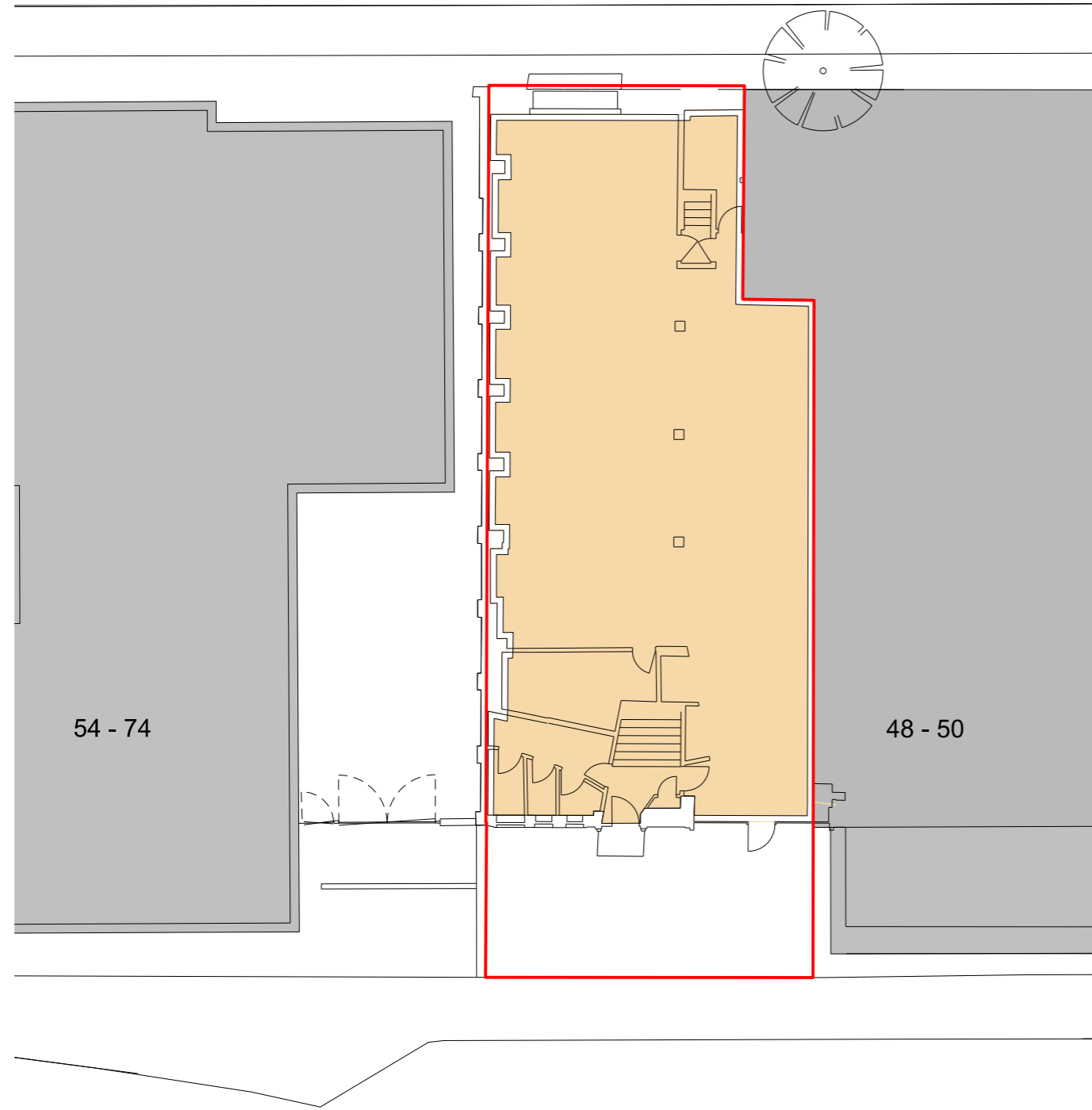
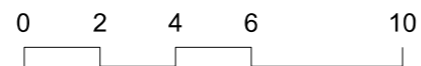


Regis Road

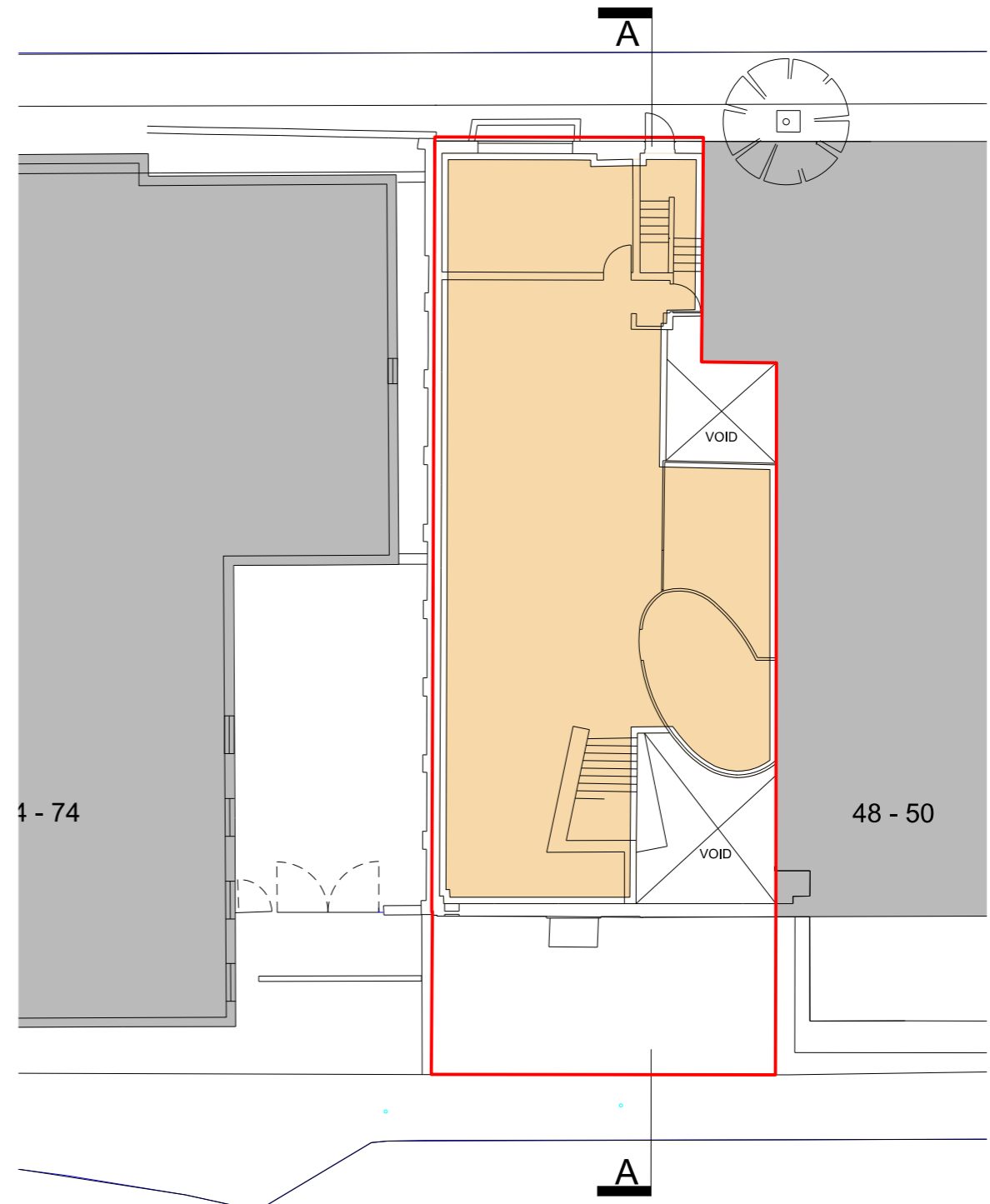


Holmes Road

EXISTING GROUND FLOOR PLAN

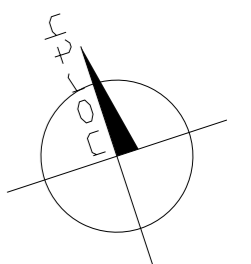


Regis Road



Holmes Road

EXISTING FIRST FLOOR PLAN



52 HOLMES ROAD, LONDON, NW5 3AB

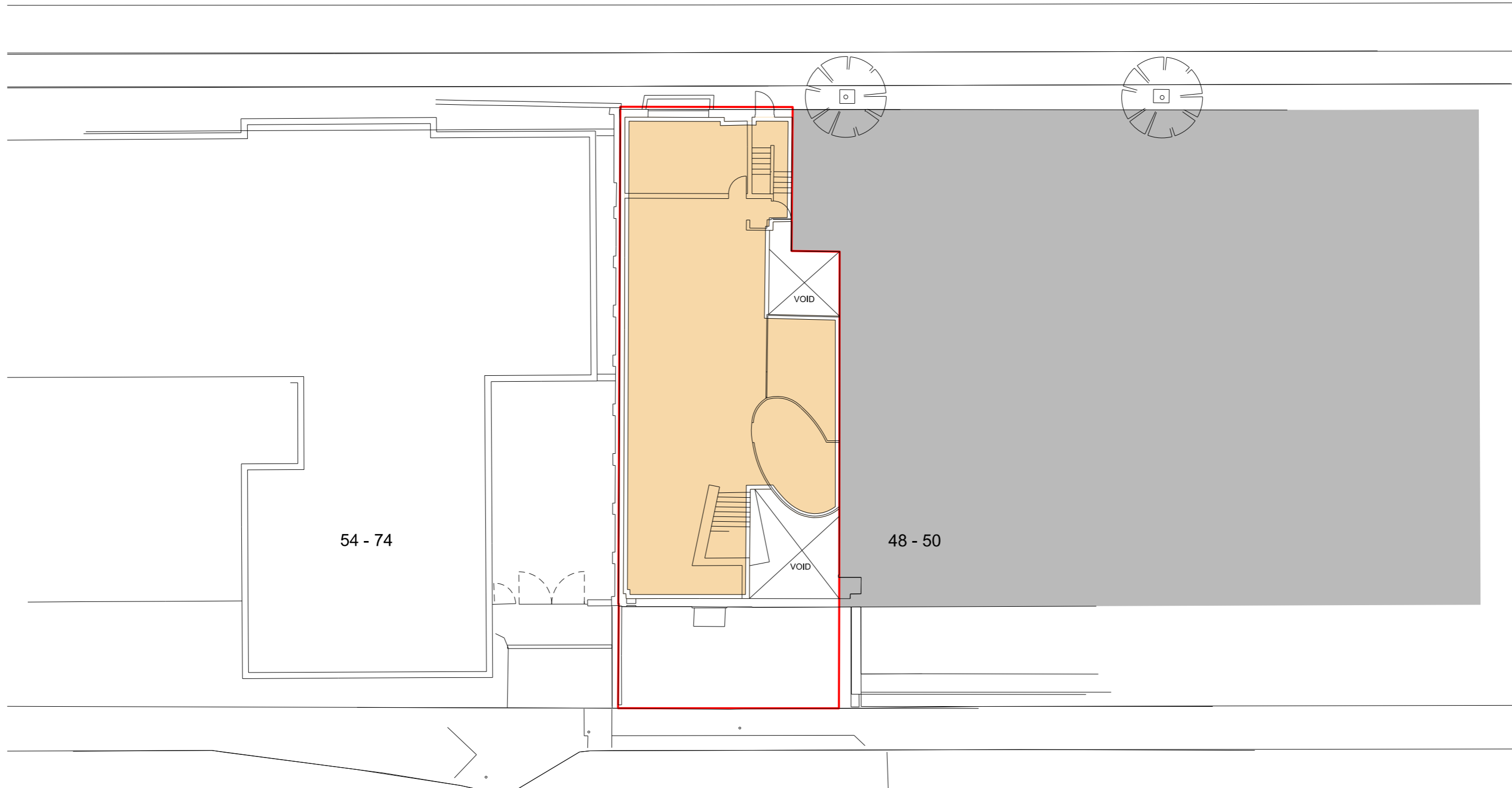
EXISTING GROUND/FIRST FLOOR PLAN

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:200@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016

4158/P/110

Regis Road



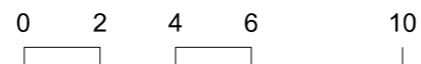
54 - 74

48 - 50

VOID

VOID

Holmes Road



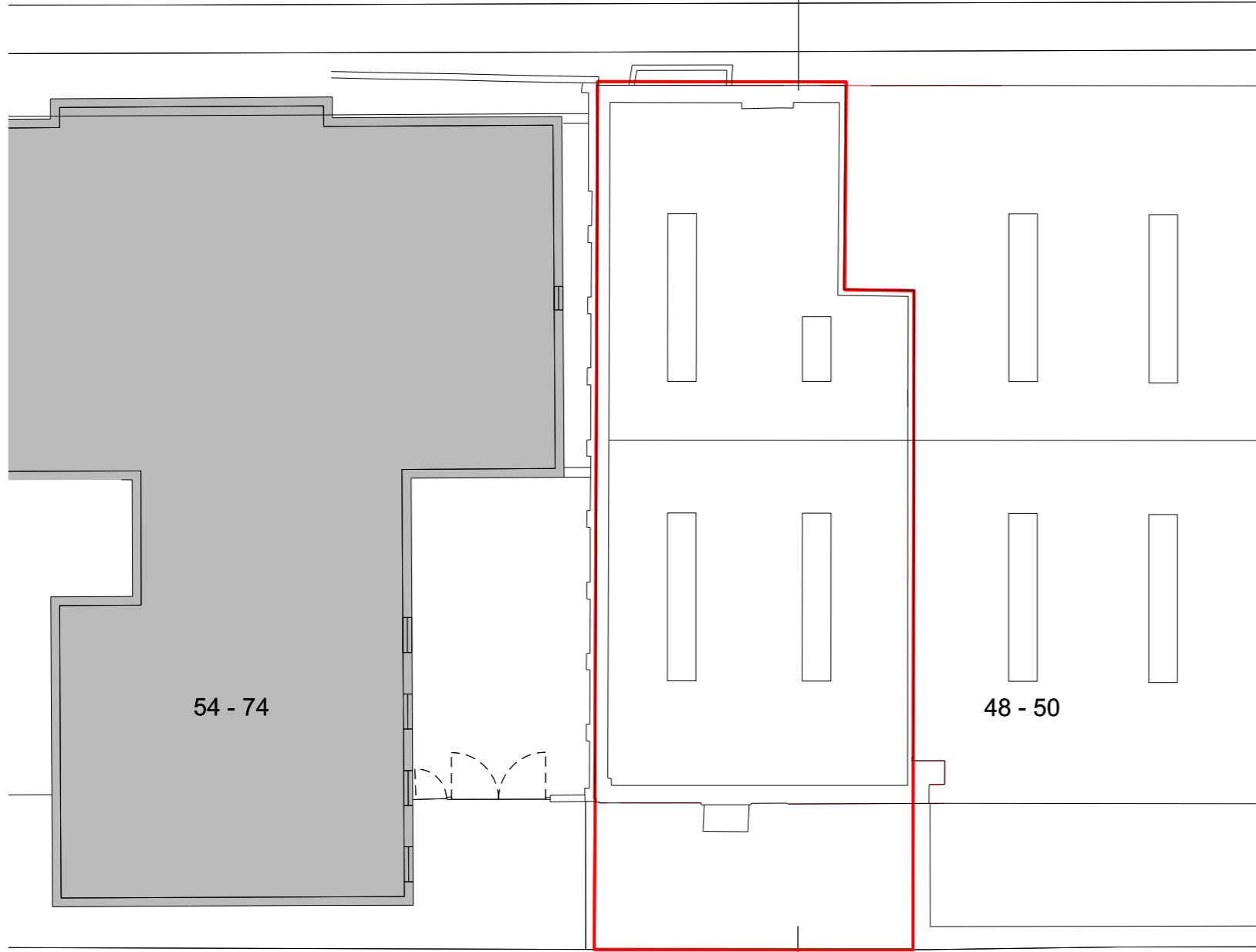
52 HOLMES ROAD, LONDON, NW5 3AB
EXISTING FIRST FLOOR PLAN

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA
Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
SCALE: 1:200@A3
ISSUED FOR: PRE APP
FIRST ISSUED: 01/03/2016 4158/P/111

Regis Road

A

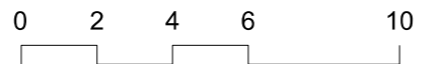
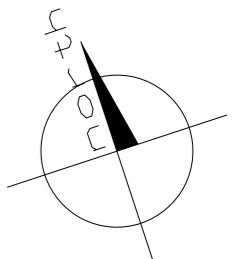


54 - 74

48 - 50

A

Holmes Road



52 HOLMES ROAD, LONDON, NW5 3AB
 EXISTING ROOF PLAN

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:200@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016

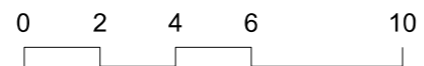
4158/P/112



EXISTING FRONT ELEVATION



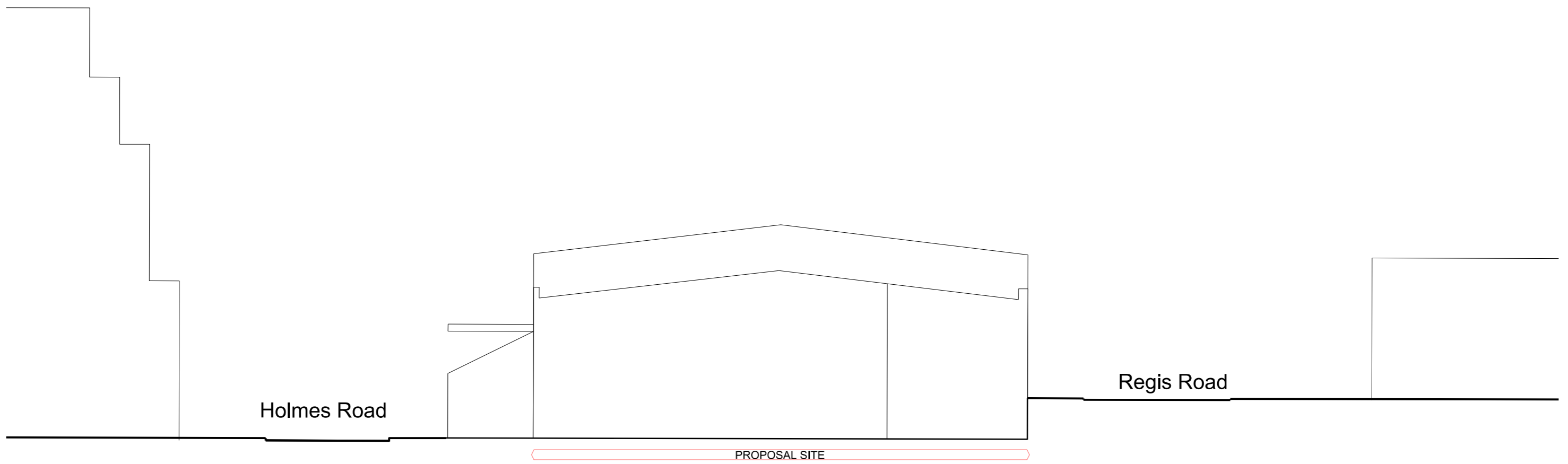
EXISTING REAR ELEVATION



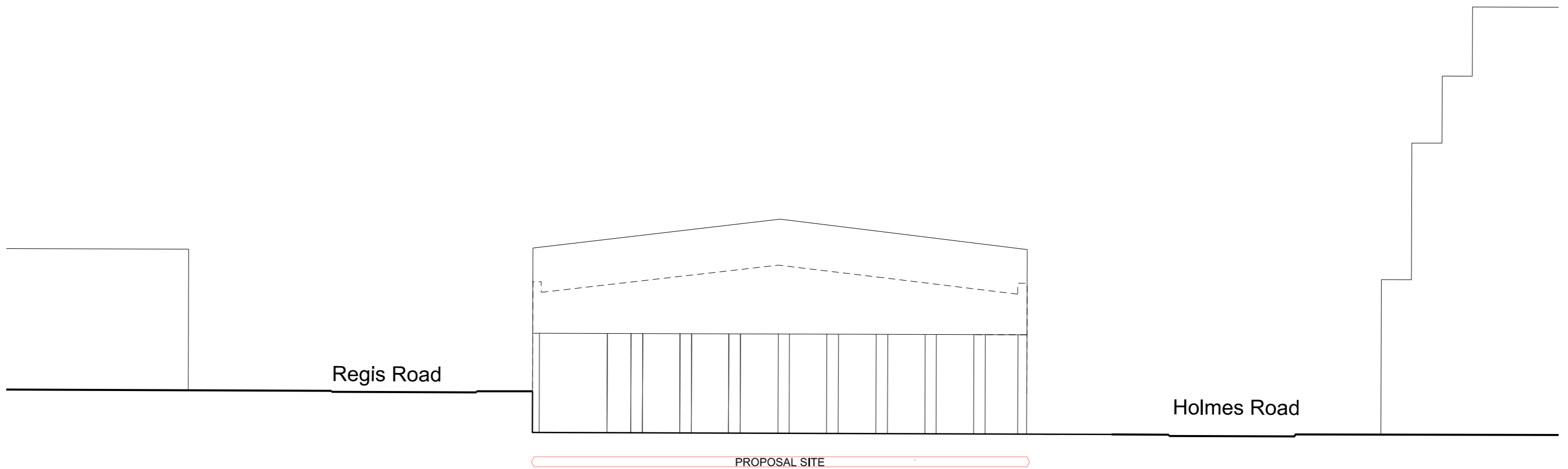
52 HOLMES ROAD, LONDON, NW5 3AB
 EXISTING FRONT/ REAR ELEVATION

G M L Architects

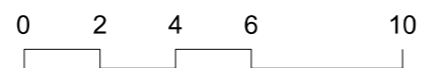
UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:200@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016 **4158/P/115**



EXISTING EAST ELEVATION



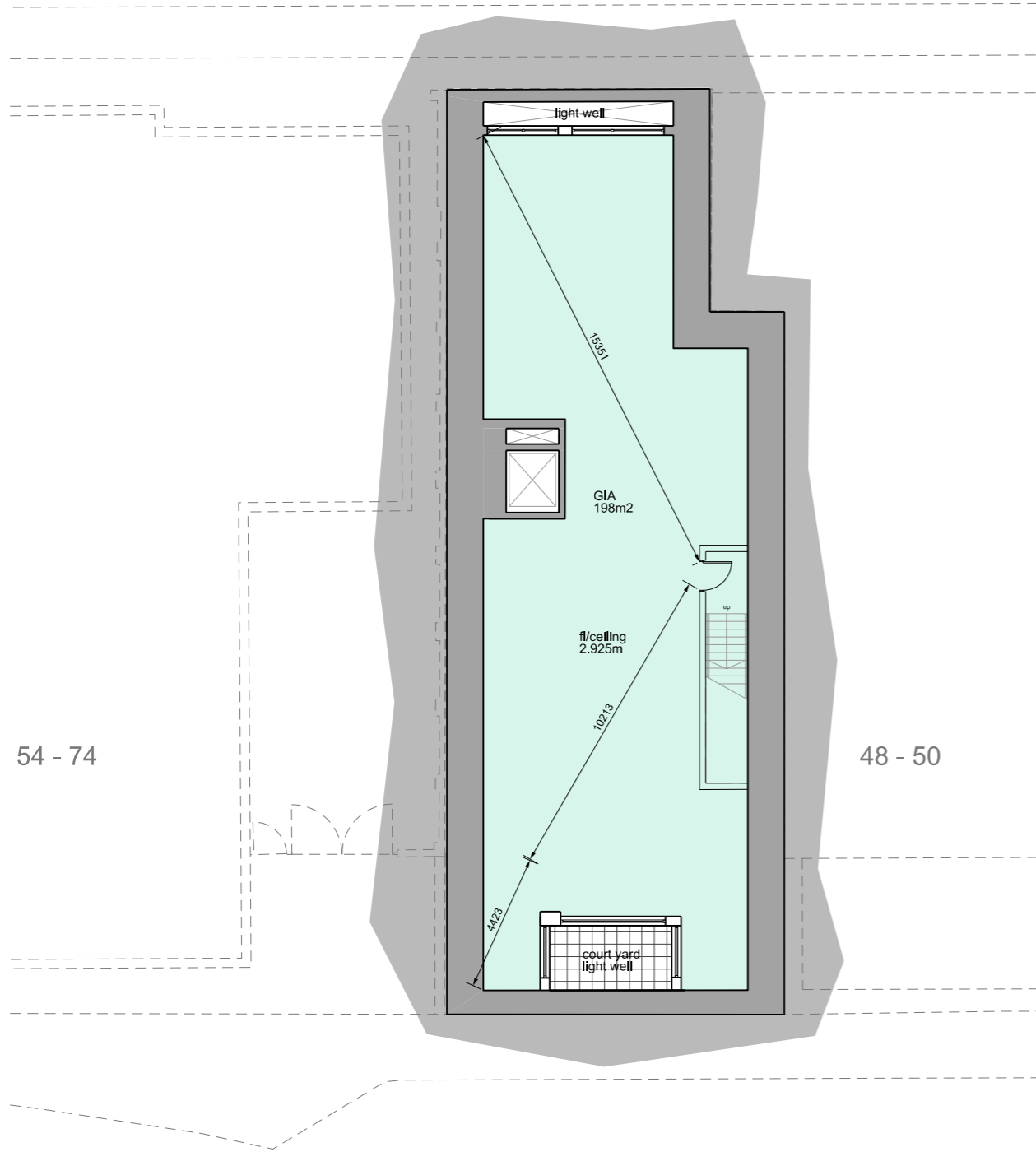
EXISTING WEST ELEVATION



52 HOLMES ROAD, LONDON, NW5 3AB
 EXISTING SIDE ELEVATIONS

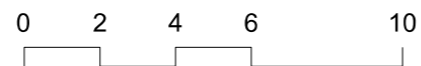
G M L Architects
 UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:200@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016 **4158/P/116**

Regis Road

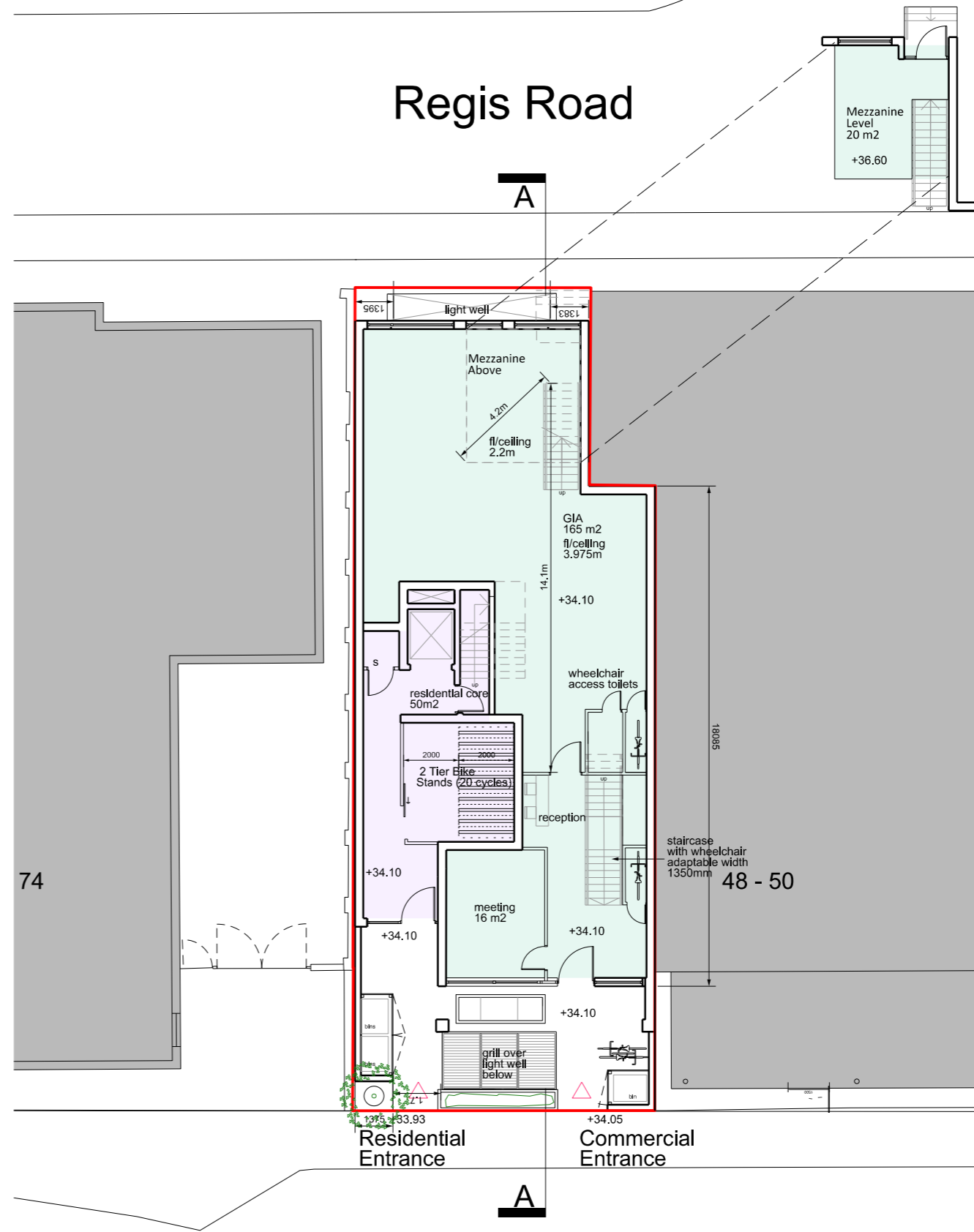


Holmes Road

PROPOSED BASEMENT FLOOR PLAN



Regis Road



Holmes Road

PROPOSED GROUND FLOOR PLAN

52 HOLMES ROAD, LONDON, NW5 3AB

PROPOSED BASEMENT/
GROUND FLOOR PLAN

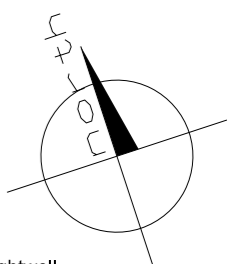
- F 04/11/2016 Grille added to lightwell
- G 11/11/2016 Pter detail added to ground

G M L Architects

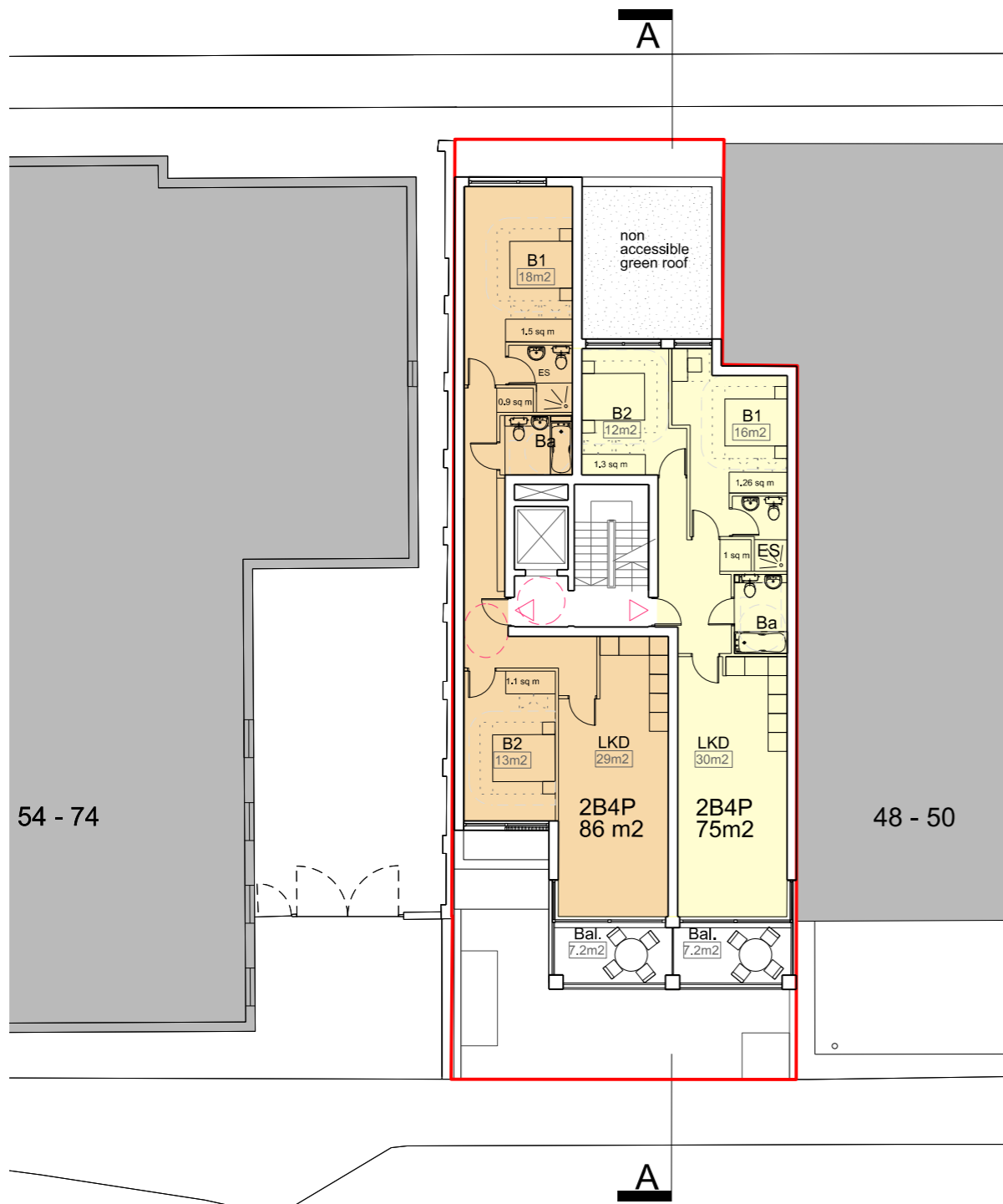
UNIT 3,1-4 Christina Street, London, EC2A 4PA
Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk

SCALE: 1:200@A3
ISSUED FOR: PLANNING
FIRST ISSUED: 05/04/2016

4158/P/200 G

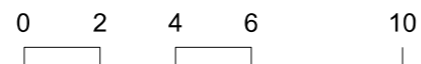


Regis Road

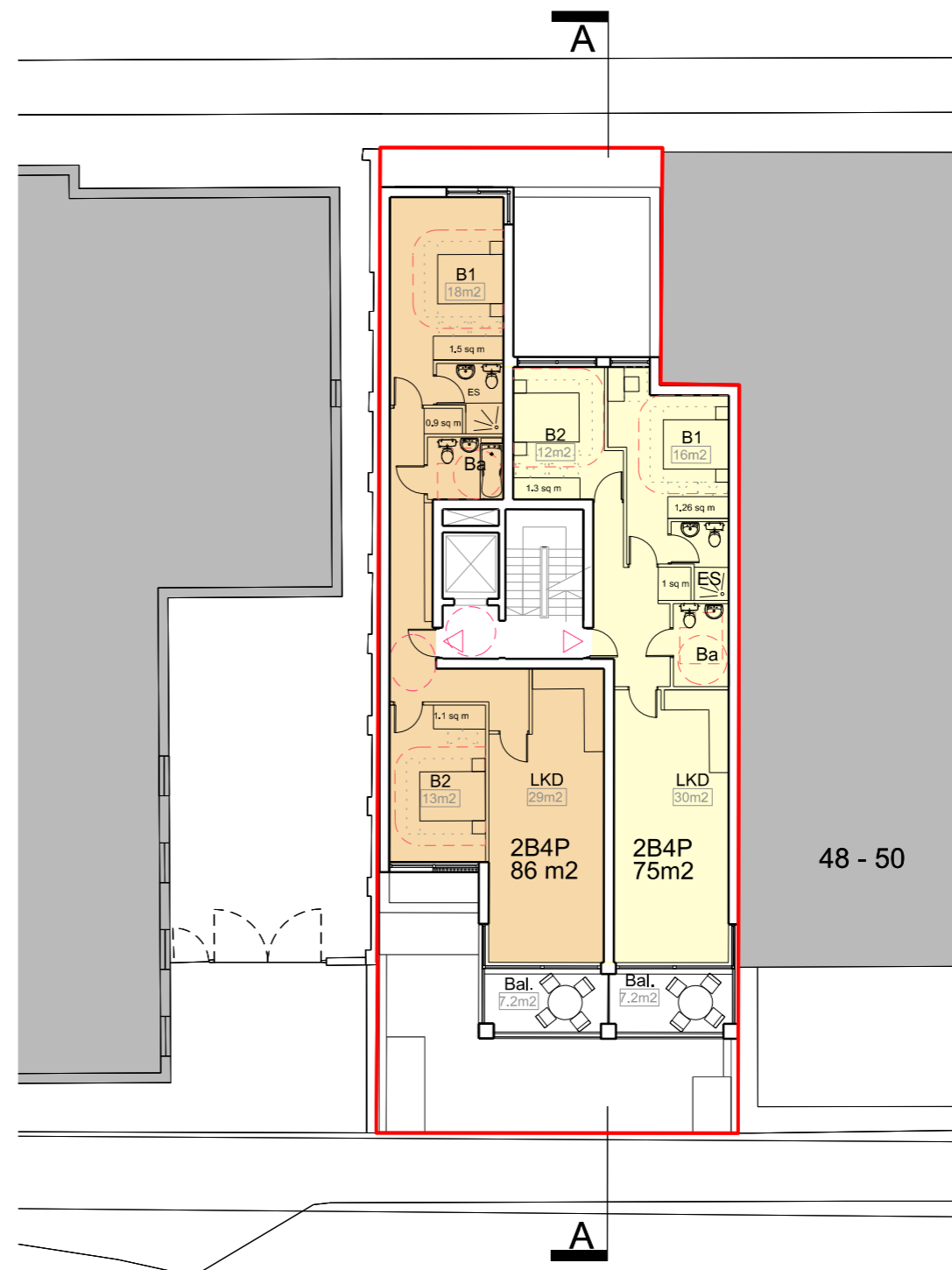


Holmes Road

PROPOSED FIRST FLOOR PLAN



Regis Road



Holmes Road

PROPOSED TYPICAL FLOOR PLAN

52 HOLMES ROAD, LONDON, NW5 3AB

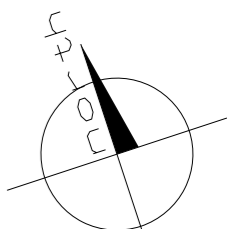
PROPOSED FIRST/ TYPICAL FLOOR PLAN

REVISION:

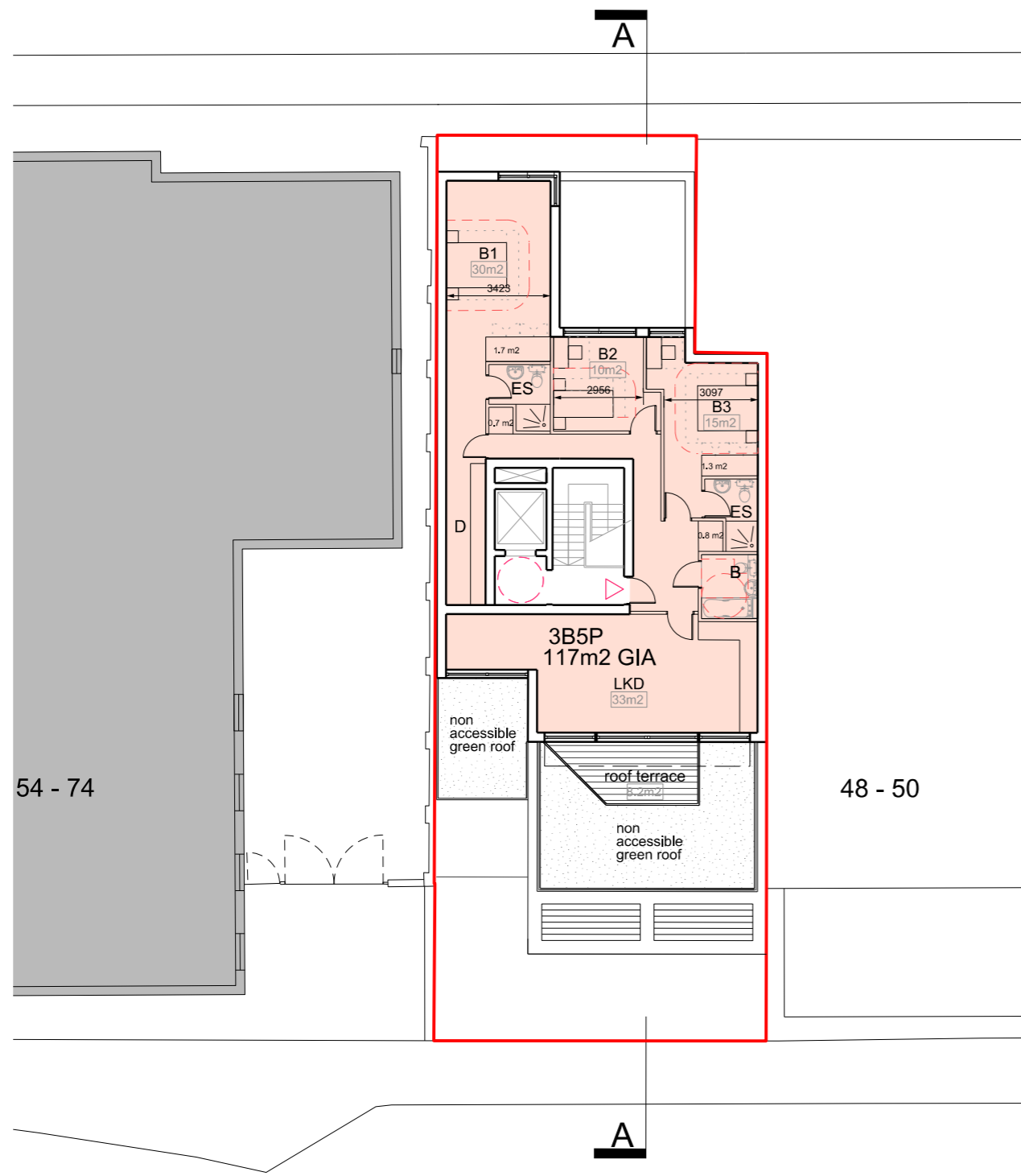
- A 01/09/2016 Minor amendments to balconies
- B 23/09/2016 Rear window amendments at first floor
- C 10/10/2016 Window treatment amendments

G M L Architects

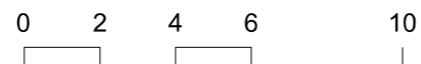
UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:200@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016 **4158/P/201 C**



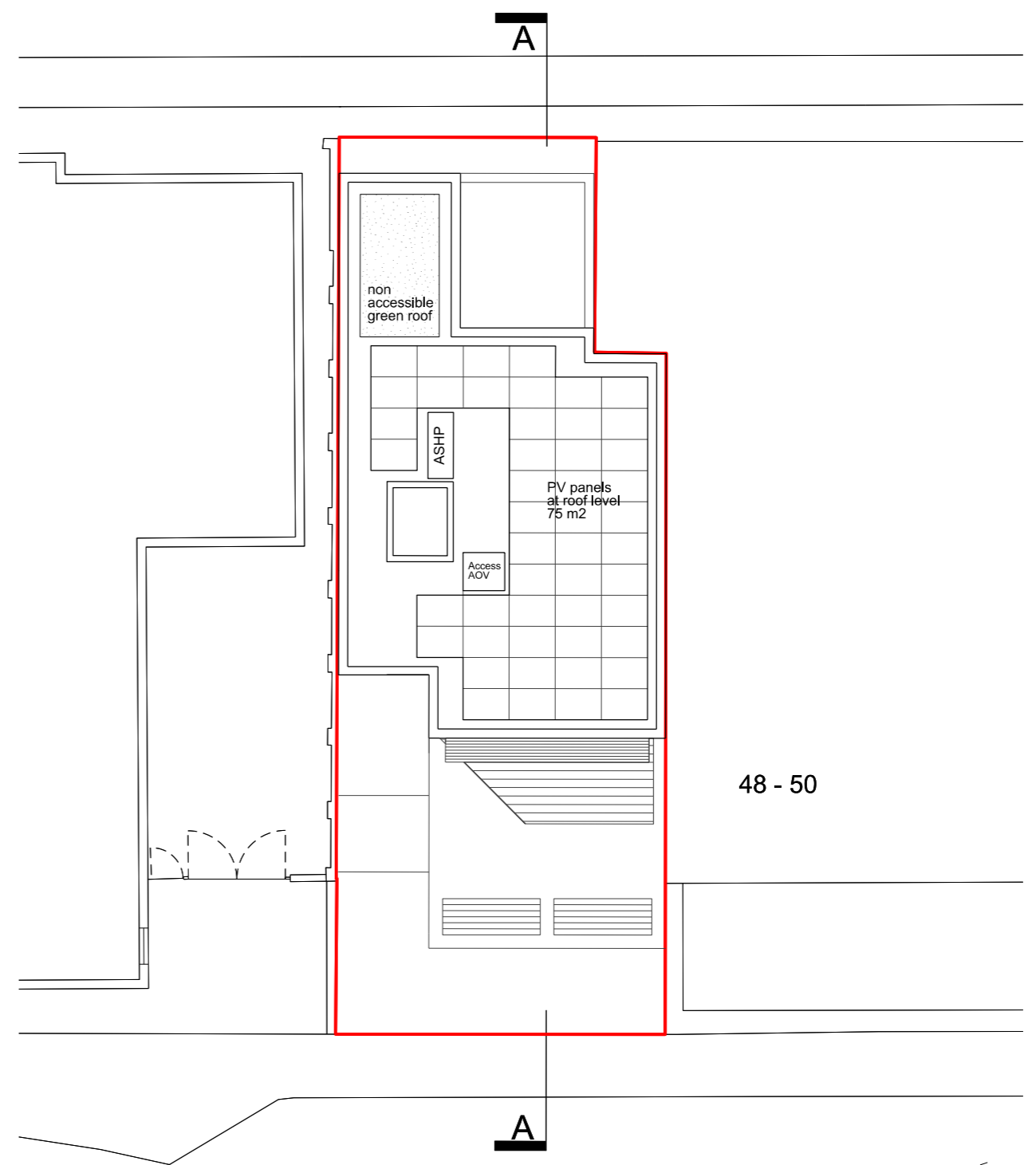
Regis Road



PROPOSED TOP FLOOR PLAN



Regis Road



PROPOSED ROOF FLOOR PLAN

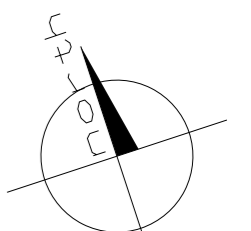
52 HOLMES ROAD, LONDON, NW5 3AB

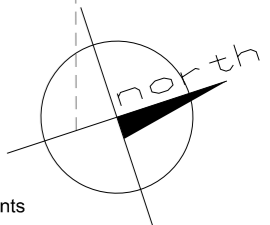
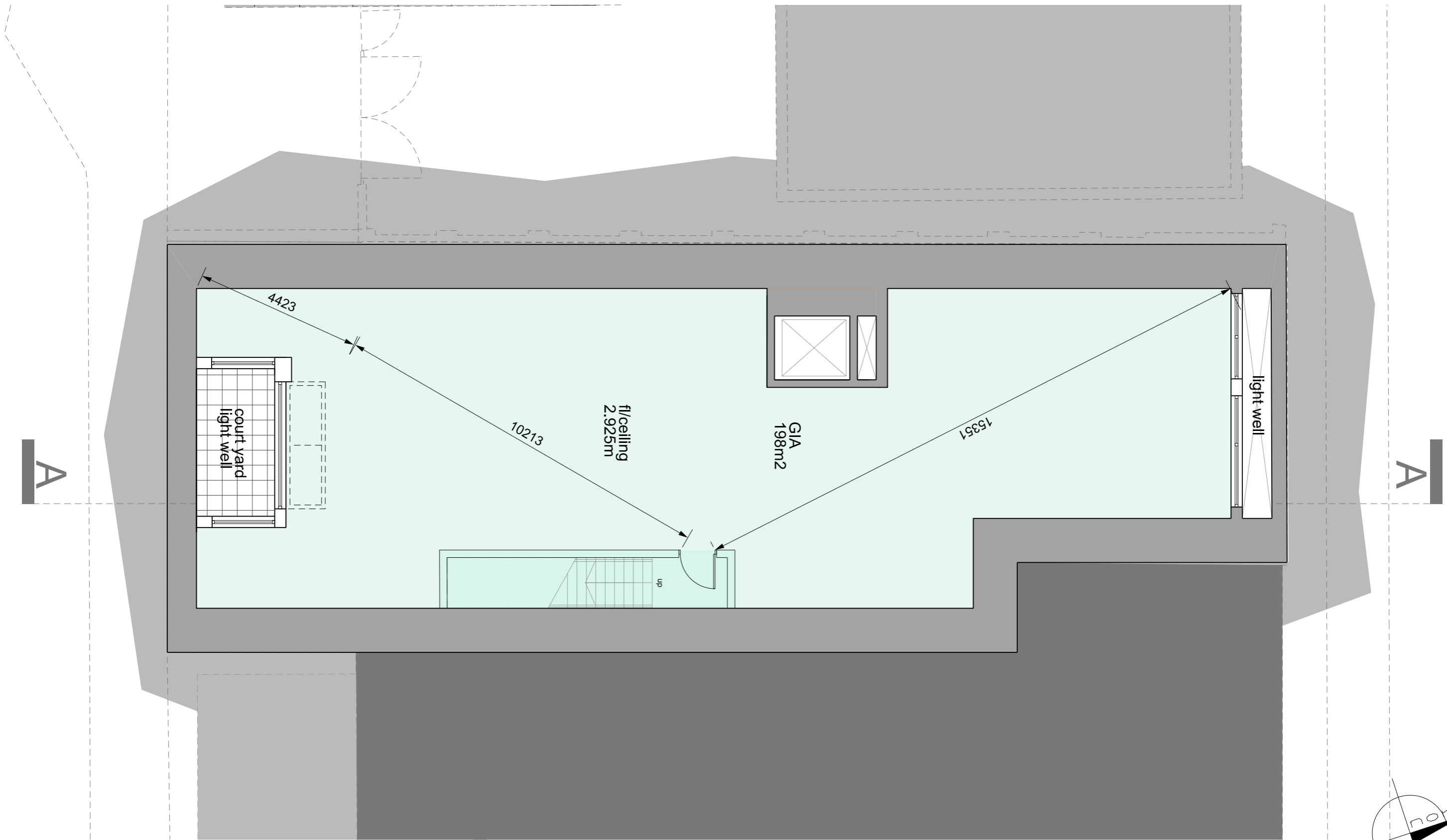
PROPOSED TOP/
ROOF FLOOR PLAN

- REVISION:
- B 23.09.2016 Roof terrace amended at top floor
 - C 10.10.2016 Flat layout amended at top floor
 - D 04.11.2016 Terrace amended

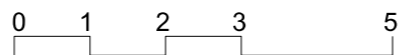
G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:200@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016 **4158/P/202 D**





REVISION:
 A 01/09/2016 Minor amendments
 B 10/10/2016 Courtyard amended



52 HOLMES ROAD, LONDON, NW5 3AB
PROPOSED BASEMENT FLOOR PLAN

G M L Architects
 UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:100@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016 **4158/P/203 B**

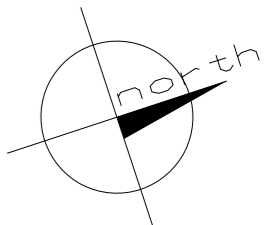
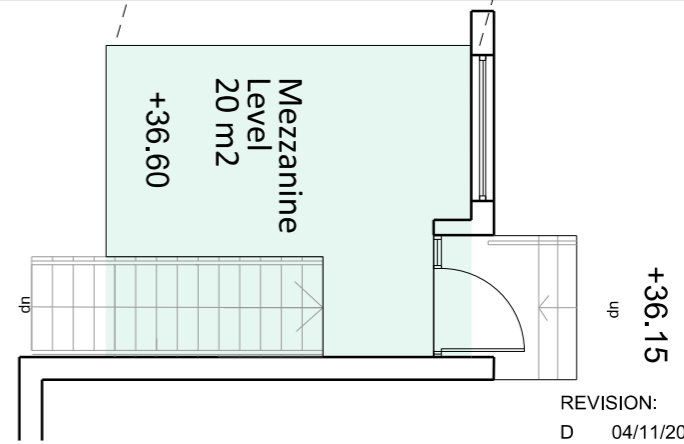
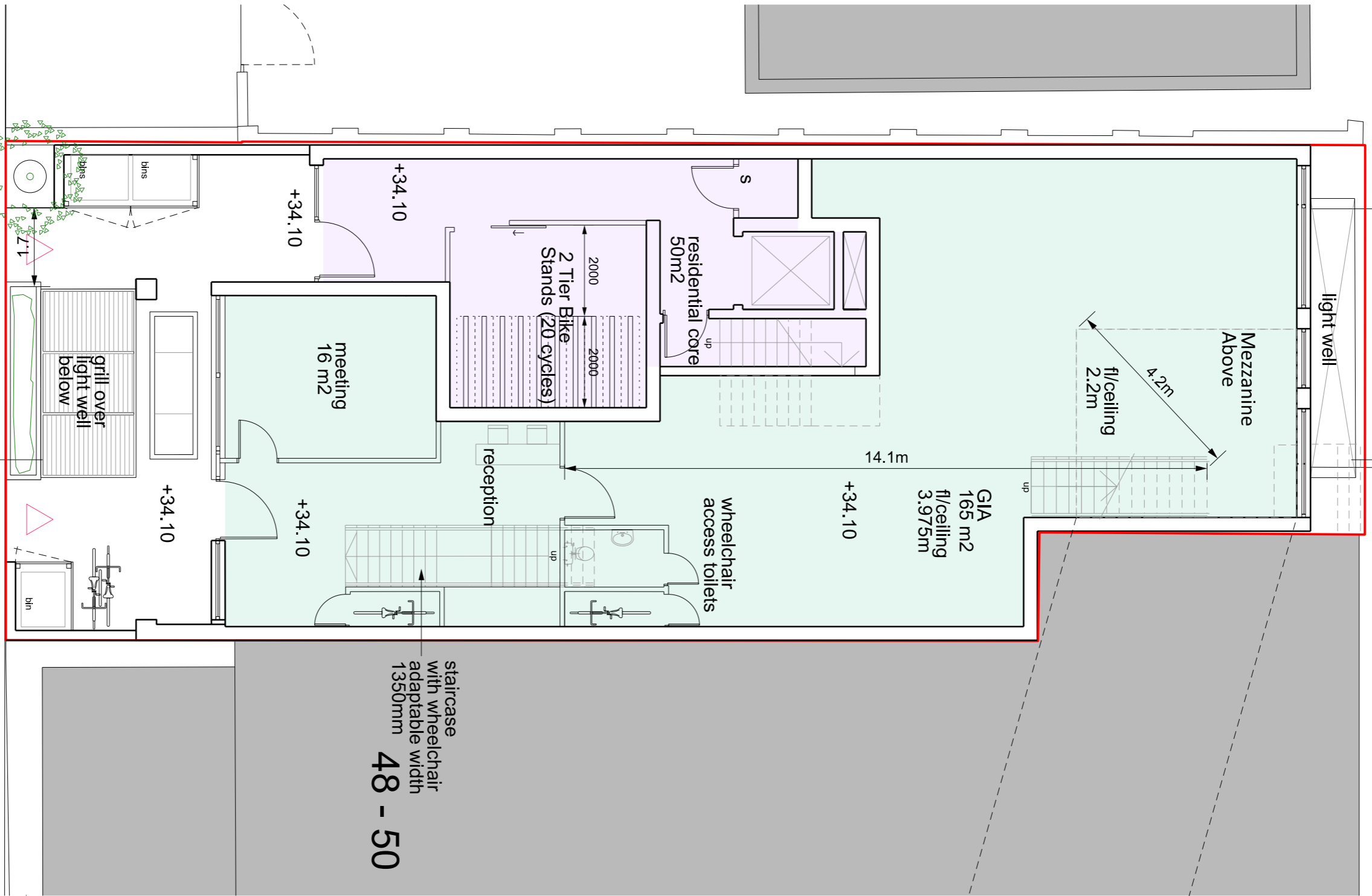
Holmes Road

Residential Entrance

Commercial Entrance

A

A



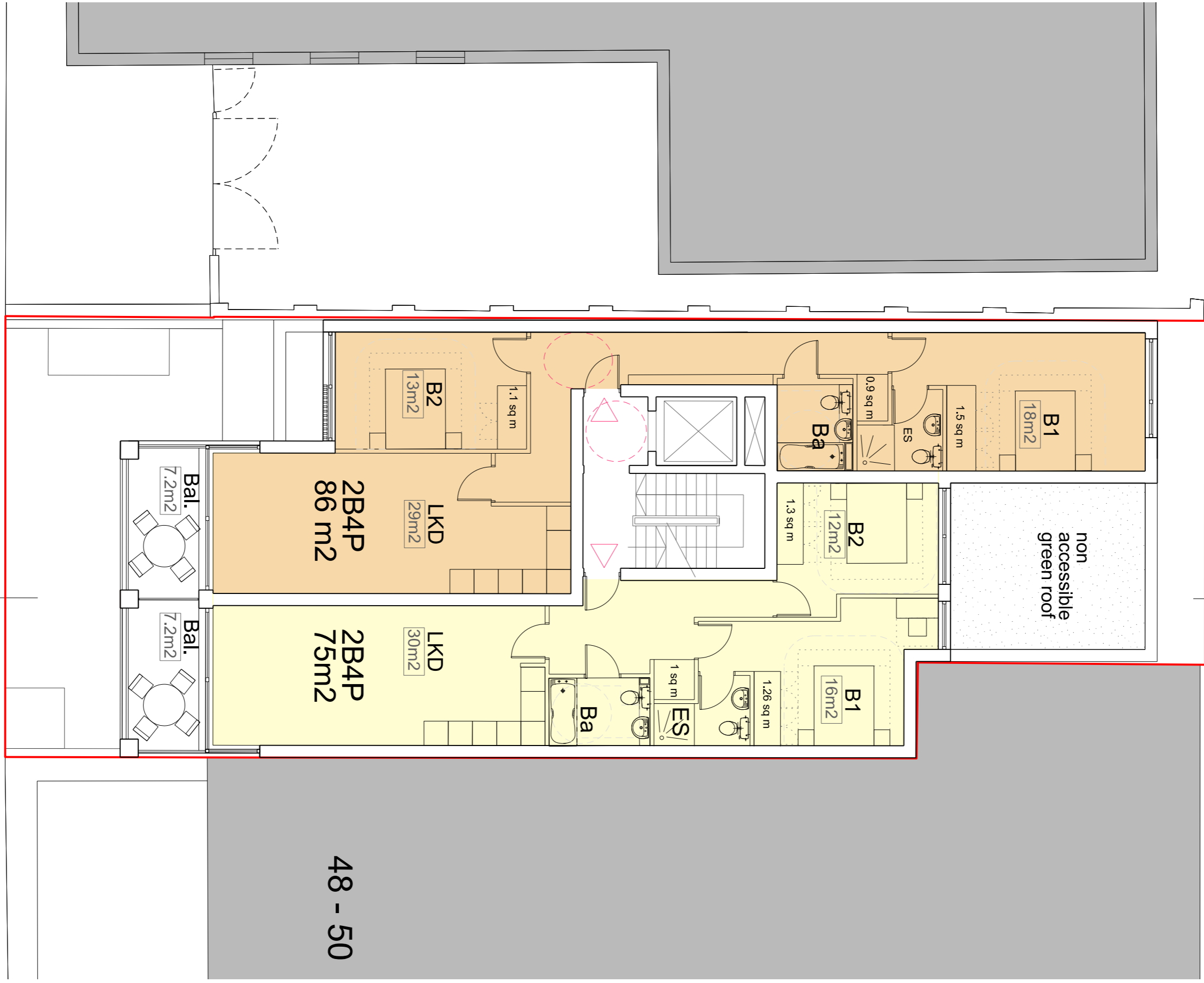
52 HOLMES ROAD, LONDON, NW5 3AB
PROPOSED GROUND FLOOR PLAN

- REVISION:
- D 04/11/2016 Grille added to lightwell
 - E 11/11/2016 Pier detail added to ground

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:100@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016

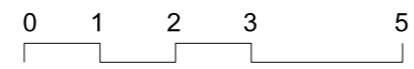
4158/P/204 E



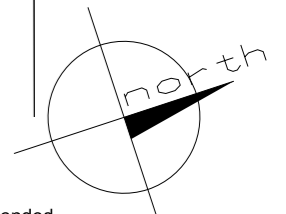
A

A

48 - 50



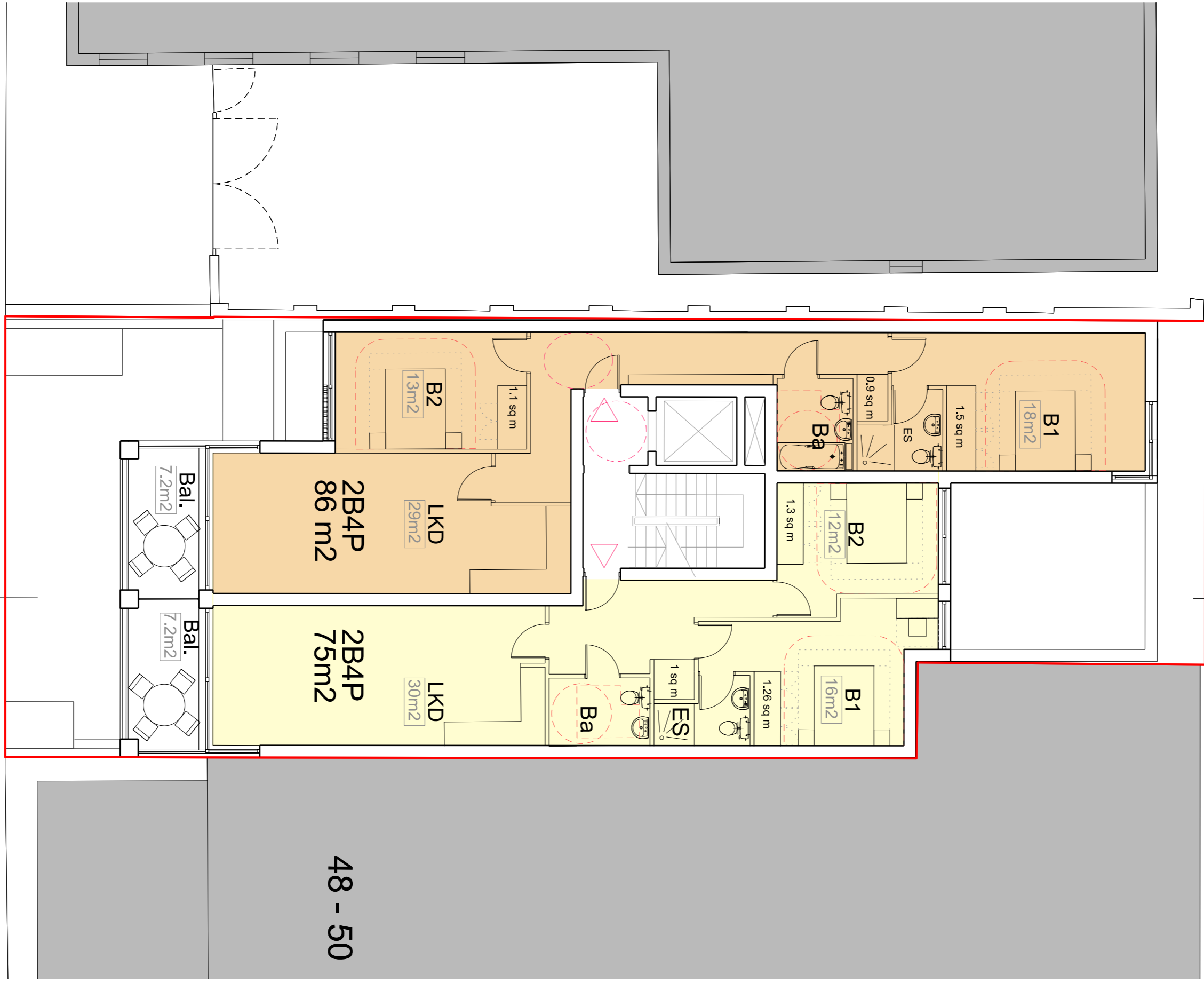
52 HOLMES ROAD, LONDON, NW5 3AB
PROPOSED FIRST FLOOR PLAN



REVISION:
 A 01/09/2016 Balconies amended
 B 23/09/2016 Rear window amended at first floor
 C 10/10/2016 Window treatment amended

G M L Architects

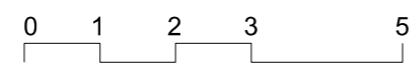
UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:100@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016 **4158/P/205 C**



A

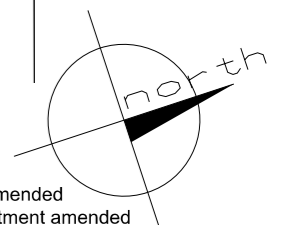
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48 - 50



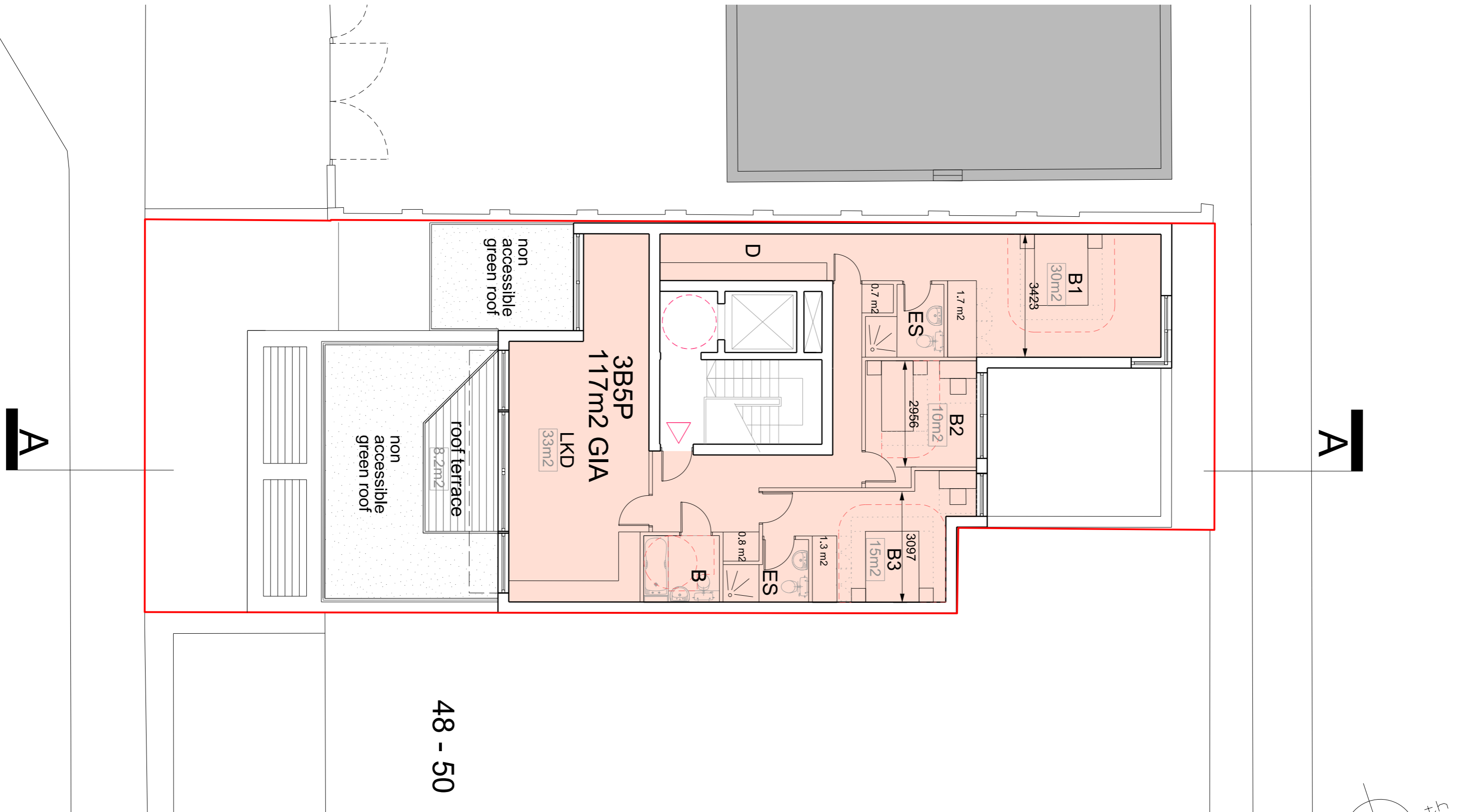
52 HOLMES ROAD, LONDON, NW5 3AB
PROPOSED TYPICAL FLOOR PLAN

REVISION:
 A 01.09.2016 Balconies amended
 B 10.10.2016 Window treatment amended



G M L Architects

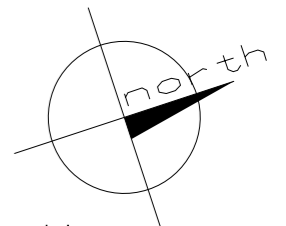
UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:100@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016 **4158/P/206 B**



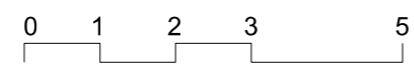
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A

48 - 50



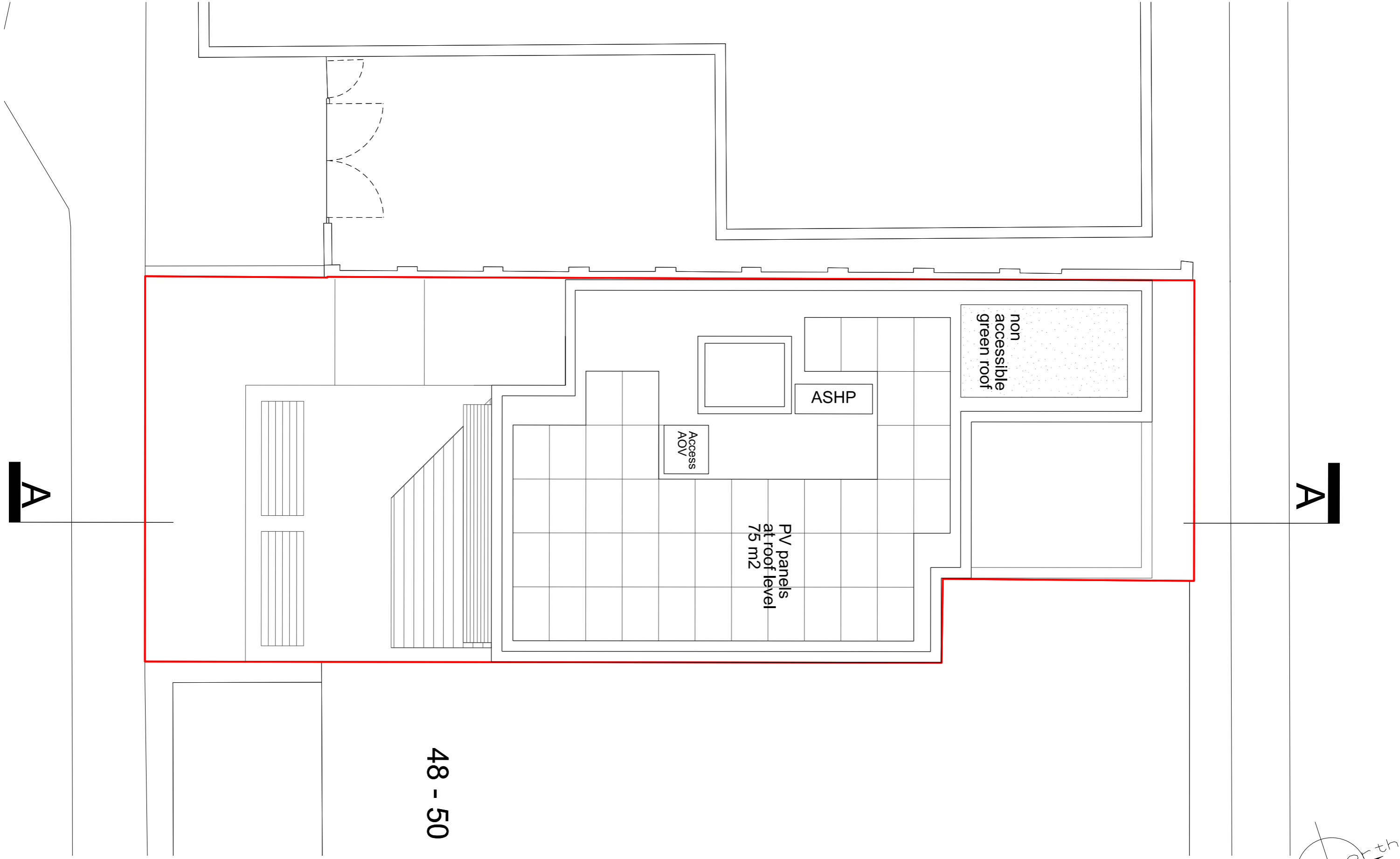
- REVISION:
- A 01.09.2016 Balconies amended
 - B 21.09.2016 Roof Terrace amended
 - C 10.10.2016 Flat layout amended
 - D 04.11.2016 Top floor balcony amended



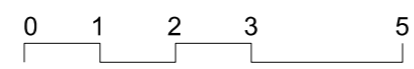
52 HOLMES ROAD, LONDON, NW5 3AB
PROPOSED TOP FLOOR PLAN

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:100@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016 **4158/P/207 D**



48 - 50



52 HOLMES ROAD, LONDON, NW5 3AB
PROPOSED ROOF FLOOR PLAN

REVISION:
 B 10.10.2016 Roof outline amended
 C 04.11.2016 5th floor terrace amended

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:100@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016 **4158/P/208 C**

MATERIALS:

- ① LIMESTONE CLADDING
- ② GLASS BALUSTRADE
- ③ LONDON STOCK BRICKWORK
- ④ HORIZONTAL METAL BALUSTRADE - FINISH PPC PEPPERMINT GREEN
- ⑤ VERTICAL METAL LOUVERS
- ⑥ METAL PANEL CANOPY
- ⑦ TIMBER CLADDING
- ⑧ STONE FLOORPLATE
- ⑨ METAL PLANTER



REVISION
 A 01.09.2016 Balconies amended
 B 07.10.2016 Bin store / planter at courtyard amended
 C 04.11.2016 Top floor balcony amended

0 1 2 3 5

52 HOLMES ROAD, LONDON, NW5 3AB
**PROPOSED FRONT ELEVATION
 HOLMES ROAD**

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:100@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016

4158/P/210C

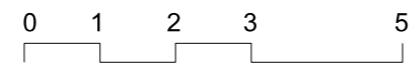


MATERIALS:

- ① LIMESTONE CLADDING
- ② VERTICAL METAL BALUSTRADE
- ③ LONDON STOCK BRICKWORK
- ④ STONE FLOORPLATE

REVISION:

- A 23/05/2016 Rear exit removed and windows below indicated
- B 07/09/2016 Elevation treatment amended
- C 10/10/2016 Elevation treatment amended



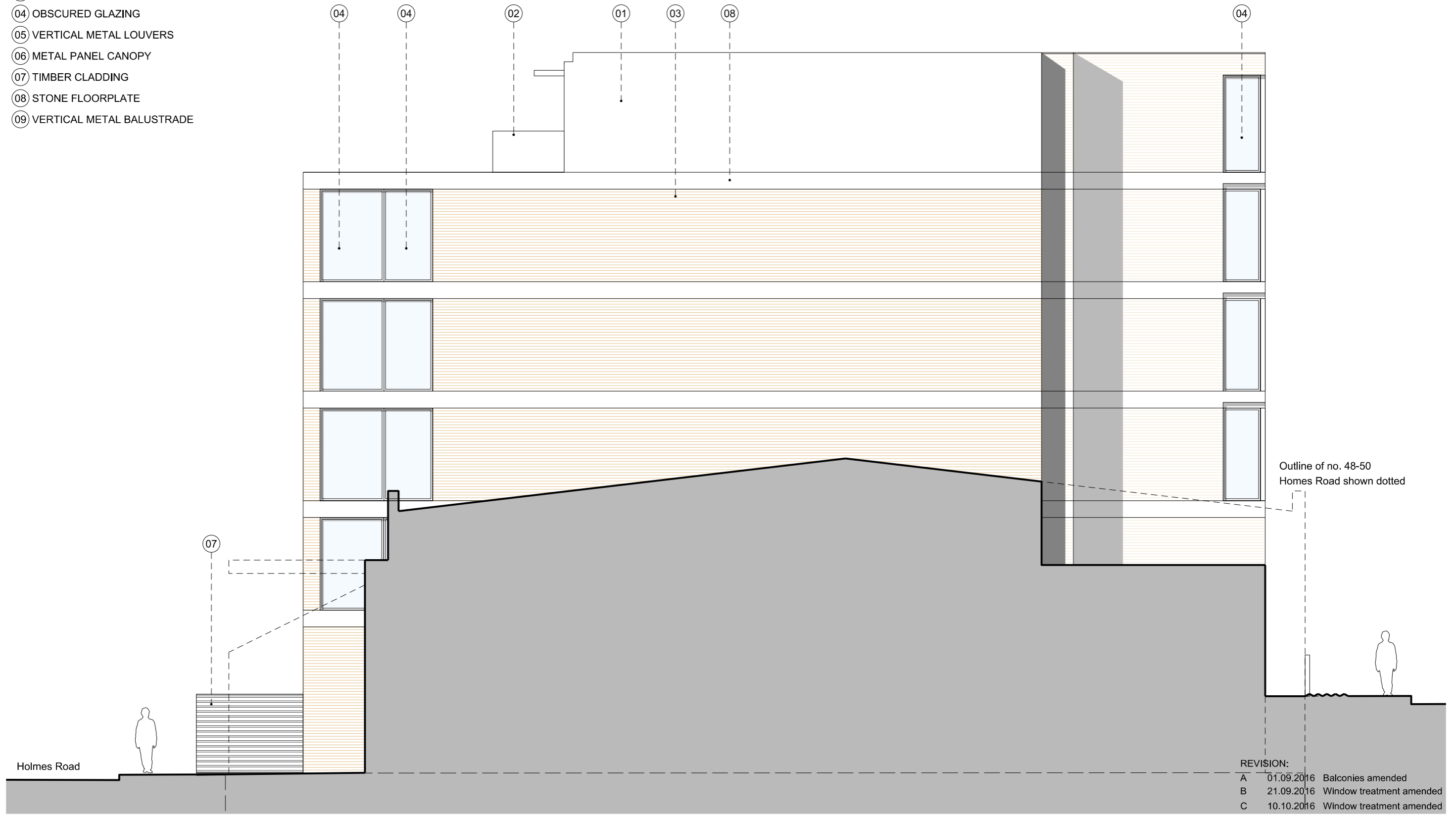
52 HOLMES ROAD, LONDON, NW5 3AB
PROPOSED REAR ELEVATION
 REGIS ROAD

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
 SCALE: 1:200@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016 **4158/P/211 C**

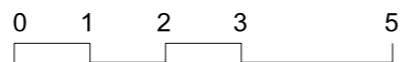
MATERIALS:

- ① LIMESTONE CLADDING
- ② GLASS BALUSTRADE
- ③ LONDON STOCK BRICKWORK
- ④ OBSCURED GLAZING
- ⑤ VERTICAL METAL LOUVERS
- ⑥ METAL PANEL CANOPY
- ⑦ TIMBER CLADDING
- ⑧ STONE FLOORPLATE
- ⑨ VERTICAL METAL BALUSTRADE



Outline of no. 48-50
Homes Road shown dotted

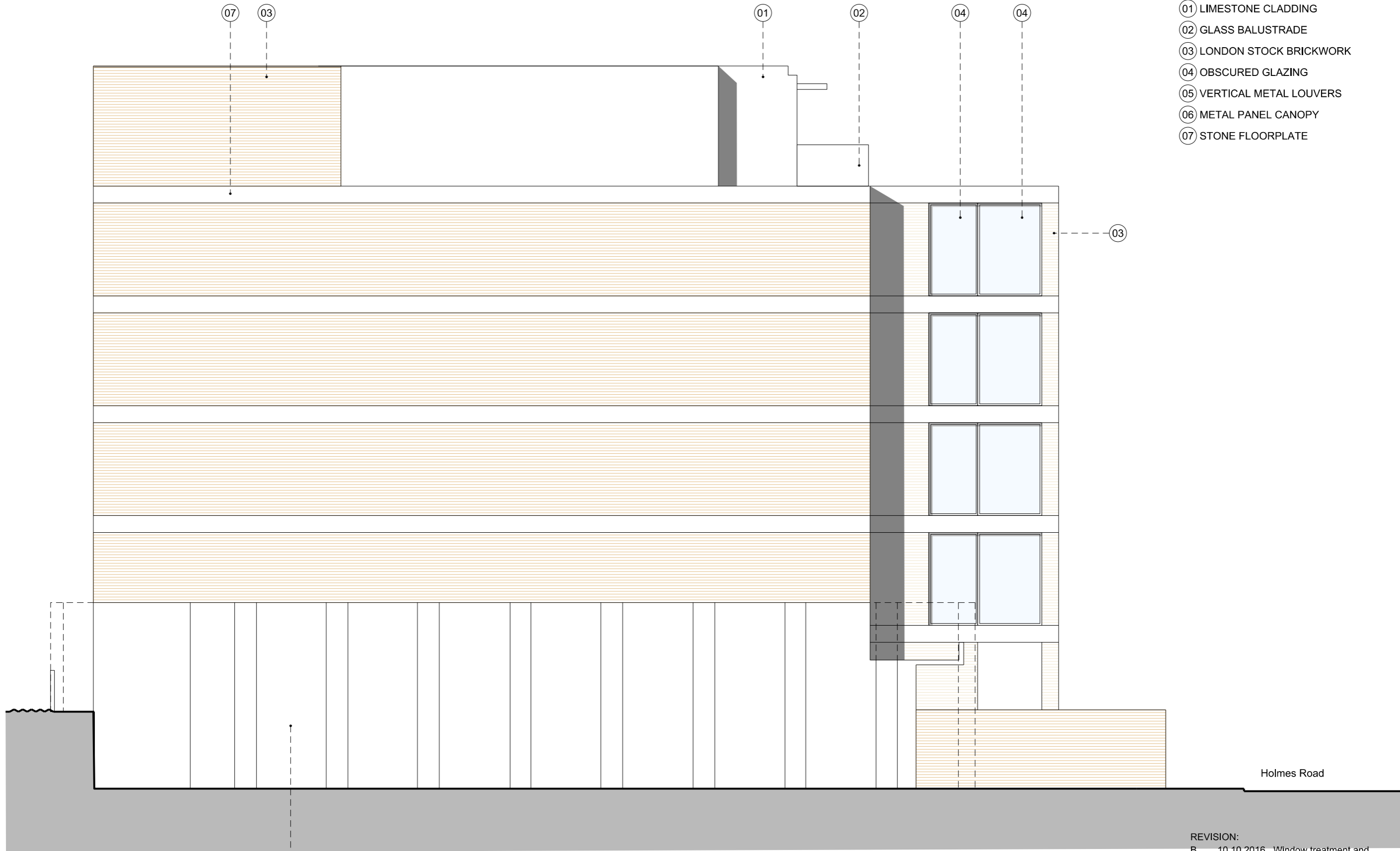
REVISION:		
A	01.09.2016	Balconies amended
B	21.09.2016	Window treatment amended
C	10.10.2016	Window treatment amended
D	04.11.2016	Top floor terrace amended



52 HOLMES ROAD, LONDON, NW5 3AB
PROPOSED EAST ELEVATION

G M L Architects

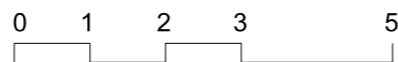
UNIT 3, 1-4 Christina Street, London, EC2A 4PA
Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
SCALE: 1:200@A3
ISSUED FOR: PLANNING
FIRST ISSUED: 05/04/2016
4158/P/212 D



MATERIALS:

- ① LIMESTONE CLADDING
- ② GLASS BALUSTRADE
- ③ LONDON STOCK BRICKWORK
- ④ OBSCURED GLAZING
- ⑤ VERTICAL METAL LOUVERS
- ⑥ METAL PANEL CANOPY
- ⑦ STONE FLOORPLATE

Existing neighbouring wall to 54-74 Holmes road



52 HOLMES ROAD, LONDON, NW5 3AB
PROPOSED WEST ELEVATION

REVISION:

- B 10.10.2016 Window treatment and top floor massing amended
- C 04.11.2016 Top floor terrace amended
- D 11.11.2016 Pier detail added to ground

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk

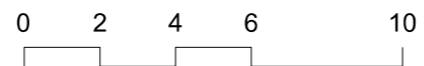
SCALE: 1:200@A3
 ISSUED FOR: PLANNING
 FIRST ISSUED: 05/04/2016 **4158/P/213 D**



South (Holmes Road) Elevation



North (Regis Road) Elevation



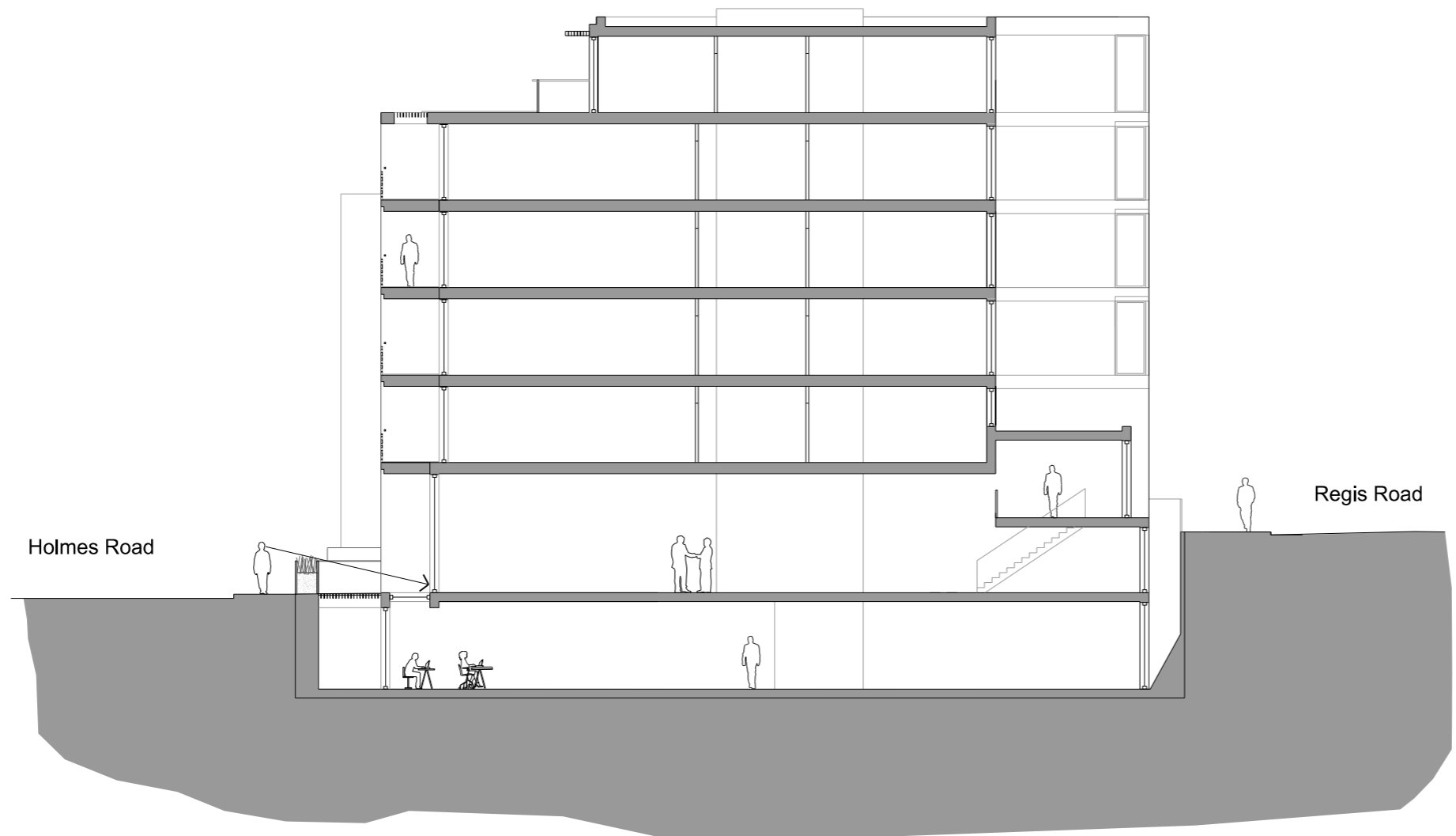
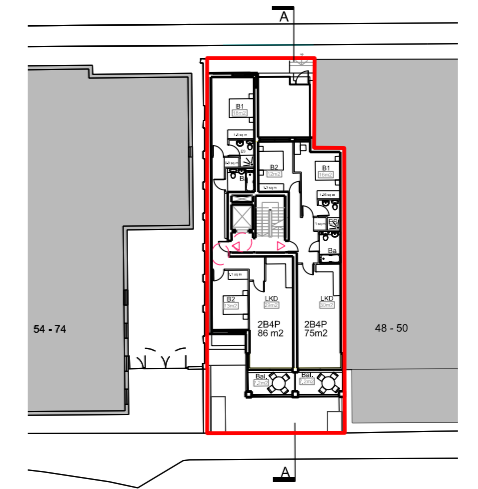
52 HOLMES ROAD, LONDON, NW5 3AB

**PROPOSED STREET ELEVATIONS
WITH PROPOSED CONTEXT**

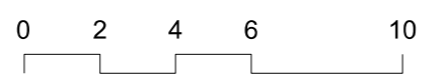
REVISION:
C 04.11.2016 5th floor terrace amended

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA
Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk
SCALE: 1:200@A3
ISSUED FOR: PLANNING
FIRST ISSUED: 05/04/2016 **4158/P/214 C**



- Roof
- Fifth Floor
- Fourth Floor
- Third Floor
- Second Floor
- First Floor
- Upper Ground
- Lower Ground

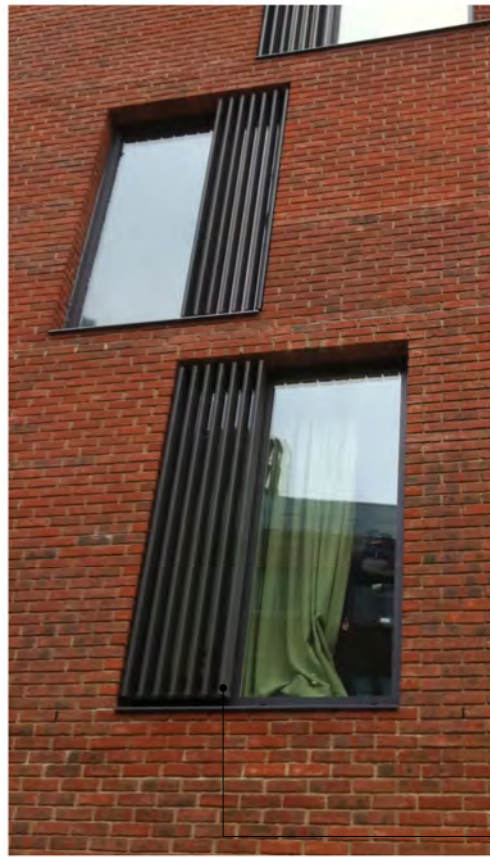


52 HOLMES ROAD, LONDON, NW5 3AB
PROPOSED SECTION AA

REVISION:

A	01.09.2016	Balconies amended
B	23.09.2016	East facing window treatment amended
C	10.10.2016	Entrance courtyard amended
D	02.11.2016	Grill added to light well

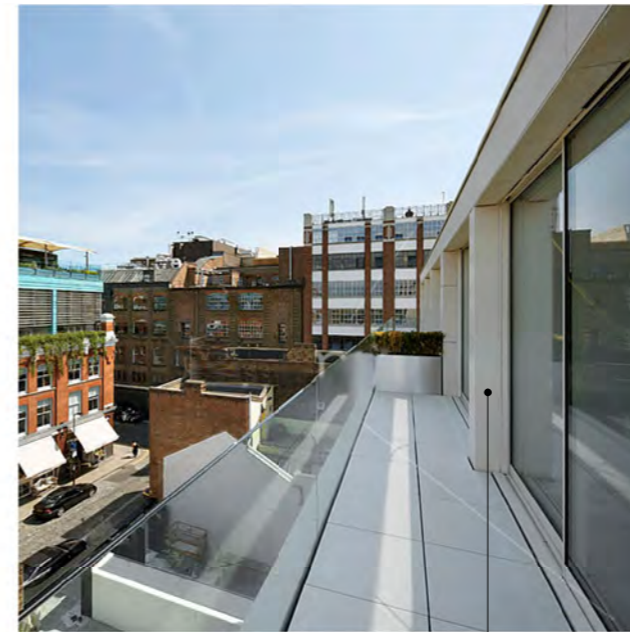
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 SCALE: 1:200@A3
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Vertical metal louvers



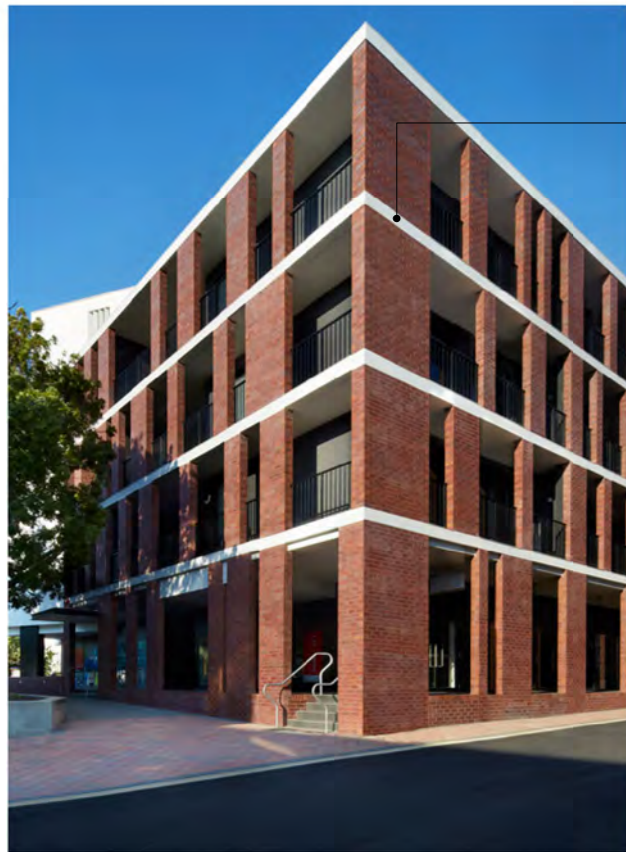
Metal brise soleil



Limestone cladding



London Stock brickwork



Expressed floorplates



Ventilated timber



Balconies with strong horizontal banding

52 HOLMES ROAD, LONDON, NW5 3AB
PRECEDENTS

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REV C 04/11/2016 ELEVATION UPDATED
 REV B 10/10/2016 ELEVATION UPDATED
 REV A 09/09/2016 PRECEDENTS UPDATED FOLLOWING REVISIONS TO SCHEME



Lintel shape precedent



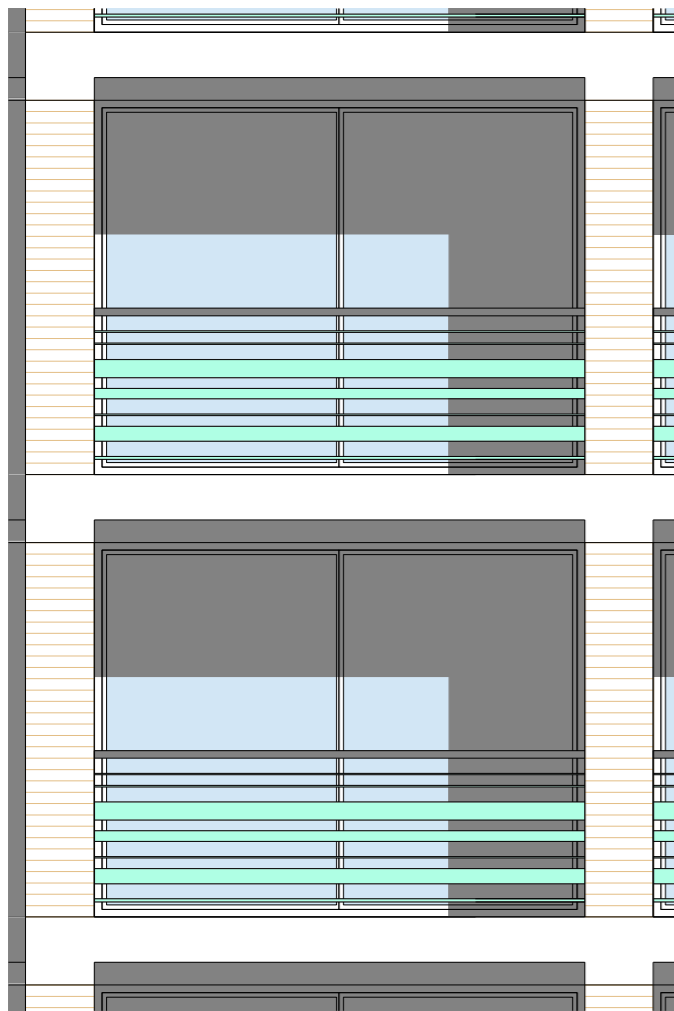
Bronze metal soffits



Balustrade colour



Example use of glass and metal louvres by Lifschutz Davidson Sandilands



Materials & Details :

- Stainless steel handrail set back from balustrade to prevent climbing
- Balustrade powdercoated green
- Stone lintels with recess detail above openings
- Recess in lintel clad in bronze finish metal, returning to form soffit below, which will be visible from street
- Obscured glass screens

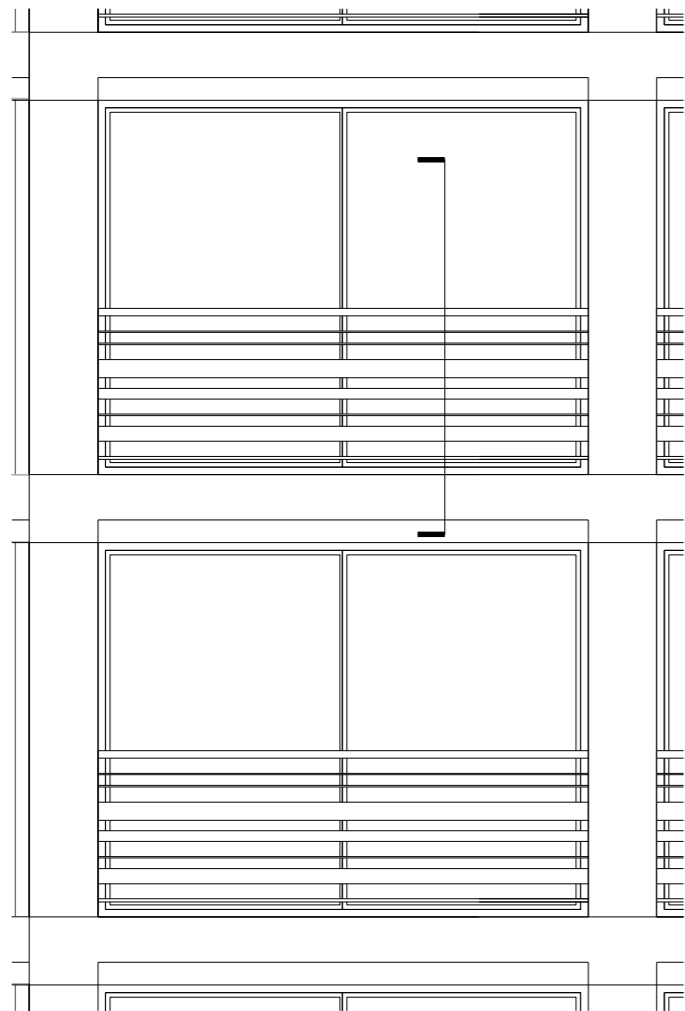
REVISION:

- A 03/10/2016 Additional information added
- B 10/10/2016 Balcony railing detail added

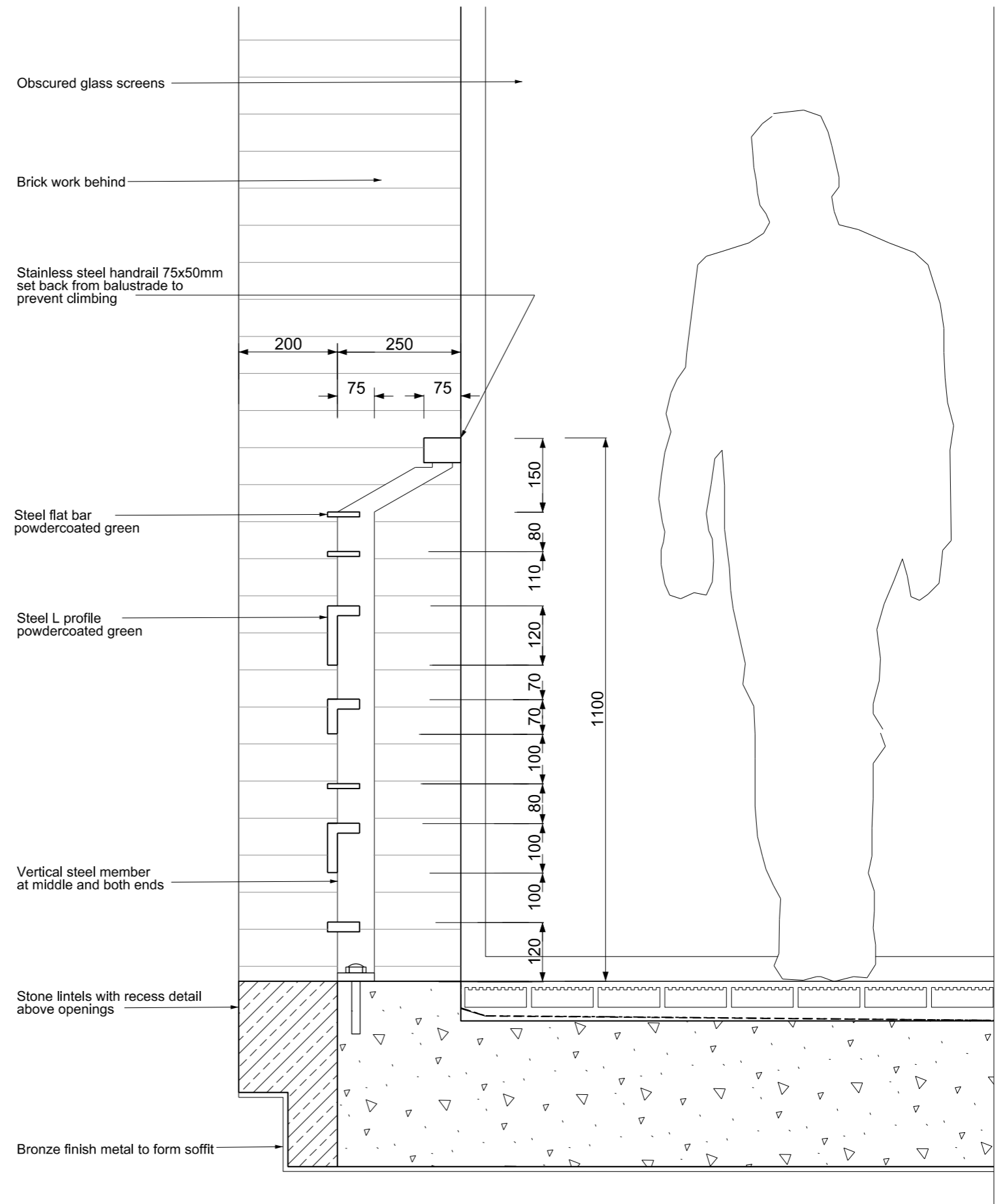
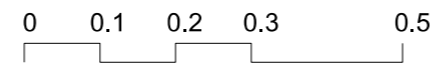
52 HOLMES ROAD, LONDON, NW5 3AB
BALCONY DETAILS

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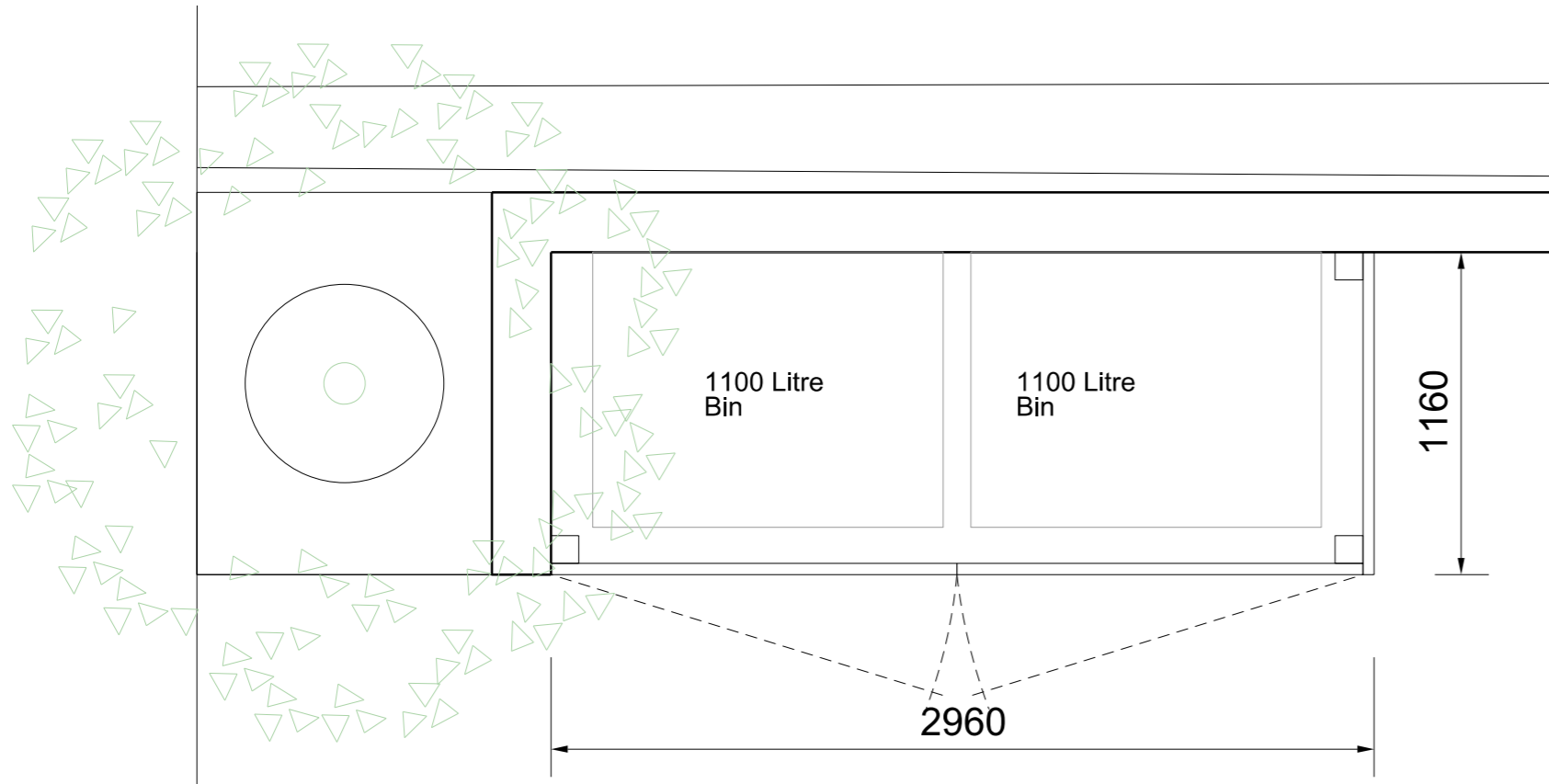
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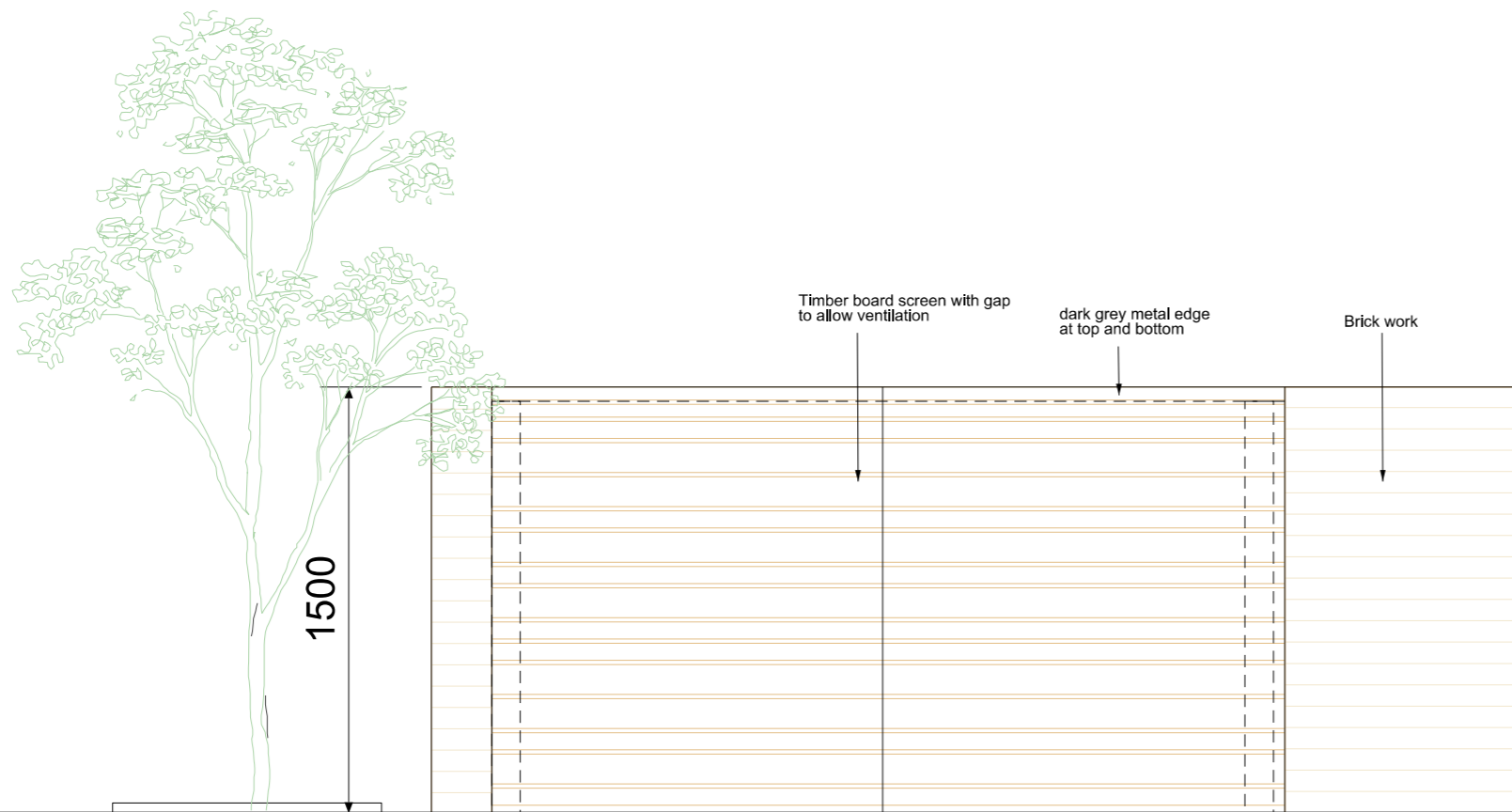
BALCONY ELEVATION scale:1:50



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BALCONY DETAILS 2



BIN STORE PLAN scale:1:25



BIN STORE ELEVATION scale:1:25



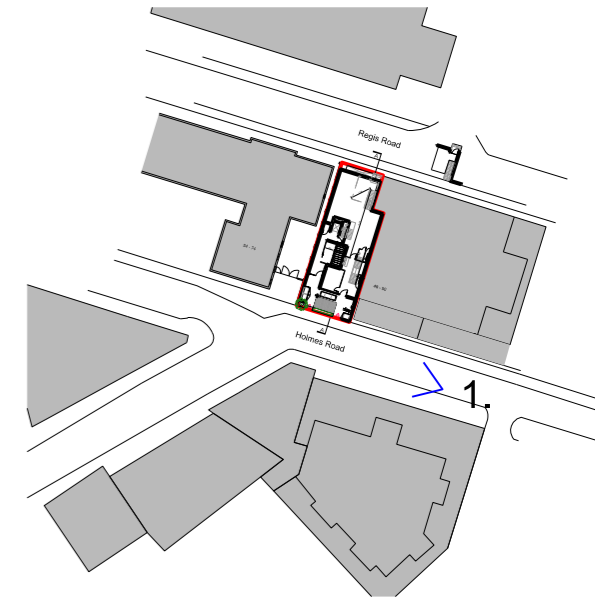
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BIN STORE DETAILS

REVISION:
 A 04.11.2016 Light well amended

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1. STREET VIEW FROM EAST

52 HOLMES ROAD, LONDON, NW5 3AB
STREET VIEW 1

REVISION:

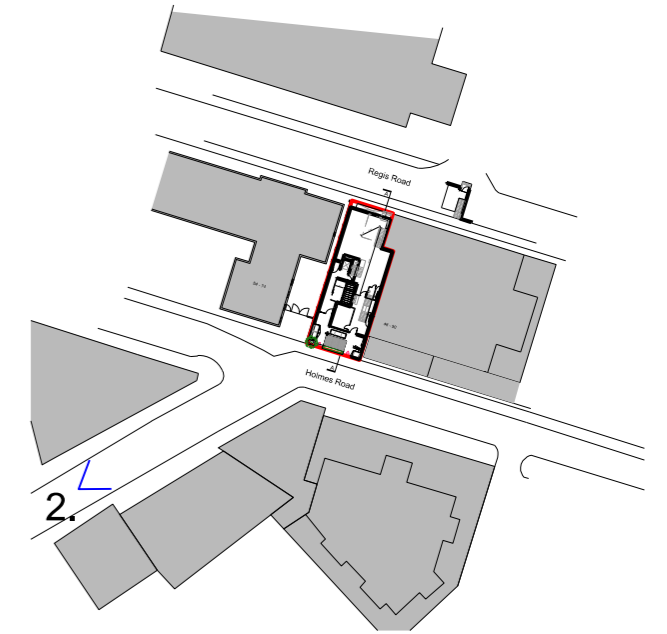
- A 01.09.2016 Balconies amended
- B 10.10.2016 Balconies, bins & terrace amended
- C 04.11.2016 5th floor terrace amended
- D 11.11.2016 Pier detail added to ground

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2. STREET VIEW FROM SOUTH



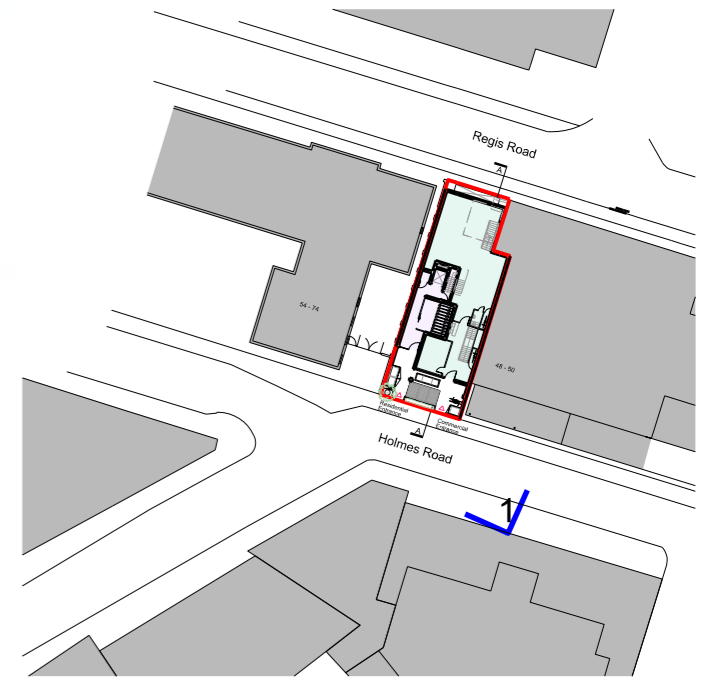
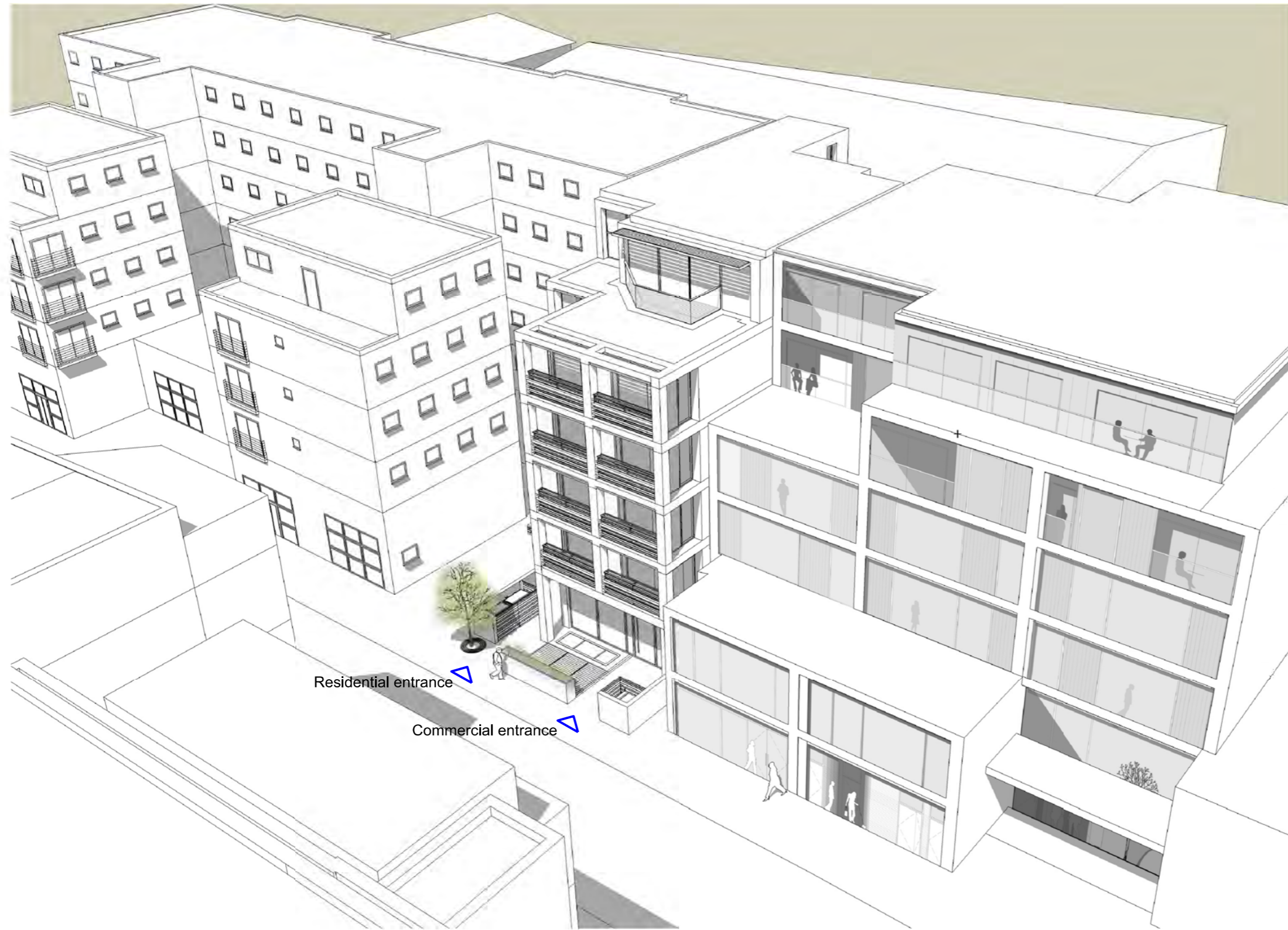
52 HOLMES ROAD, LONDON, NW5 3AB
STREET VIEW 2

REVISION:

- A 01.09.2016 Balconies amended
- B 10.10.2016 Balconies, bins & terrace amended
- C 04.11.2016 Grille added to light well
- D 11.11.2016 Brick pier detail added to GFL

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Aerial view 1

52 HOLMES ROAD, LONDON, NW5 3AB
 AERIAL VIEW 1

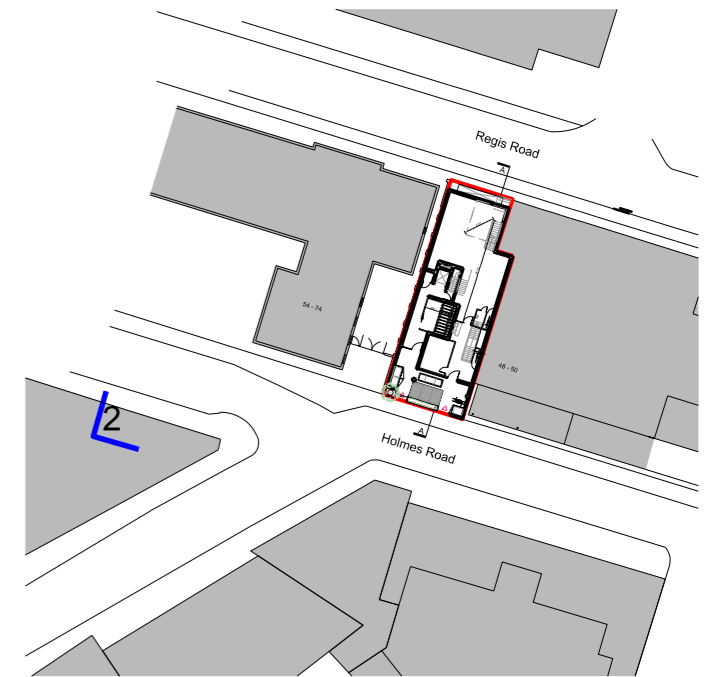
- REVISION:
- A 01.09.2016 Balconies amended
 - B 10.10.2016 Balconies, bins & terrace amended
 - C 02.11.2016 Grille added to lightwell
Balcony amended on top floor
 - D 11.11.2016 Pier detail added to ground

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Aerial view 2



52 HOLMES ROAD, LONDON, NW5 3AB
AERIAL VIEW 2

REVISION:

- A 01.09.2016 Balcones amended
- B 10.10.2016 Balconies, bins & terrace amended
- C 02.11.2016 Grill added to light well
- D 04.11.2016 Top floor balcony amended
- E 11.11.2016 Pier detail added to ground

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