

GEA Basement Commercial B1 C = 286m2

GIA Basement Commercial B1C = 254.5 m2



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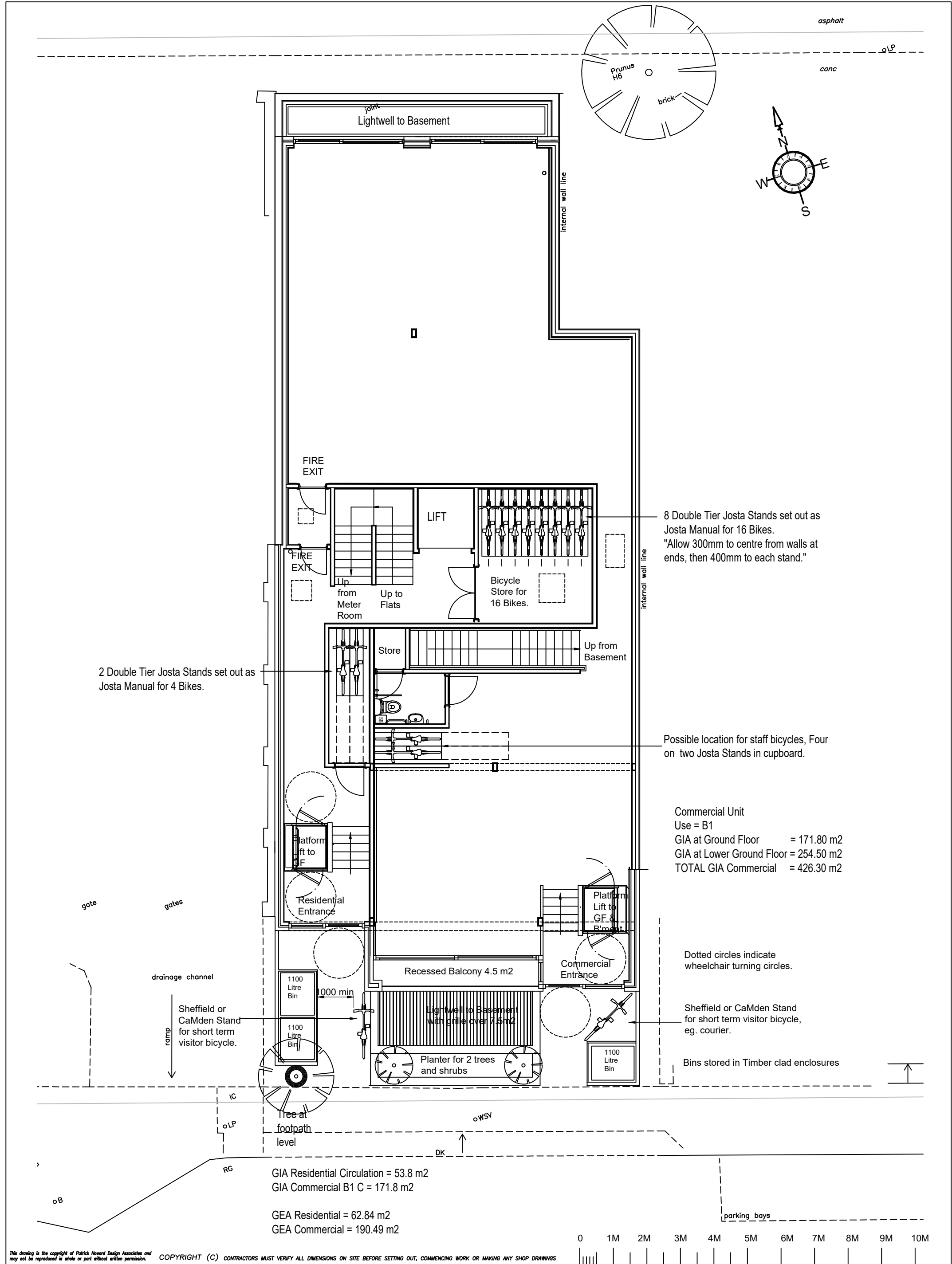
Rev.	Detail/Date/By
A	Align frontage and rear areas to be generally as approved
B	Amend Basement layout to reflect original footprint
C	Align Rear wall of GF & Basement with Balcony above
D	Realign rear wall and introduce roof light to improve daylight as report
E	Revise Bike Store to Josta double bike stands relocate to GF.
F	Revise to make all Commercial Space in the Basement

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Project **52 Holmes Road
 London NW5 3AB
 Residential & Commercial Development**

Drawing **Lower Ground Floor Layout Plan
 Commercial Area Only**

Date	10th Jan 2018
Drawn By	SHD
Scale	1-100 at A3
Drawing Number	1715/PL2/ 200 F



2 Double Tier Josta Stands set out as Josta Manual for 4 Bikes.

8 Double Tier Josta Stands set out as Josta Manual for 16 Bikes.
"Allow 300mm to centre from walls at ends, then 400mm to each stand."

Possible location for staff bicycles, Four on two Josta Stands in cupboard.

Commercial Unit
Use = B1
GIA at Ground Floor = 171.80 m2
GIA at Lower Ground Floor = 254.50 m2
TOTAL GIA Commercial = 426.30 m2

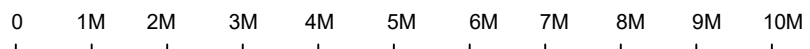
Dotted circles indicate wheelchair turning circles.

Sheffield or CaMden Stand for short term visitor bicycle, eg. courier.

Bins stored in Timber clad enclosures

GIA Residential Circulation = 53.8 m2
GIA Commercial B1 C = 171.8 m2

GEA Residential = 62.84 m2
GEA Commercial = 190.49 m2



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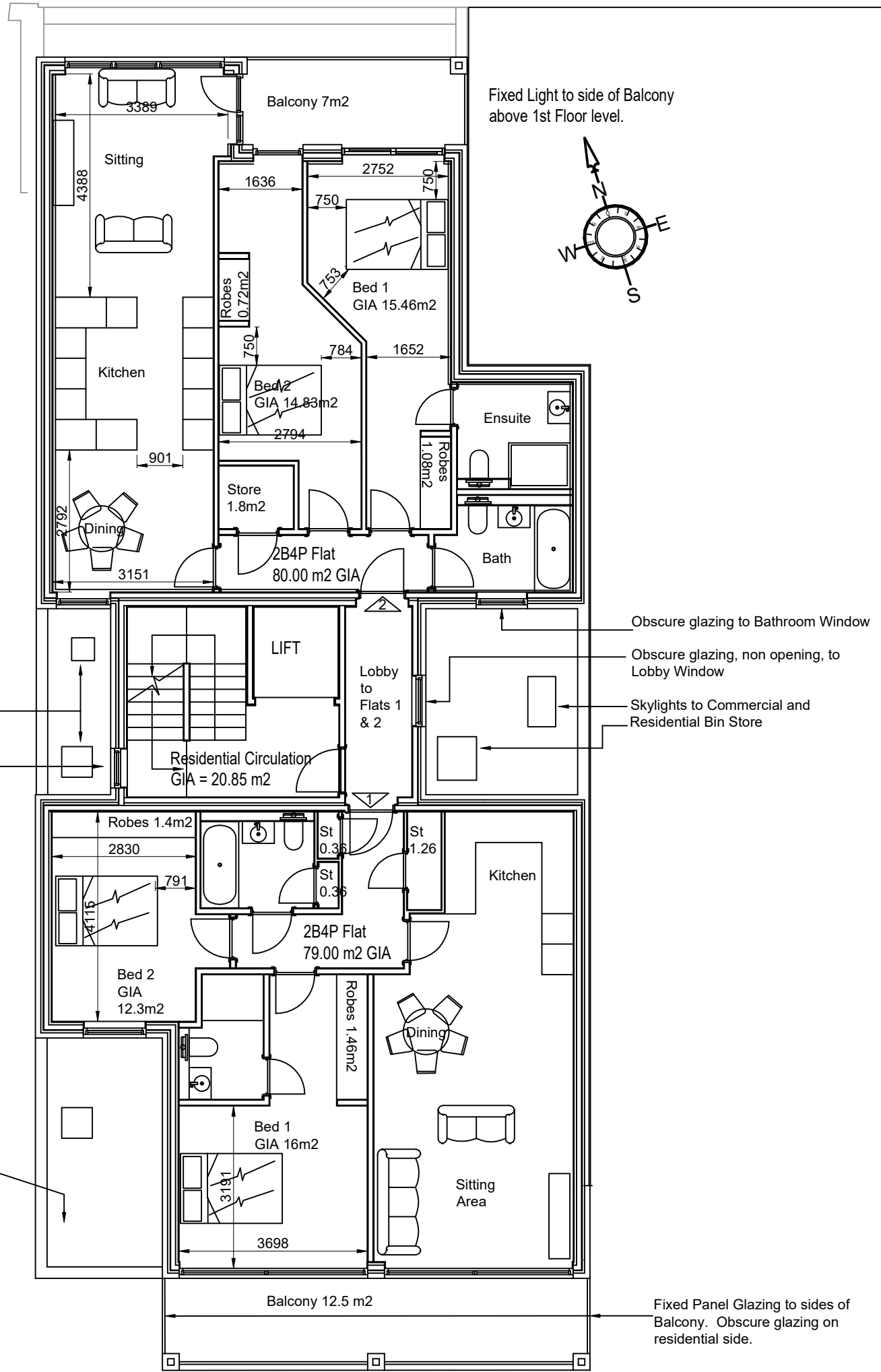
Rev.	Detail/Date/By
A	Revise to align front of basement with original, ditto rear.
B	Revise GF to match approved footprint
C	Align GF & Basement rear walls with balcony over
D	Revise Rear wall position to improve daylight
E	Restore Grill to Front Lightwell, Revise Bins, Bike Store Location, add visitor bikes and tree
F	Add GIA & GEA Amend Front Screen to be recessed.
G	Correct Cycle Size and Amend Storage Layout to provide 24 covered spaces.
H	Revise GIA/GEA to amended layout of cycle stores.
J	Indicate two secure short term visitor stands, 1 per entrance.

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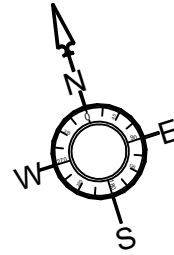
Project	52 Holmes Road London NW5 3AB Residential & Commercial Development
Drawing	Ground Floor Plan As Proposed Commercial

Date	28-11-2018
Drawn By	SHD
Scale	1-100 at A3
Drawing Number	1715/PL2 201 J

Painted steel balustrade to open fronted balcony.



Fixed Light to side of Balcony above 1st Floor level.



Skylights to Residential lobbies
Obscure Glazing to Landing Window - Non opening.

Obscure glazing to Bathroom Window
Obscure glazing, non opening, to Lobby Window
Skylights to Commercial and Residential Bin Store

10m2 Non accessible Extensive Biodiverse Living Roof on flat roof in front of Flat 1 Bedroom and extending over residential entrance.

Fixed Panel Glazing to sides of Balcony. Obscure glazing on residential side.

Painted Steel Balustrade to open fronted balcony.

GIA Residential Circulation = 20.85 m2
GIA Residential (Flats) = 159 m2
GEA Residential = 210 m2

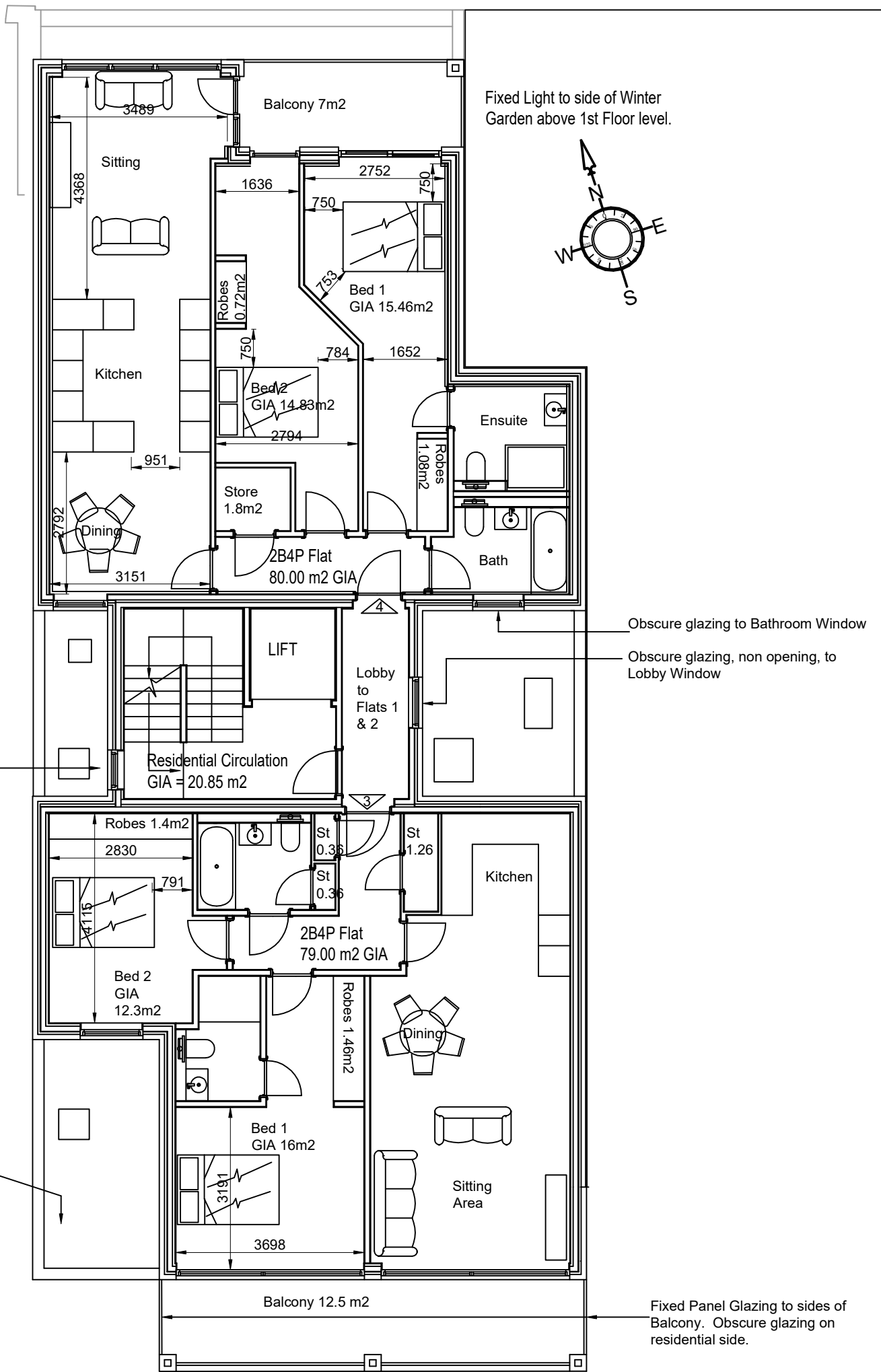
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0 1M 2M 3M 4M 5M 6M 7M 8M 9M 10M

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Rev.	Detail/Date/By	P.H.D. ASSOCIATES	Project	Date
A	Add Key Dimensions, GIAs etc.	BRAEMAR HOUSE WATER LANE STANSTED, ESSEX CM24 8BJ	52 Holmes Road London NW5 3AB Residential & Commercial Development	25-11-2018
B	General Amendments	TEL: 01279 817342 FAX: 01279 647066 EMAIL: INFO@PHDASSOCIATES.CO.UK		Drawn By SHD
C	Revise External Envelope, Provide 7m2 Balconies to rear flats			Scale 1-100 at A3
D	Change Balconies to Winter Gardens as Daylight Report.			Drawing Number 1715/PL2/ 202 G
E	Rettle to be just First Floor.			
F	Revert to Open Balconies Add GEA & GIA Text and Colours.			
G	Remove Obscured Glazed Fixed Window from Kitchen area Flat 1.			

Painted steel balustrade to open fronted balcony.



GIA Residential Circulation = 20.85 m2
 GIA Residential (Flats) = 159 m2
 GEA Residential = 210 m2



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Rev.	Detail/Date/By
A	Revise internal layouts add key dimensions etc. 20-03-18
B	Add notes regarding obscure and fixed glazing to flank windows.
C	Omit Winter Gardens add open balconies GIA GEA
D	Remove Obscured Fixed Window from Kitchen Area to Flat 3

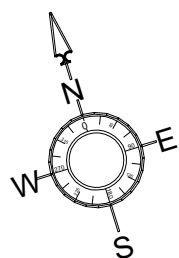
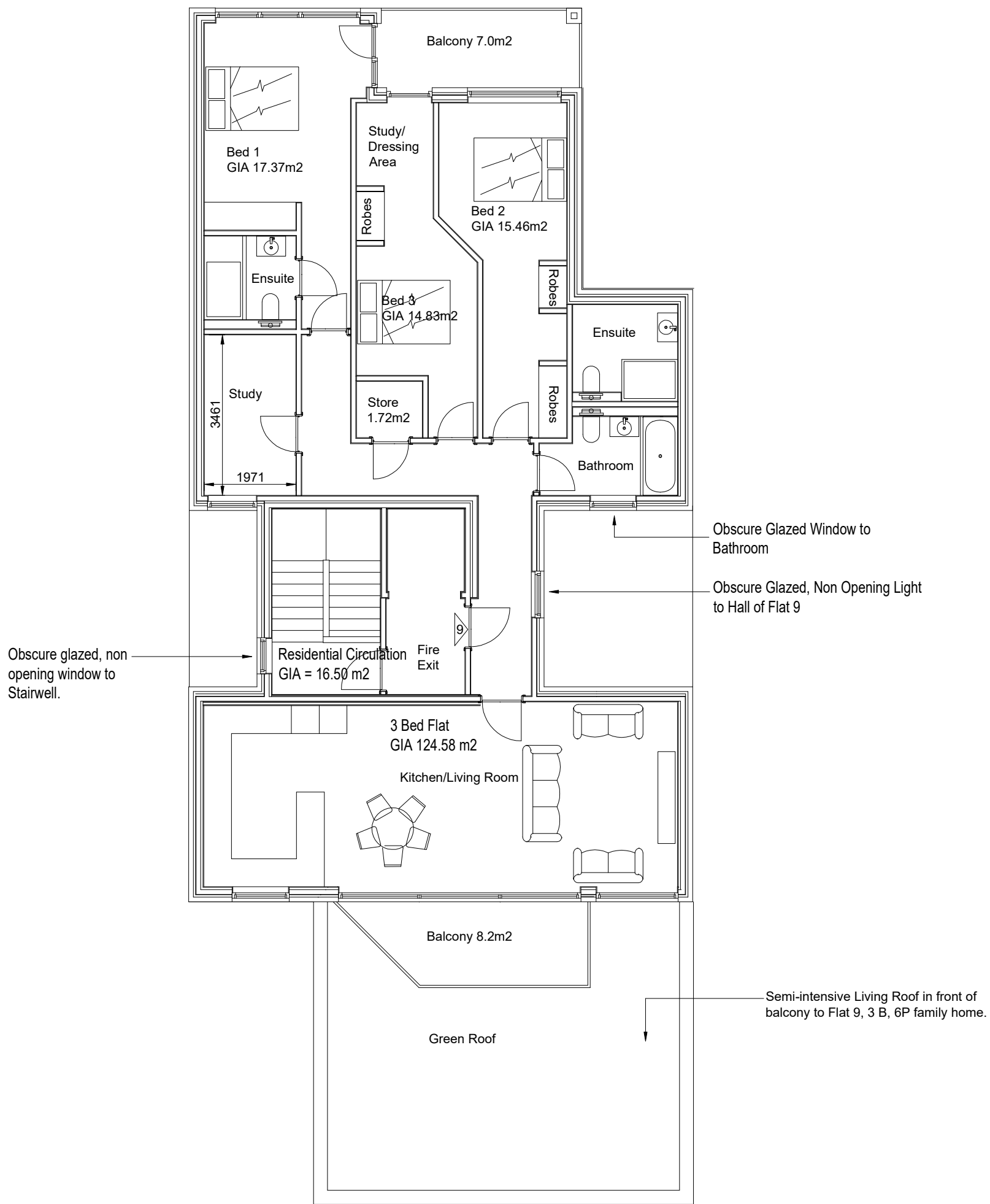
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Project: 52 Holmes Road
 London NW5 3AB
 Residential & Commercial Development
 Drawing: Second to Fourth Floor Plans
 Revised Scheme 3 Flats

Date	25-11-2018
Drawn By	SHD
Scale	1-100 at A3
Drawing Number	1715/PL2/ 203 D

Painted steel balustrade to open fronted balcony.

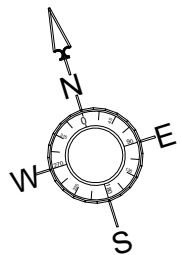
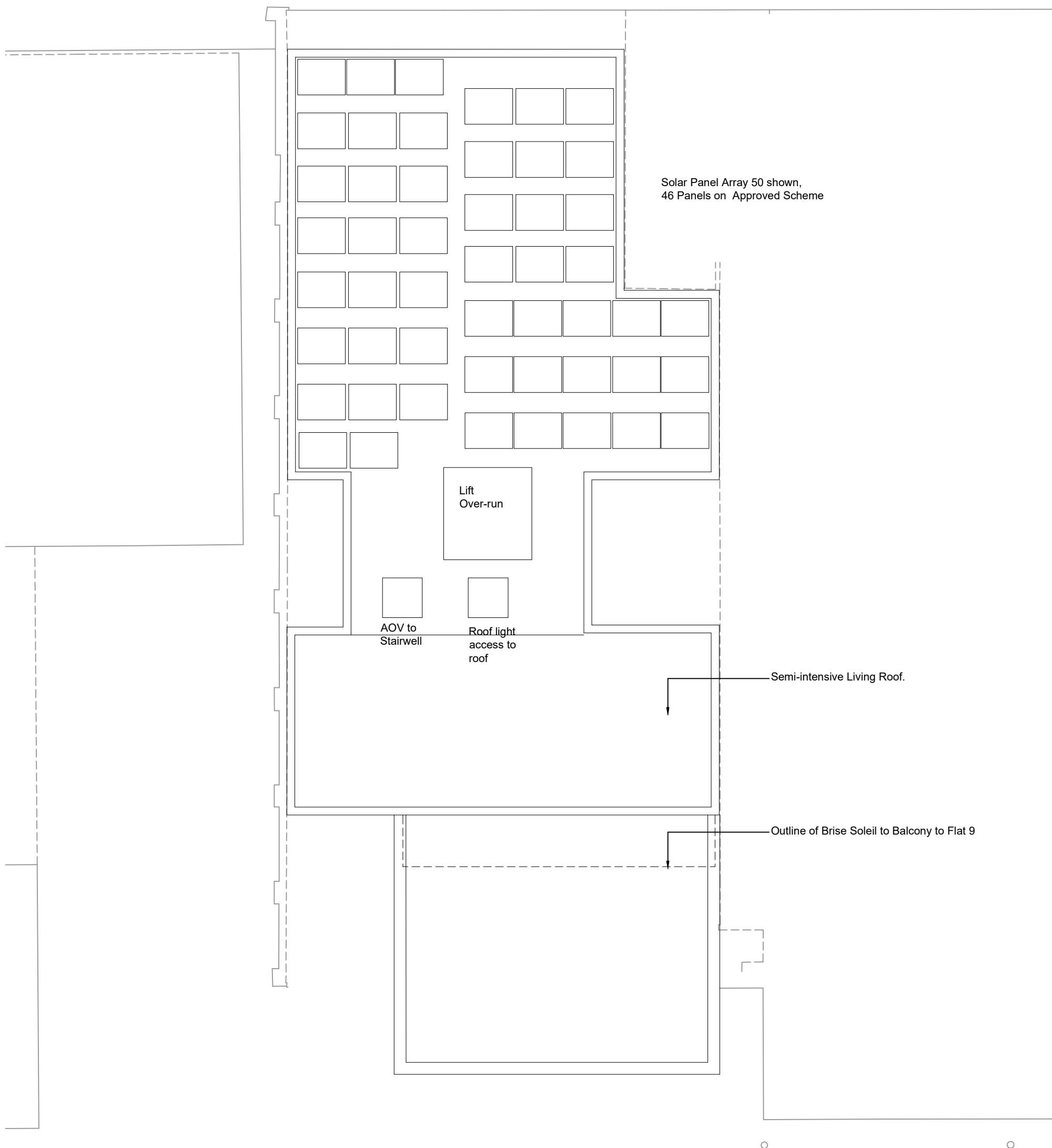


GIA Residential Circulation = 16.5 m2
 GIA Residential (Flats) = 125 m2
 GEA Residential = 170 m2

0 1M 2M 3M 4M 5M 6M 7M 8M 9M 10M

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Rev. Detail/Date/By A Minor amendments, add rear balcony, sdd key dims etc. 2003-18 B Revise Layout of kitchen Living Room Add Winter Garden at Rear. C Revise Living Room Balcony to match approved. Add notes re obscure and fixed windows. D Add GEA GIA Colours	P.H.D. ASSOCIATES BRAEMAR HOUSE WATER LANE STANSTED, ESSEX CM24 8BJ TEL: 01279 817342 FAX: 01279 647086 EMAIL: INFO@PHDASSOCIATES.CO.UK		Project 52 Holmes Road London NW5 3AB Residential & Commercial Development	Date 20-03-2018 Drawn By SHD
			Drawing 5th Floor Plan Revised Proposals	Scale 1-100 at A3 Drawing Number 1715/PL2/ 204 D



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Rev.	Detail/Date/By
A	Amend to reflect original envelope 20-03-18
B	Minor Revisions to solar array.
C	Revise Roof over Balcony, Show improved Solar Array

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Project 52 Holmes Road
 London NW5 3AB
 Drawing
 Roof Plan
 Revised Proposals

Date	14-09-2018
Drawn By	SHD
Scale	1-100 at A3
Drawing Number	1715/PL2/ 205 C