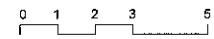


Front Elevation to Holmes Road

Note increased provision of soft landscaping, larger planter, reduced height to give more pleasant scale.

FRONT ELEVATION AS PROPOSED

Lift over-run omitted from drawing

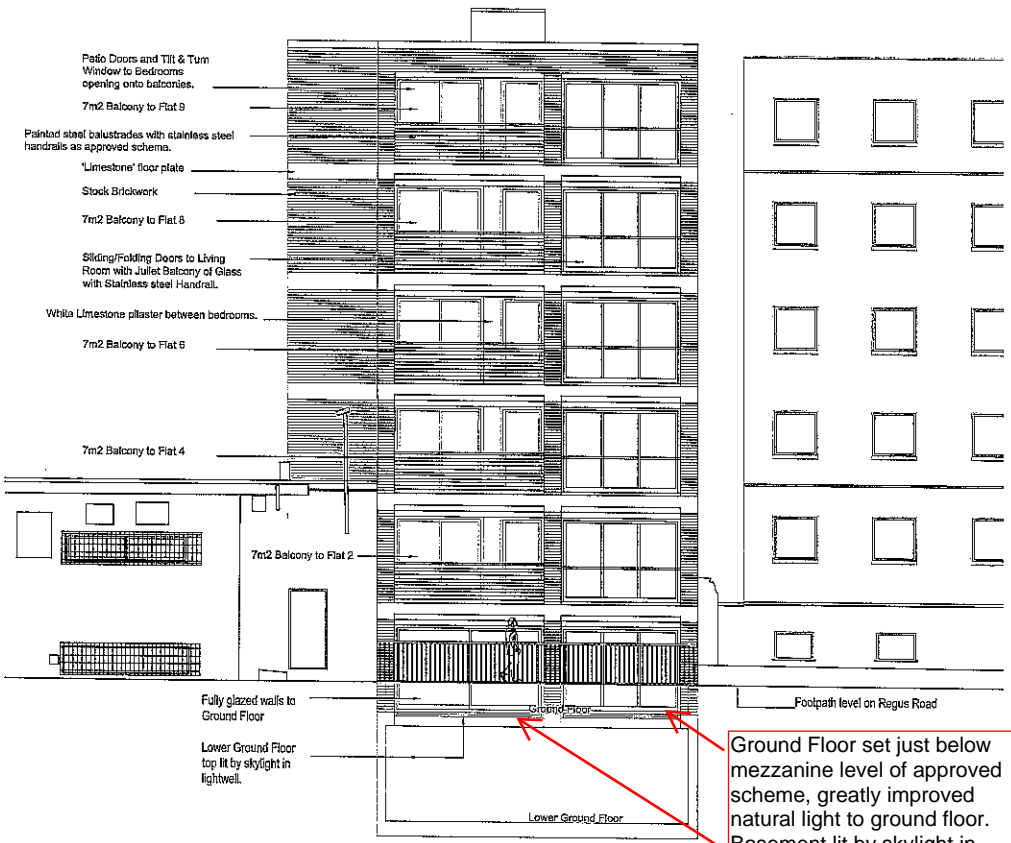


52 HOLMES ROAD, LONDON, NW5 3AB

FRONT ELEVATION AS APPROVED

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Rev. Date/By A B C	P.H.D. ASSOCIATES ARCHITECTS 100, 102, 104 STAMPA, WEST OXFORD TEL: 01273 877542 FAX: 01273 877575 EMAIL: PHD@PHDASSOCIATES.CO.UK	52 Holmes Road Camden Proposed Revised Scheme South Elevation to Holmes Road As Proposed	Date: 22-09-2018 Drawn by: SHD Scale: 1-100 at A3 Drawing Number: 1715/PL2/E/900

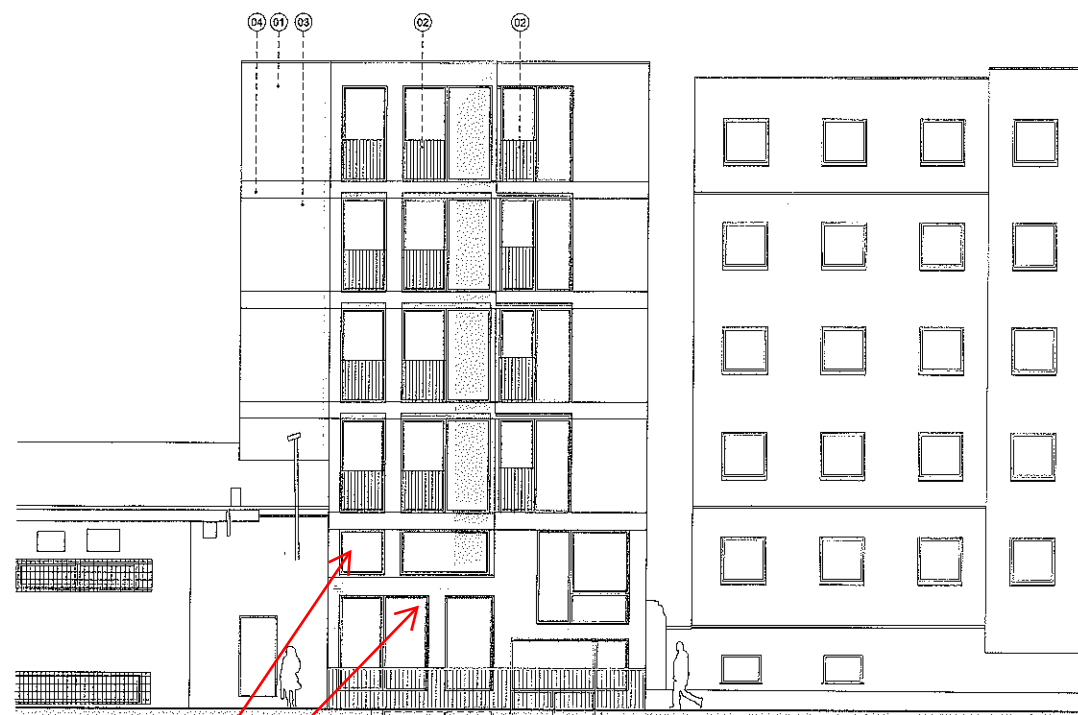
Strong residential facade with recessed balconies and Juliet balconies to living rooms gives improved presence on the street scene.



Rear Elevation to Regus Road
REAR ELEVATION AS PROPOSED

Ground Floor set just below mezzanine level of approved scheme, greatly improved natural light to ground floor. Basement lit by skylight in lightwell, 120% more natural light than vertical windows. Note that glazing is full width of available elevations at Ground Floor and for skylight.

Lift over-run omitted from drawing.



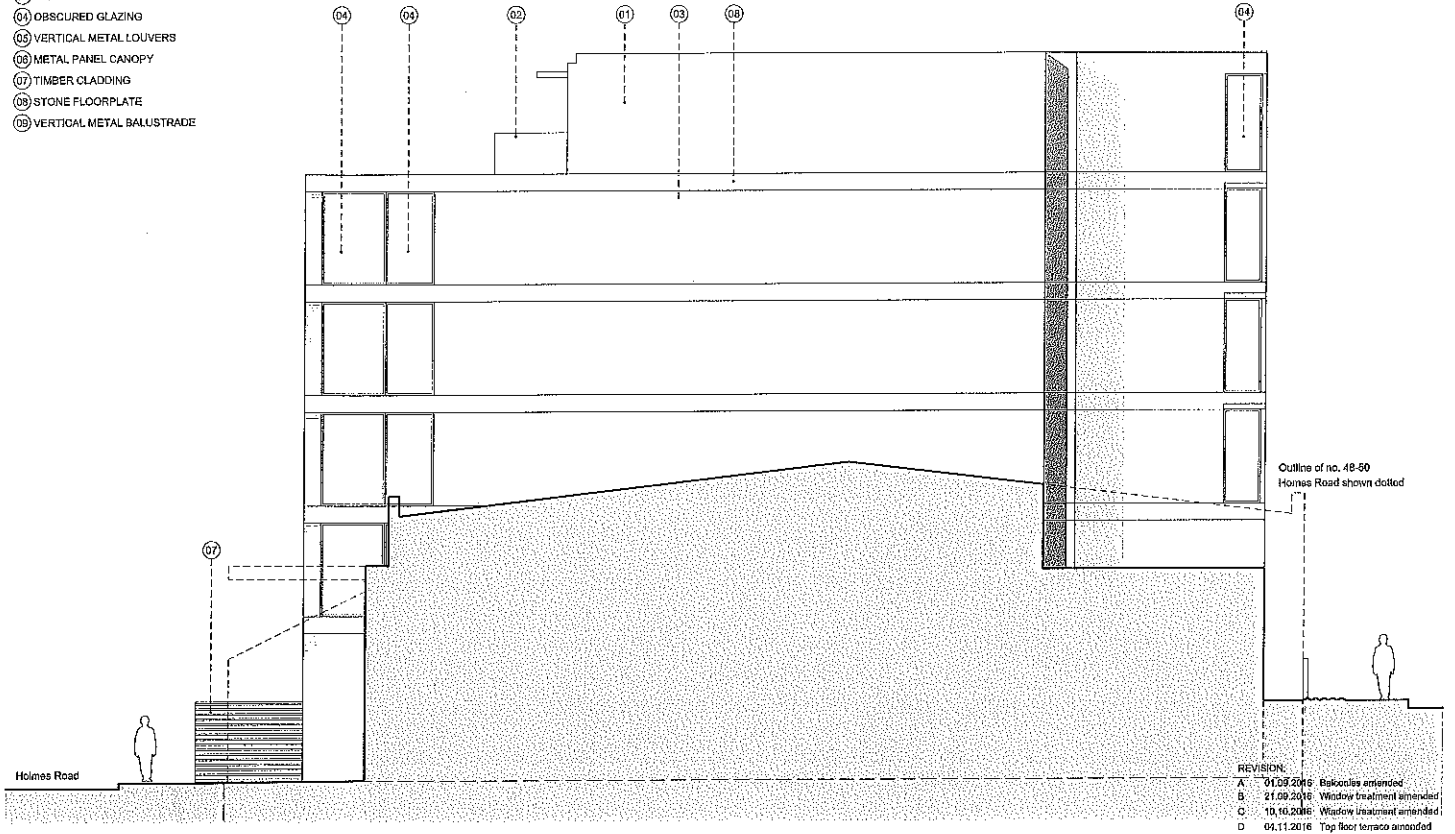
Windows to bedrooms squeezed in above mezzanine flat roof. Mezzanine shown taller than reality. Note reduced height of GF below Mezzanine. Note depth of floors below street level with little or no natural light reaching GF or Basement. See notes on plans also.

Note narrowness of proposed glazing at Ground Floor and Basement.

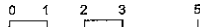
52 HOLMES ROAD, LONDON, NW5 3AB
REAR ELEVATION AS APPROVED

MATERIALS:

- 01 LIMESTONE CLADDING
- 02 GLASS BALUSTRADE
- 03 LONDON STOCK BRICKWORK
- 04 OBSCURED GLAZING
- 05 VERTICAL METAL LOUVERS
- 06 METAL PANEL CANOPY
- 07 TIMBER CLADDING
- 08 STONE FLOORPLATE
- 09 VERTICAL METAL BALUSTRADE



Note size of binstores on approved scheme.



52 HOLMES ROAD, LONDON, NW5 3AB

EAST ELEVATION AS APPROVED

G M L Architects

UNIT 3, 1-4 Chelmsford Street, London, EC2A 4PA
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 SCALE: 1:200/0.43
 ISSUED FOR: PLANNING
 REVISIONS: 04/11/2016
4158/P/212 D

Central lightwell brings ventilation and light to centre of building whilst maintaining privacy to occupants - does not prejudice development on adjoining site as none of the windows serve habitable rooms

Sides of balconies have obscured glazing to preserve privacy to occupants. Note reduction in size on proposed scheme.

Sides of balconies have obscured glazing to preserve privacy to occupants.



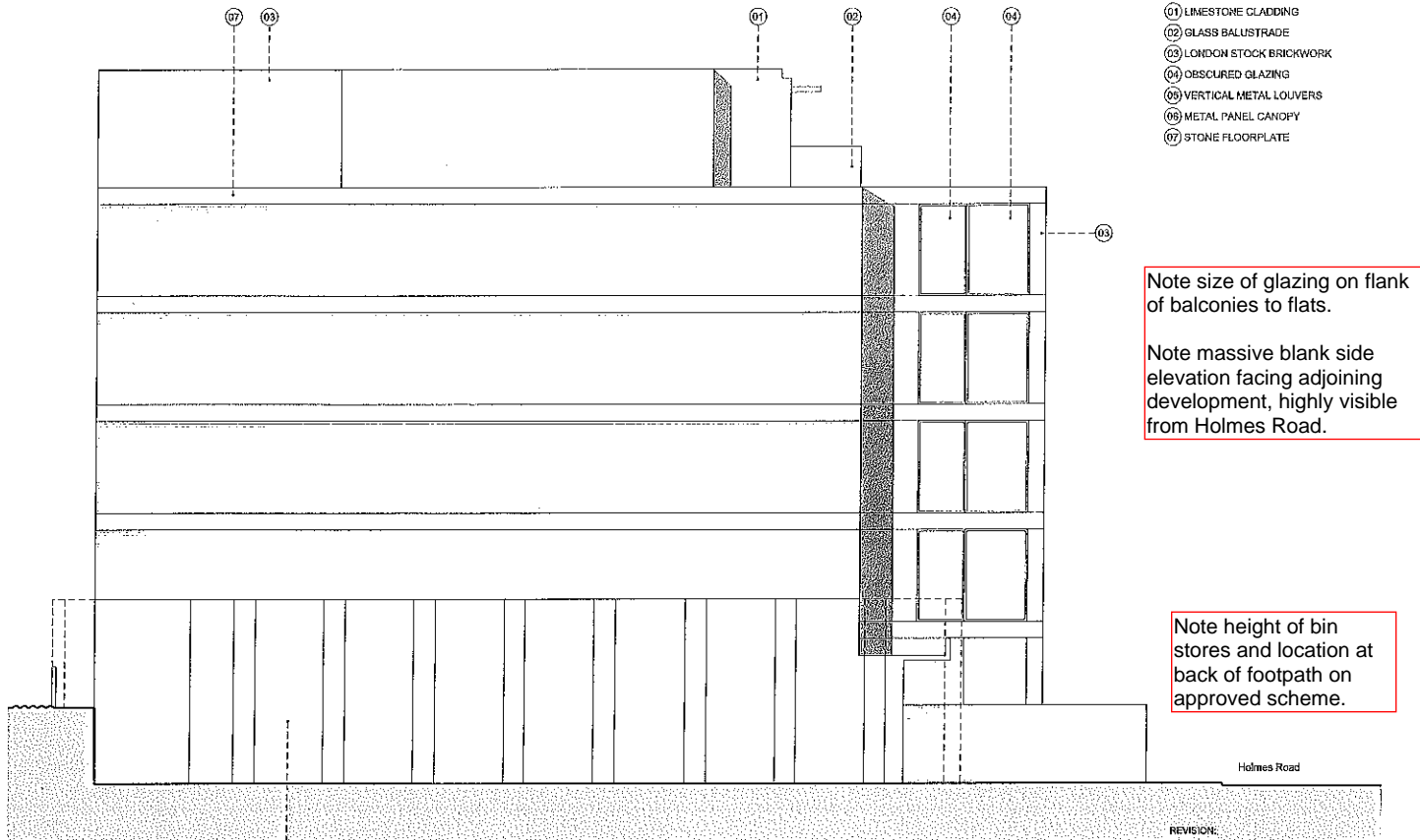
Recessed lightwell breaks up massing of side elevation of revised scheme.

Front Extension of No 48 omitted for clarity.

Side (Eastern) Elevation As Proposed.
 Adjoining Building Shaded.

MATERIALS:

- 01 LIMESTONE CLADDING
- 02 GLASS BALUSTRADE
- 03 LONDON STOCK BRICKWORK
- 04 OBSCURED GLAZING
- 05 VERTICAL METAL LOUVERS
- 06 METAL PANEL CANOPY
- 07 STONE FLOORPLATE



Note size of glazing on flank of balconies to flats.

Note massive blank side elevation facing adjoining development, highly visible from Holmes Road.

Note height of bin stores and location at back of footpath on approved scheme.

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

52 HOLMES ROAD, LONDON, NW5 3AB

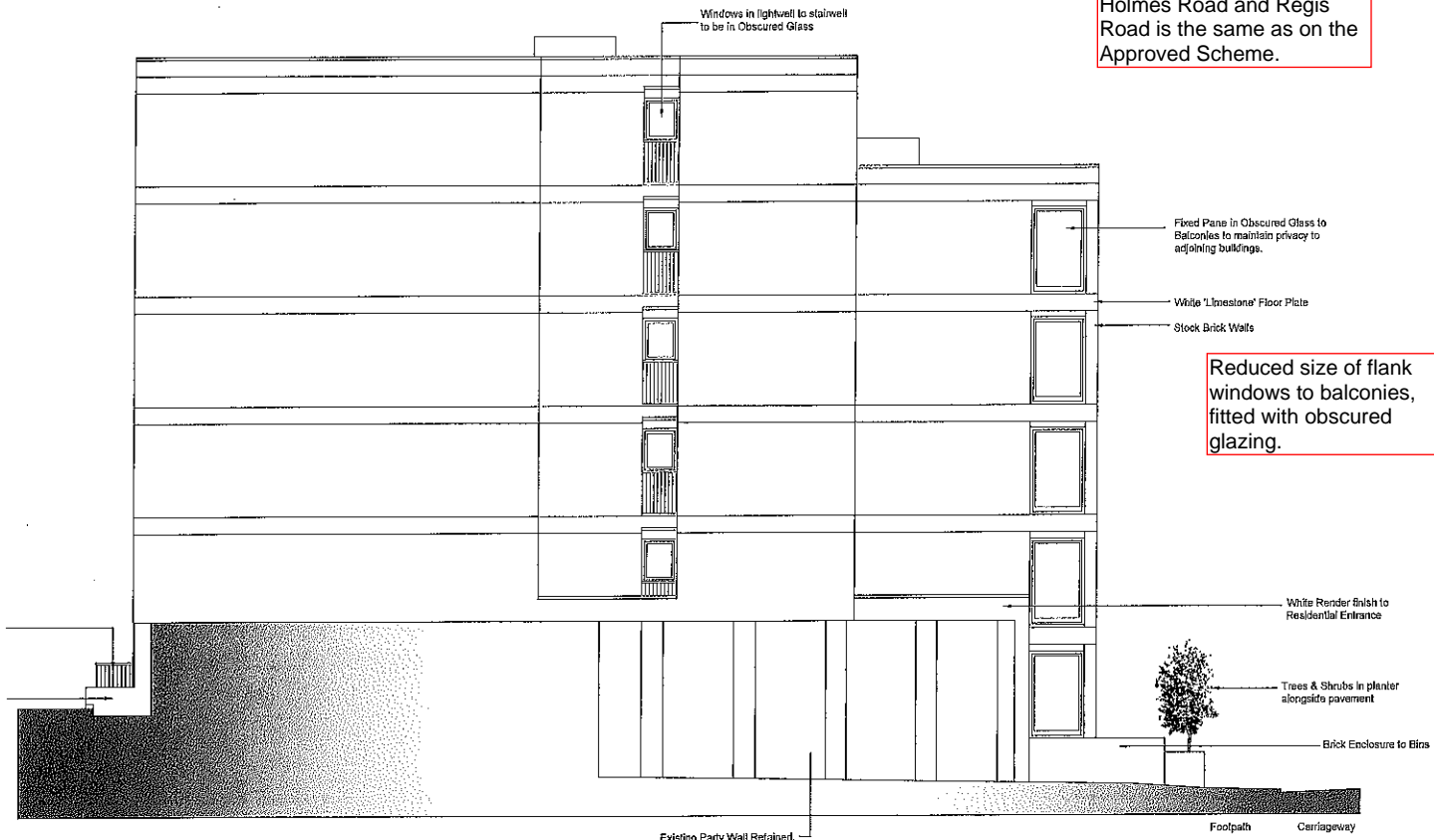
G M L Architects

EAST ELEVATION
AS APPROVED

UNIT 3, 4 Christina Street, London, EC2A 4PA
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SCALE: 1:200 (A3)
ISSUED FOR: PLANNING 4158/P/213 D
PRINT NUMBER: 0964206

Recessed lightwell gives texture and relief to flank elevation, brings natural light to the common areas.

Set back of building from Holmes Road and Regis Road is the same as on the Approved Scheme.



Reduced size of flank windows to balconies, fitted with obscured glazing.

Note reduced height of bin store walls and more human scale of planter, despite providing more soft landscaping than approved scheme.

Side Elevation to No 60 Holmes Road
As Proposed