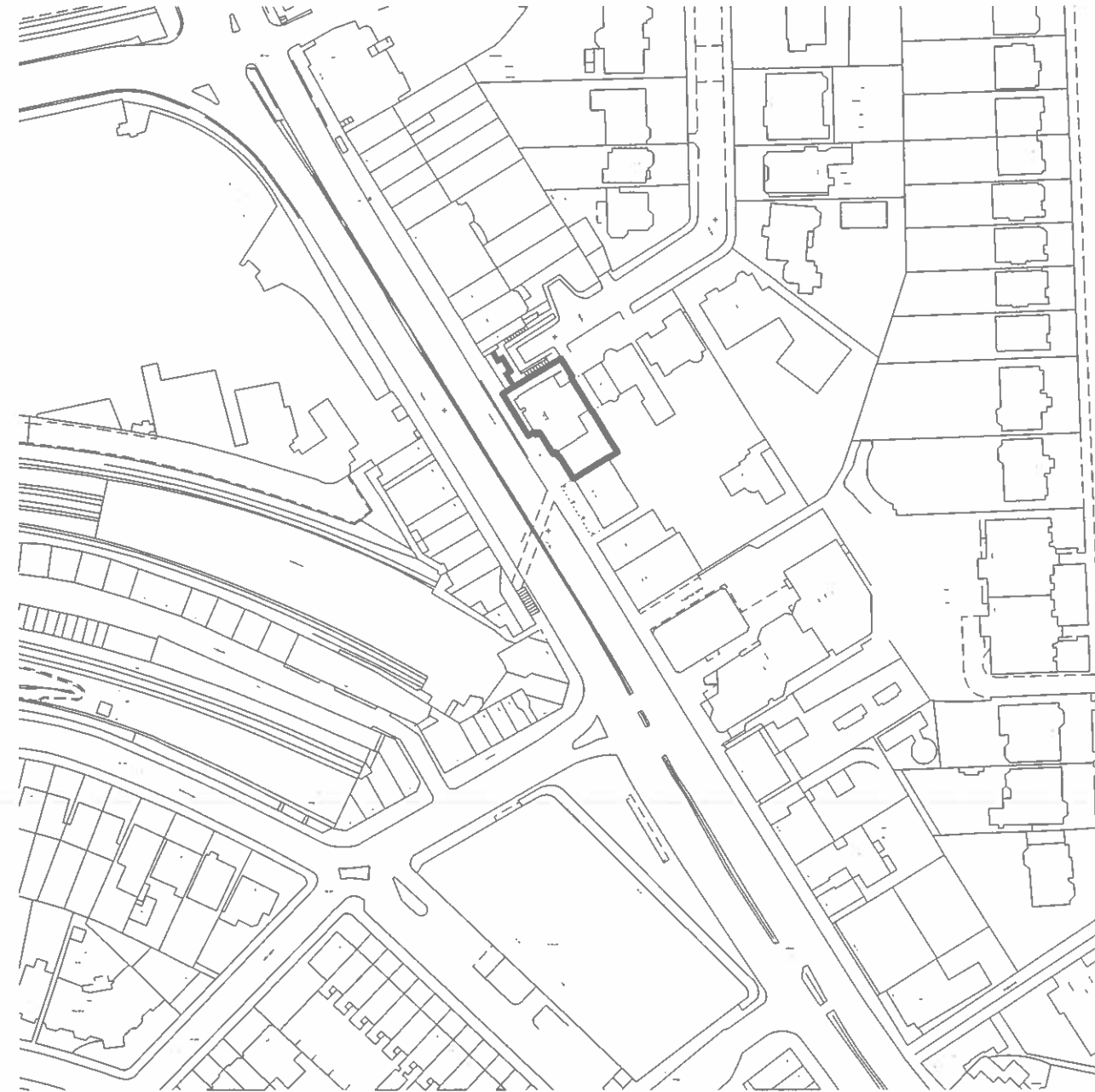
- 9.1 FINCHLEY ROAD - OPTIMAX REMOVED
- 9.2 FINCHLEY ROAD





10.0 PLANNING DRAWINGS

- 10.1 SITE LOCATION PLAN
 - 10.2 SITE SURVEY
 - 10.3 SURVEY SECTIONS & ELEVATIONS
 - 10.4 PROPOSED GROUND FLOOR PLAN
 - 10.5 PROPOSED FIRST FLOOR PLAN
 - 10.6 PROPOSED SECOND FLOOR PLAN
 - 10.7 PROPOSED THIRD FLOOR PLAN
 - 10.8 PROPOSED FOURTH FLOOR PLAN
 - 10.9 PROPOSED ROOF PLAN
 - 10.10 PROPOSED SECTION AA
 - 10.11 PROPOSED SECTION BB
 - 10.12 PROPOSED SOUTH WEST ELEVATION
 - 10.13 PROPOSED NORTH WEST ELEVATION
 - 10.14 PROPOSED NORTH EAST ELEVATION
 - 10.15 PROPOSED SOUTH EAST ELEVATION
-



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A	25/02/13	Issued for Planning

PLANNING



Project
 126 - 128 Finchley Road

Address
 Camden, London, NW3 5HT

Client
 Optimax Laser Eye Surgery

Drawing Title
 Site Location Plan

Job No	Drawing No	Revision
507 01	0100	A
Scale @ A2	Drawn	Checked
1:1250	RH	FA

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 E: studio@autorarchitecture.com
 W: autorarchitecture.com

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Project
126 - 128 Finchley Road

Address
Camden, London, NW3 5HT

Client
Optimax Laser Eye Surgery

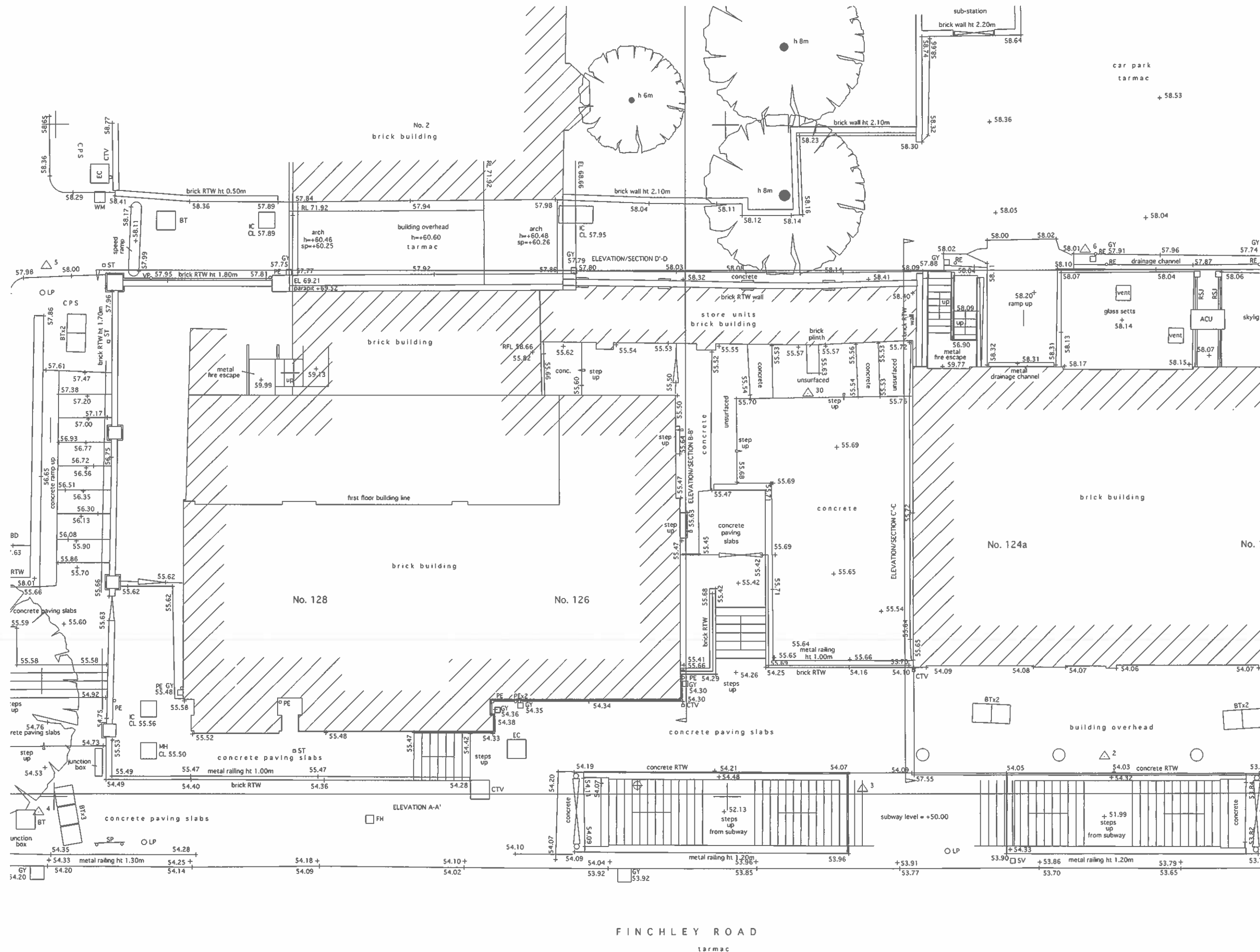
Drawing Title
Existing Site Survey

Job No	Drawing No	Revision
507 01	0101	A
Scale @ A2	Drawn	Checked
1:100	RH	FA

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FINCHLEY ROAD
tarmac

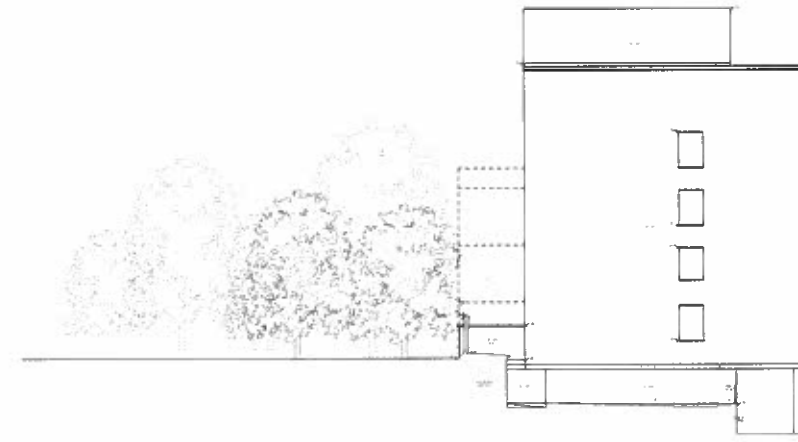
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Key:



Datum 50.00m ELEVATION A-A

01 SOUTH WEST ELEVATION
 Scale : 1: 200



Datum 50.00m ELEVATION SECTION C-C

02 NORTH WEST ELEVATION
 Scale : 1: 200



ELEVATION SECTION D-D

03 NORTH EAST ELEVATION
 Scale : 1: 200



ELEVATION SECTION B-B

04 SOUTH EAST ELEVATION
 Scale : 1: 200

Revision	Date	Details
A	25/02/13	Issued for Planning

PLANNING

Project
 126 - 128 Finchley Road

Address
 Camden, London, NW3 5HT

Client
 Optimax Laser Eye Surgery

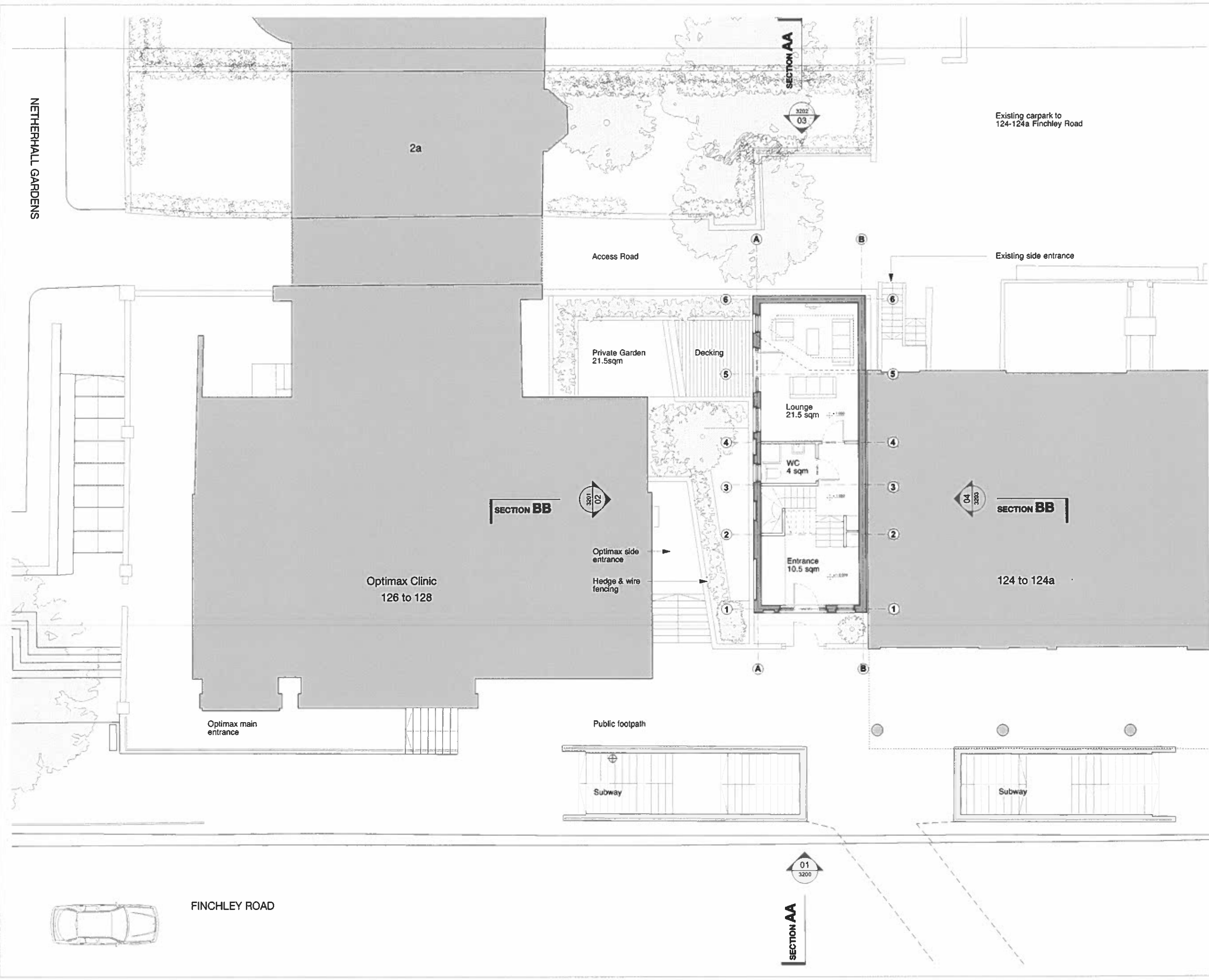
Drawing Title
 Existing Survey Sections & Elevations

Job No	Drawing No	Revision
507 01	0301	A
Scale @ A1	Drawn	Checked
1:200	RH	FA

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 ALL DIMENSIONS FORMER OF WORK AT THIS SPECIFIC LEVEL. SUBCONTRACTORS ARE TO DEVELOP AND CO-ORDINATE WITH THE CONTRACT ADMINISTRATOR COMPANY.
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Key:

Revision	Date	Details
A	25/02/13	Issued for Planning

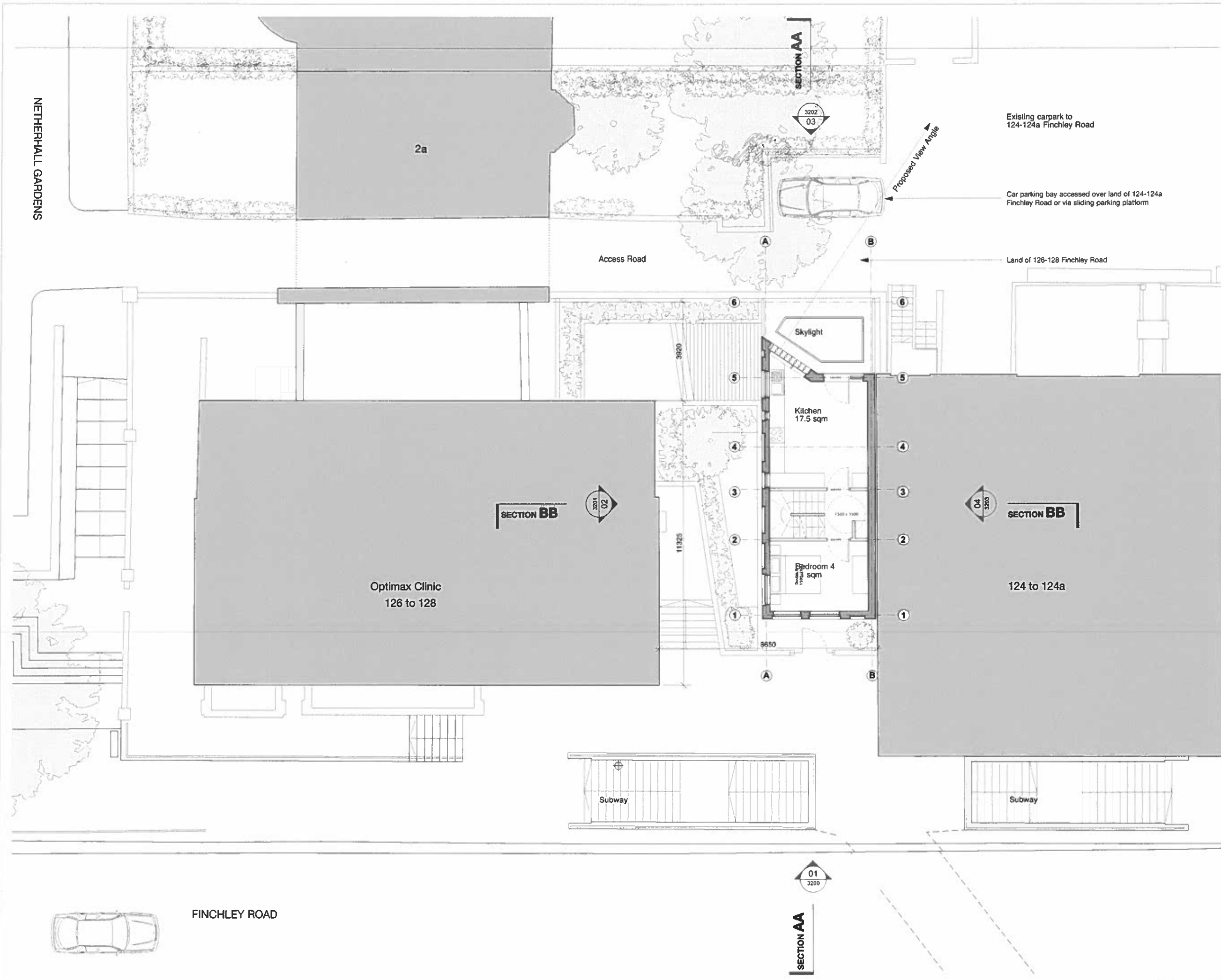
PLANNING

Project		
126 - 128 Finchley Road		
Address		
Camden, London, NW3 5HT		
Client		
Optimax Ltd		
Drawing Title		
Ground Floor Plan		
Job No	Drawing No	Revision
507	1200	A
Scale @ A2	Drawn	Checked
1:100	RH	FA

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 ALL DIMENSIONS ARE TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 AUTHOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING SURVEY DATA UNLESS OTHERWISE SPECIFIED.
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Key:

Revision	Date	Details
A	25/02/13	Issued for Planning

Revision	Date	Details
A	25/02/13	Issued for Planning

PLANNING

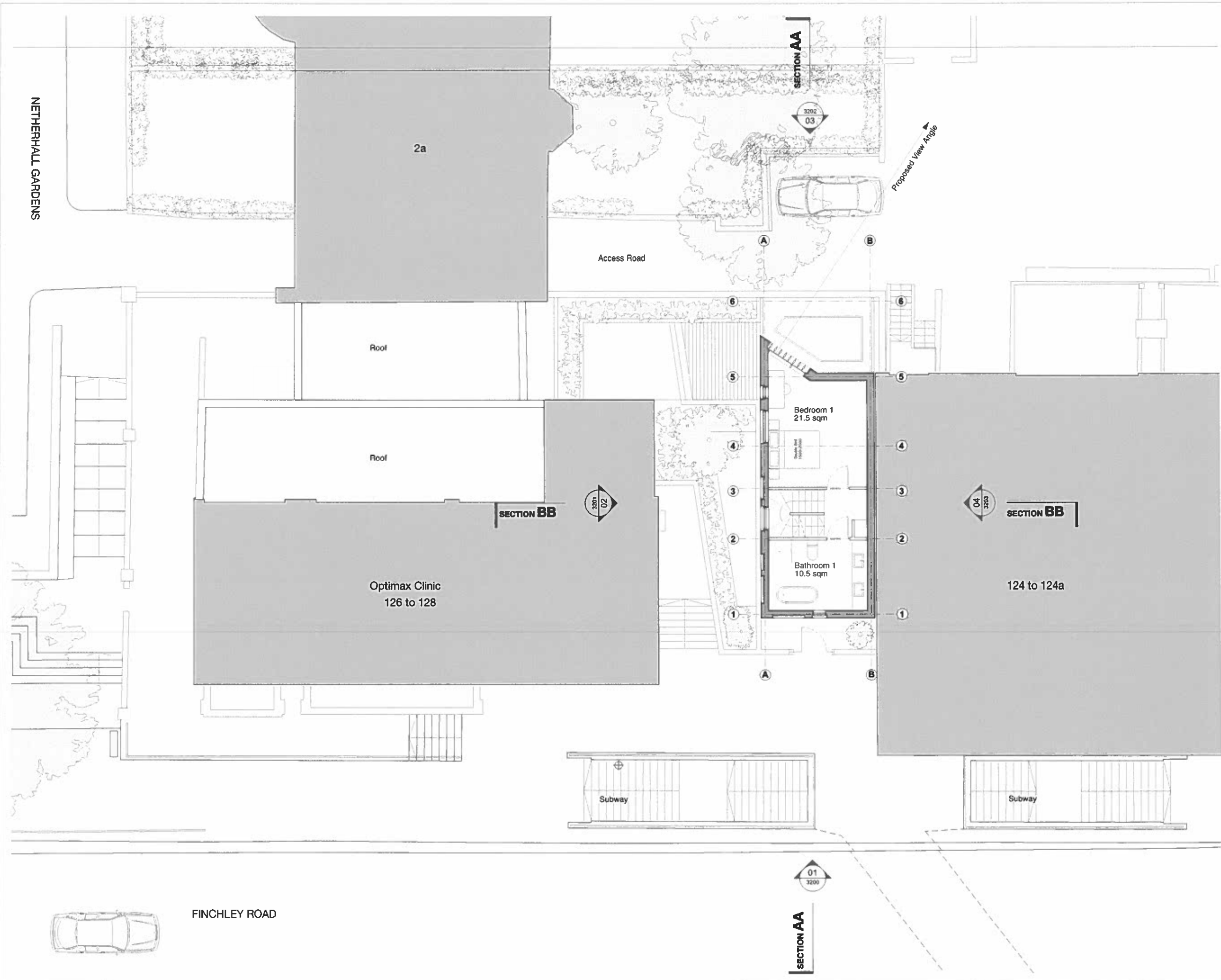
Project
 126 - 128 Finchley Road
 Address
 Camden, London, NW3 5HT
 Client
 Optimax Ltd

Job No	Drawing No	Revision
507	1201	A
Scale @ A2	Drawn	Checked
1:100	RH	FA

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 DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, PARTICULARLY SPECIFICATIONS AND OTHER PLANNING DRAWINGS.
 DO NOT SCALE FROM THE DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL DETAILS AND FUNCTIONS OF DESIGN ELEMENTS SHOULD BE DESIGNER'S RESPONSIBILITY AND TO BE SET OUT AND CO-ORDINATED WITH ALL OTHER CONTRACT DOCUMENTS.
 ALL MATERIALS ARE TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OBTAINED FROM ANY SOURCE WHICH IS NOT PROVIDED BY ARCHITECT.
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Revision	Date	Details
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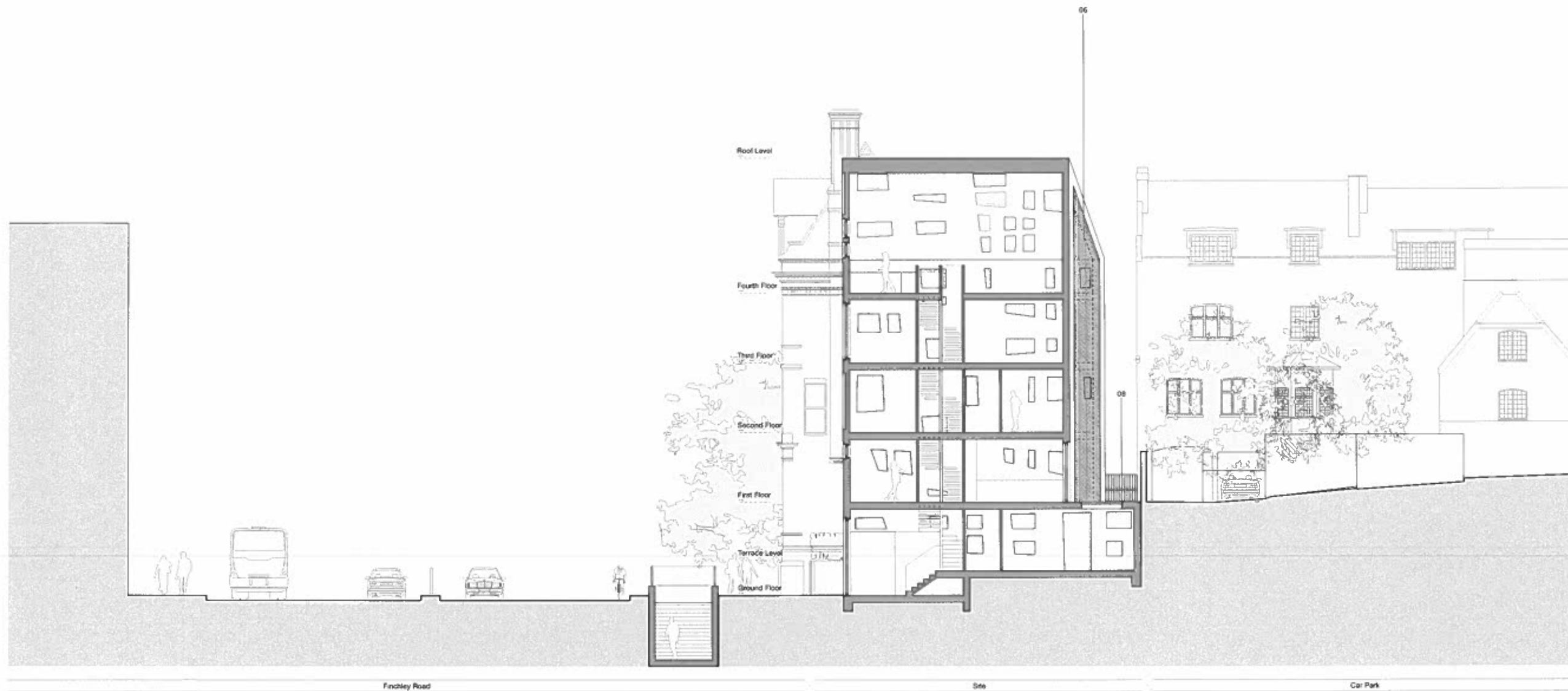
Project
 126 - 128 Finchley Road
 Address
 Camden, London, NW3 5HT
 Client
 Optimax Ltd

Job No	Drawing No	Revision
507	1203	A
Scale @ A2	Drawn	Checked
1:100	RH	FA

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01 SECTION AA
Scale: 1:100

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ALL DETAILS ARE INCLUSIVE OF DEPTH FINISHES. SPECIAL DETAILS AND FUNCTIONS ARE TO BE OF AND QUALITY OF FINISH. DETAILS FOR THE CONTRACT ADMINISTRATION COMMENTS.
ALL MATERIALS ARE TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
AUTOR TO ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING BUILDING SURVEY WORK IN THESE DRAWINGS AND BASED.
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- Key:**
- 01 Metal cladding
 - 02 Clear glass
 - 03 Obscure glass
 - 04 Ventilation grille
 - 05 Solar panel
 - 06 Directional fin
 - 07 Concrete
 - 08 Metal railing

Revision	Date	Details
A	25/02/13	Issued for Planning

PLANNING

Project		
126 - 128 Finchley Road		
Address		
Camden, London, NW3 5HT		
Client		
Optimax Ltd		
Drawing Title		
Proposed Section AA		
Job No	Drawing No	Revision
507	2200	A
Scale @ A1	Drawn	Checked
1:100	RH	FA

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 DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE GIVEN ON SITE.
 ALL DETAILS AND INDICATORS OF DESIGN INTENT, SPECIALLY DESIGNATED CONTRACTORS ARE TO BE OF AND CO-OPERATE WITH DETAIL S FOR THE CONTRACT ADMINISTRATORS COMMENTS.
 ALL INSTALLATIONS ARE TO BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 AUTHOR LTD ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING BUILDING SURVEY UPON WHICH THESE DRAWINGS ARE BASED.
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- Key:**
- 01 Metal cladding
 - 02 Clear glass
 - 03 Obscure glass
 - 04 Ventilation grille
 - 05 Solar panel
 - 06 Directional fin
 - 07 Concrete
 - 08 Metal railing

Revision	Date	Details
A	25/02/13	Issued for Planning

PLANNING

Project
 126 - 128 Finchley Road

Address
 Camden, London, NW3 5HT

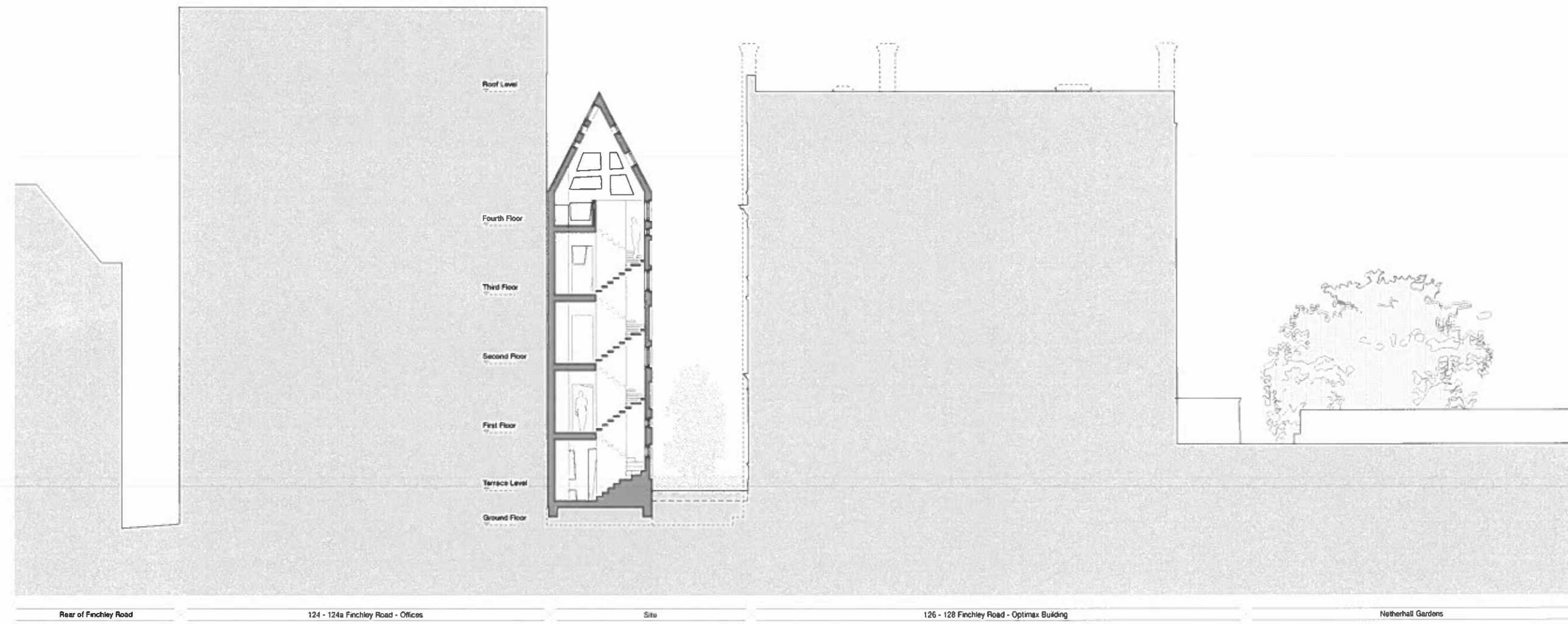
Client
 Optimax Ltd

Drawing Title		
Proposed Section BB		
Job No	Drawing No	Revision
507	2201	A
Scale @ A1	Drawn	Checked
1:100	RH	FA



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01 SECTION BB
 Scale : 1: 100

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 ALL DIMENSIONS INDICATIVE OF DESIGN INTENT. SPECIAL DESIGN SUBSTITUTIONS ARE TO BE MADE BY AND IN ACCORDANCE WITH THE CONTRACT ADMINISTRATION DOCUMENTS.
 ALL MATERIALS ARE TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 AUTHOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING SURVEY AND SURVEY UPON WHICH THESE DRAWINGS ARE BASED.
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- Key:
- 01 Metal cladding
 - 02 Clear glass
 - 03 Obscure glass
 - 04 Ventilation grille
 - 05 Solar panel
 - 06 Directional fin
 - 07 Concrete
 - 08 Metal railing

Revision	Date	Details
A	25/02/13	Issued for Planning

PLANNING

Project		
126 - 128 Finchley Road		
Address		
Camden, London, NW3 5HT		
Client		
Optimax Ltd		
Drawing Title		
Proposed South West Elevation		
Job No	Drawing No	Revision
507	3200	A
Scale @ A1	Drawn	Checked
1:100	RH	FA

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01 SOUTH WEST ELEVATION
 Scale : 1:100

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 ALL DETAILS ARE SUBJECT TO DESIGNER'S SPECIALIST DESIGN SUBCONTRACTORS AND TO DEVELOPER AND CO-ORDINATING FINAL DETAILS FOR THE CONTRACT ADMINISTRATOR'S COMMENTS.
 ALL METAL WORKS ARE TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
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- Key:**
- 01 Metal cladding
 - 02 Clear glass
 - 03 Obscure glass
 - 04 Ventilation grille
 - 05 Solar panel
 - 06 Directional fin
 - 07 Concrete
 - 08 Metal razing

Revision	Date	Details
A	25/02/13	Issued for Planning

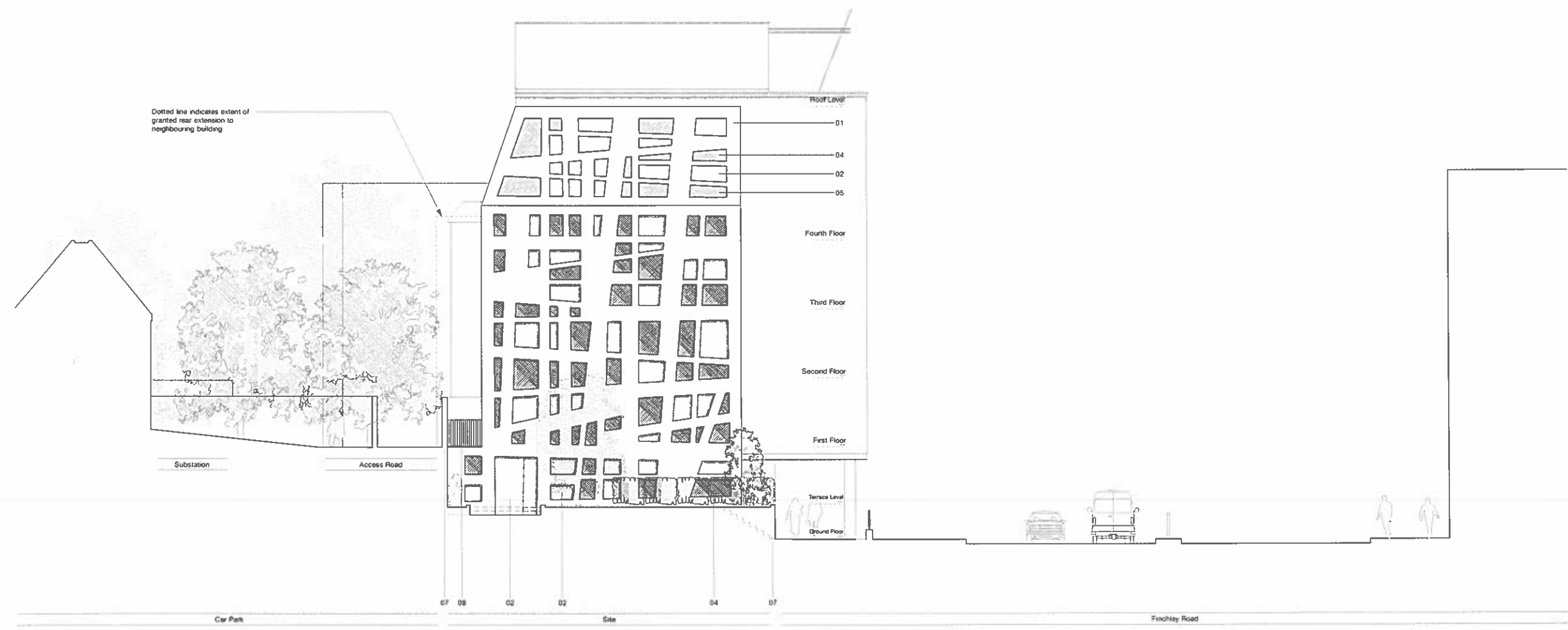
PLANNING

Project		
126 - 128 Finchley Road		
Address		
Camden, London, NW3 5HT		
Client		
Optimax Ltd		
Drawing Title		
Proposed North West Elevation		
Job No	Drawing No	Revision
507	3201	A
Scale @ A1	Drawn	Checked
1:100	RH	FA

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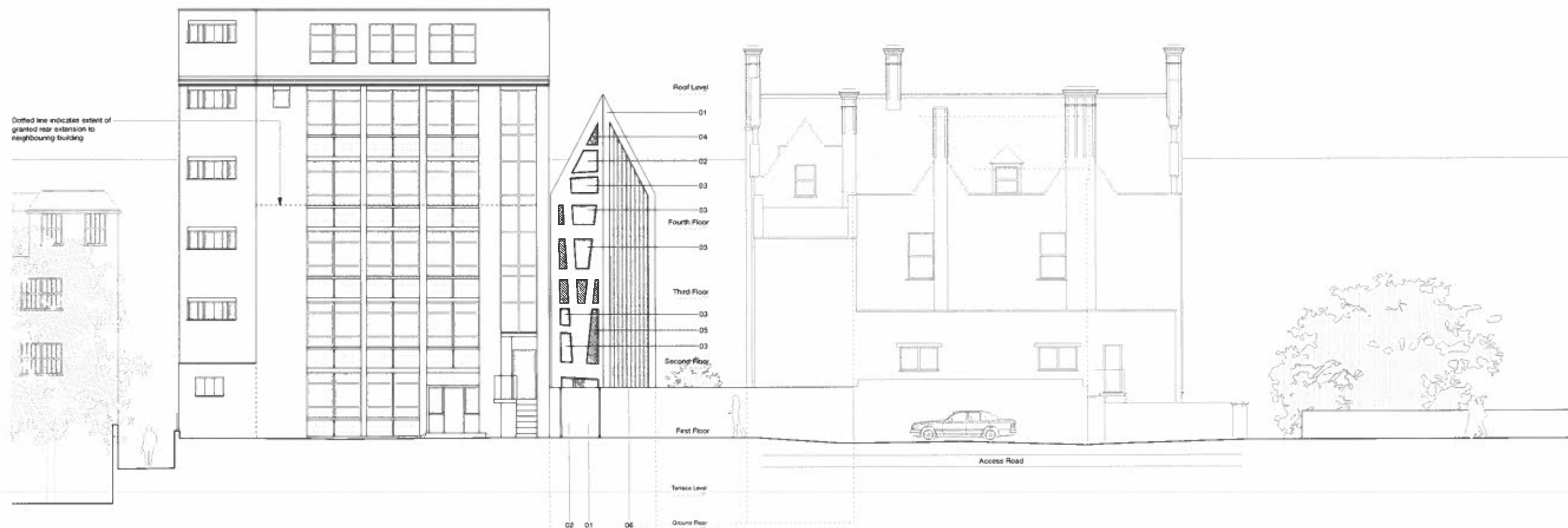


01 NORTH WEST ELEVATION
 Scale : 1:100

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 PARTS, SPECIFICATIONS AND SERVICE ENGINEERING DRAWINGS.
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 ARE TO BE SEEN AND CO-ORDINATED WITH THE CONTRACT ADMINISTRATOR'S COMMENTS.
 ALL INSTALLATIONS ARE TO BE IN ACCORDANCE WITH MANUFACTURER'S
 RECOMMENDATIONS.
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Key:

- 01 Metal cladding
- 02 Clear glass
- 03 Obscure glass
- 04 Ventilation grille
- 05 Solar panel
- 06 Directional fin
- 07 Concrete
- 08 Metal raking



Revision	Date	Details
A	25/02/13	Issued for Planning

PLANNING

Project
 126 - 128 Finchley Road

Address
 Camden, London, NW3 5HT

Client
 Optimax Ltd

Drawing Title
 Proposed North East Elevation

Job No	Drawing No	Revision
507	3202	A
Scale @ A1	Drawn	Checked
1:100	RH	FA

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Finchley Road 124 - 124a Finchley Road - Offices Site 126 - 128 Finchley Road - Optimax Building Entrance to Netherhall Gardens

01 NORTH EAST ELEVATION
 Scale : 1:100

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 FOUNDATIONS AND SERVICE ENGINEER'S DRAWINGS.
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 ARE TO DEVELOP AND COORDINATE FINAL DETAILS FROM THE CONTRACT
 ADMINISTRATIVE DOCUMENTS.
 ALL INSTALLATIONS ARE TO BE IN ACCORDANCE WITH MANUFACTURER'S
 RECOMMENDATIONS.
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- Key:
- 01 Metal cladding
 - 02 Clear glass
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 - 04 Ventilation grille
 - 05 Solar panel
 - 06 Directional fin
 - 07 Concrete
 - 08 Metal railing

Revision	Date	Details
A	25/02/13	Issued for Planning

PLANNING

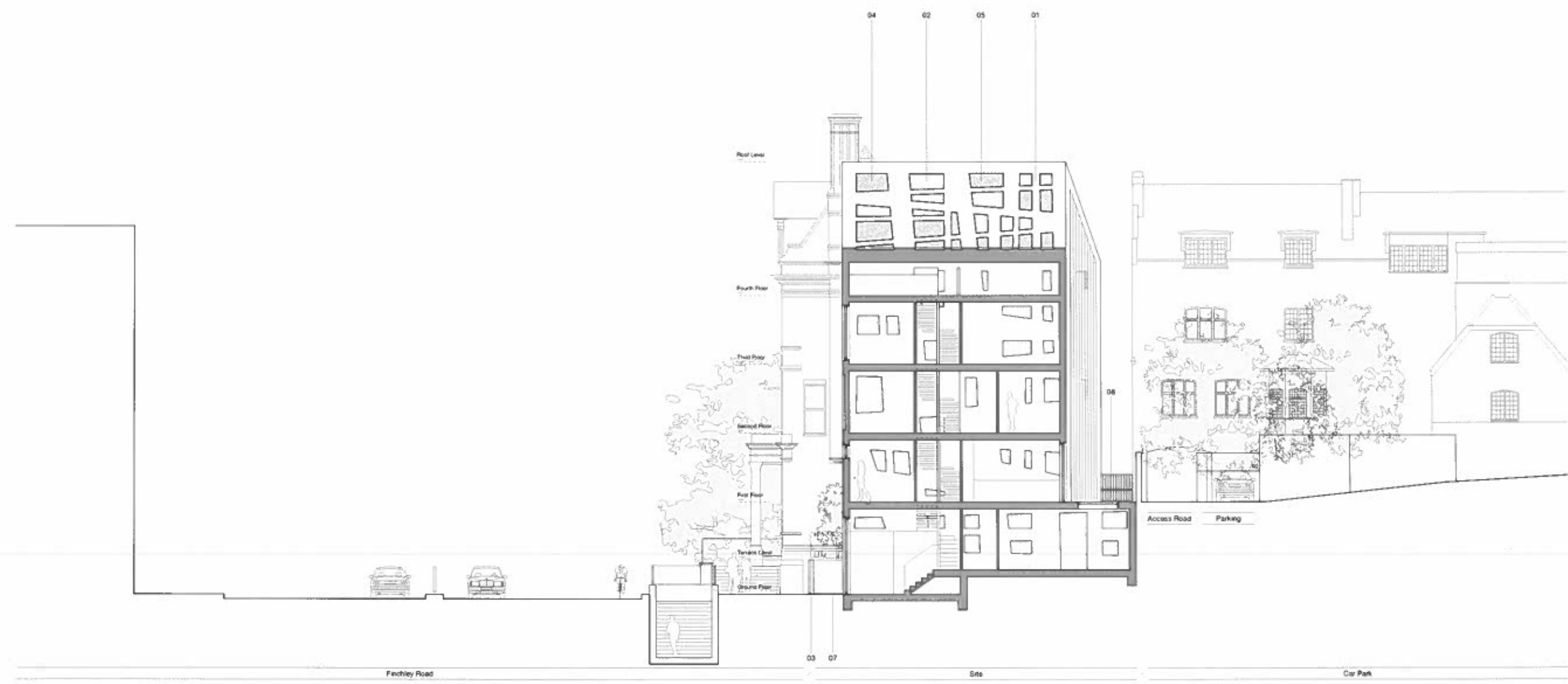
Project
 126 - 128 Finchley Road
 Address
 Camden, London, NW3 5HT
 Client
 Optimax Ltd

Drawing Title
 Proposed South East Elevation

Job No	Drawing No	Revision
507	3203	A
Scale @ A1	Drawn	Checked
1:100	RH	FA



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01 SOUTH EAST ELEVATION
 Scale: 1:100