

FULL PLANNING APPLICATION

Proposed 7th floor extension to facilitate the creation of 11 studio units to existing ground plus 6 storey student accommodation

65-69 Holmes Road
London
NW5 3AN



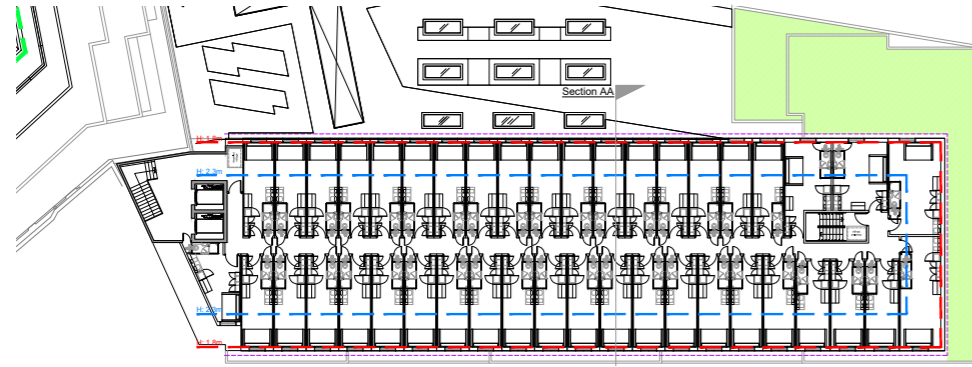
1.1 Introduction

This D&A Statement update has been prepared by Contemporary Design Solutions LLP for 65 Holmes Road Ltd in support of a full planning application to form a 7th floor extension to the approved scheme 2017/6786/P.

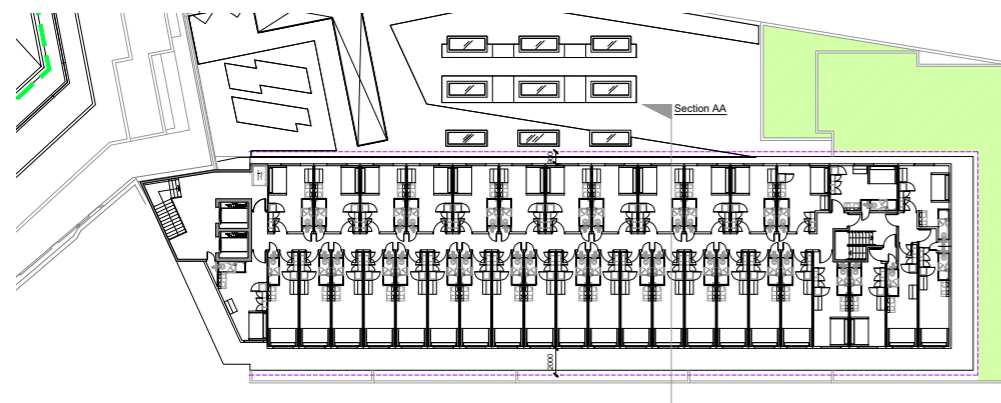
This update is focused on documenting the proposed seventh floor extension to provide an additional 11 student accommodation units with ancillary circulation areas.



Aerial Photograph Showing Site Location



42 rooms



36 rooms

1.2 Relevant History

There has been three planning applications submitted for the erection of a 7th floor extension. A brief summary of the most relevant history is listed below.

Full Planning Applications

2018/4871/P - Refused Proposal

Erection of 7th floor extension to facilitate the creation of 42 student accommodation rooms (Sui Generis) to existing student accommodation.

Reasons for refusal:

1. Design will cause a loss of outlook and daylight to neighbouring occupiers
2. Poor internal ceiling height, room sizes and outlook leading to substandard living accommodation
3. Material loss of outlook and daylight to neighbouring occupiers

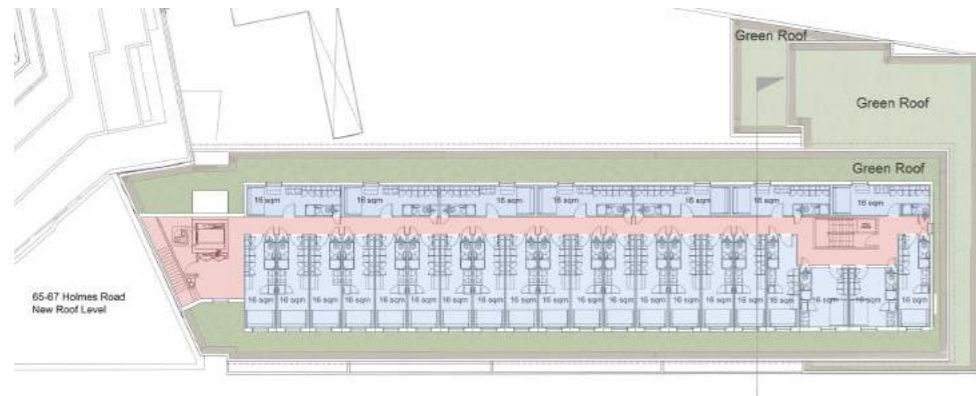
An appeal was submitted and subsequently dismissed (ref: APP/X5210/W/19/3229042) for the following reasons

1. Mesh over cladding will make a top heavy addition to the building
2. Concerns about size and outlook of the 42 rooms.
3. Sloping roof design results in insufficient ceiling heights
4. Visibility of the proposal within Inkerman Conservation Area

2018/4787/NEW - Withdrawn Proposal

Erection of 7th floor extension to facilitate the creation of 36 student accommodation rooms (Sui Generis) to existing student accommodation.

This scheme was developed in parallel with the 42 room scheme but this was withdrawn due to similarities to the alternative proposals.



27 rooms

1.2 Relevant History (Cont'd)

2020/2406/P - Refused Proposal

Erection of 7th floor extension to facilitate the creation of 27 student accommodation rooms (Sui Generis) to existing student accommodation.

Reasons for refusal:

1. Character and appearance of the proposal
2. Substandard accommodation for future occupiers by way of room sizes and outlook
3. Living conditions of the occupiers of No 75 and 55-57 Holmes Road affected by way of outlook and daylight.

Following up the refused proposal for 27 student accommodation rooms, an appeal was submitted and subsequently dismissed (ref: APP/X5210/W/20/3263246) for the following reasons:

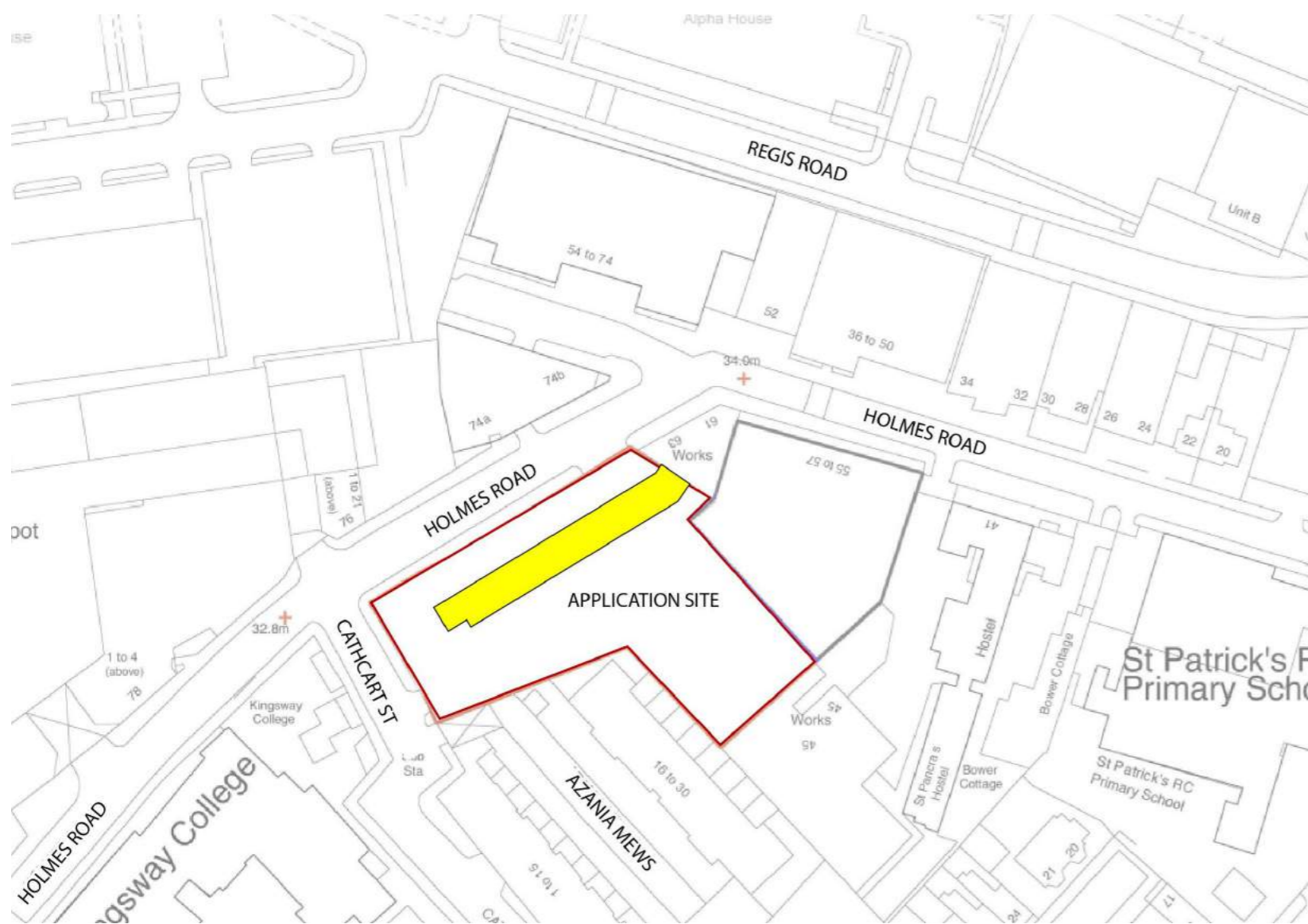
1. Visibility of side elevation from Holmes Road and corner of Cathcart Street
2. Outlook of occupiers of the west-facing flats at 55-57 Holmes Road adversely affected by the proposal

Conclusion

Having reviewed the previous schemes, comments and response from planning inspector, our current proposal aims to address concerns over appearance, context and impacts on the neighbours, all of which are laid out in the following pages.

2.1 Site Location

- Building Type: Student Accommodation (Sui Generis)
- The Application Site: The extent of the application site is identified by the red line. The yellow area is the extent of the proposed development area.



Site Plan

2.1 Existing Site Photographs / Information

View 1 - View from North end of Holmes Road looking to the South west.

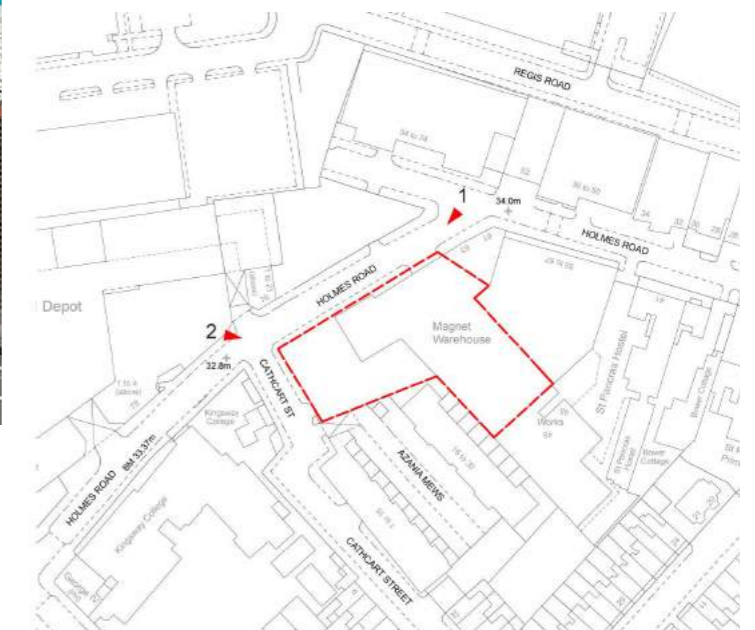
View 2 - View from the corner of Holmes Road and Cathcart Street looking towards North end of Holmes Road.



Existing View 1

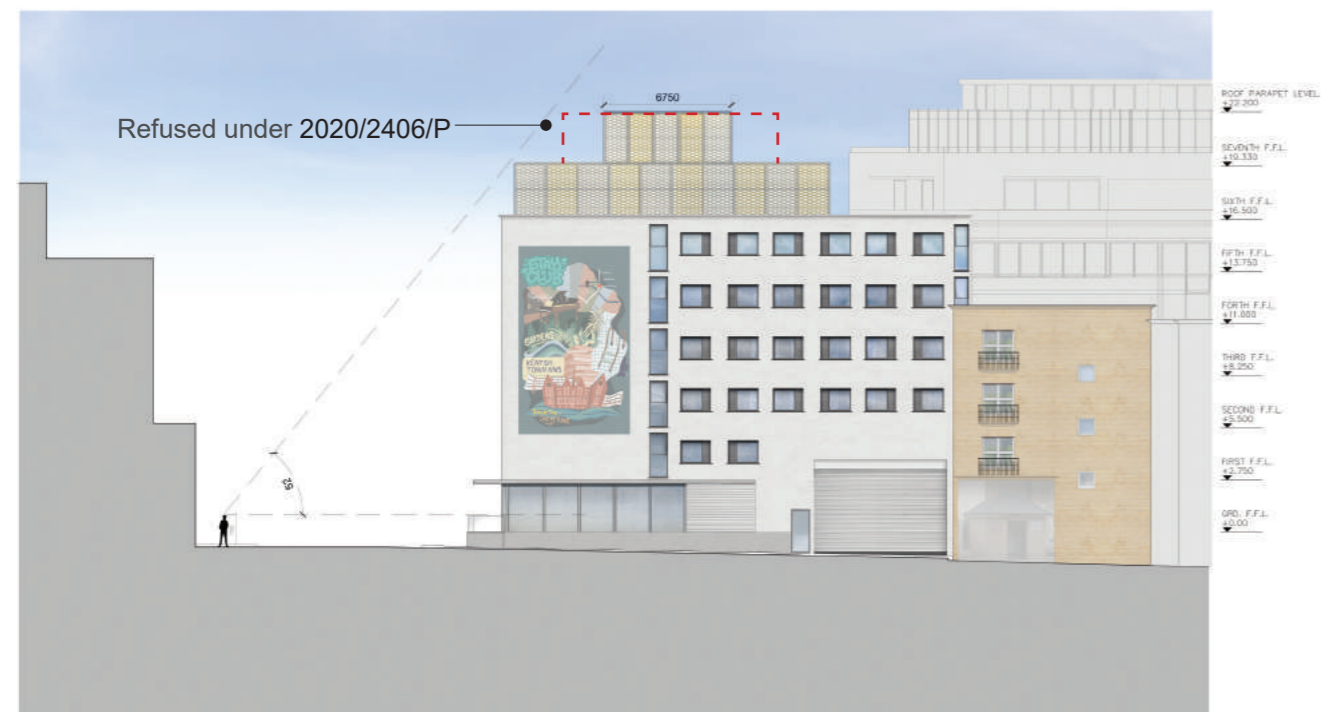


Existing View 2





Existing Cathcart Street Elevation



Proposed Cathcart Street Elevation

3.1 Use

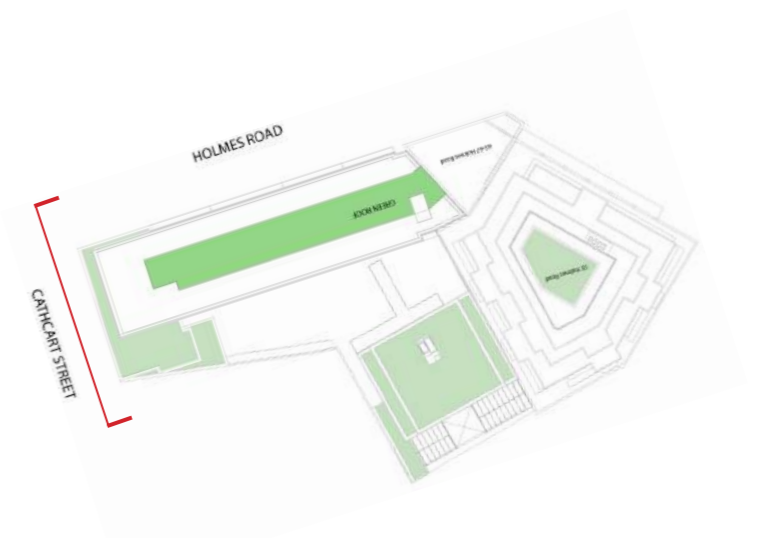
The use remains as per the approved scheme with an additional 11 student rooms formed by the proposed 7th floor, resulting in a total of 284 student units.

Planning permission for a change of use of Class B8 warehouse space to Class E-E(g) office/ light industrial/ research and development has been recently granted (ref: 2020/3698/P).

3.2 Cathcart Street Elevation - Scale and Massing

The existing Cathcart Street elevation contains a varied palette of simple geometric shapes and colours. It is primarily a rendered elevation being broken up by a strip of curtain wall glazing on the ground floor, a large roller shutter forming an entrance to the warehouse loading bay and a regular grid of aluminium windows on the student accommodation levels. A vertical line of windows represent the end of the accommodation level corridor. A large feature public wall art has been created to give the building corner a distinctive identity.

The existing 6th floor setback is overcladded with distinctive aluminium mesh panels in a simple alternating colour pattern. The proposed 7th floor is clad with the same mesh panels, generating a homogenous form with simple detailing to integrate with the existing architectural language.



Key Plan

3.3 Holmes Road Elevation - Scale and Massing

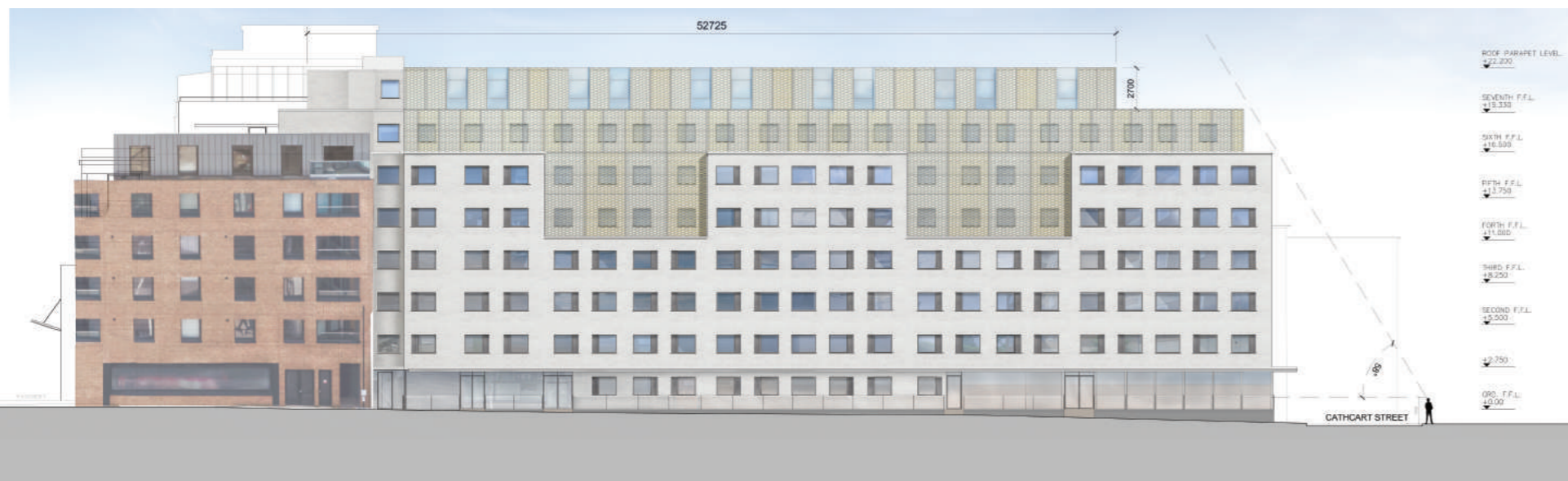
The existing Holmes Road elevation is mainly comprised of a white rendered facade punctuated by a regular grid of window openings. A horizontal strip of curtain wall glazing defines the ground floor facade. On the upper levels, a castellated parapet is formed with the contrasting aluminium mesh cladding filling in the gaps with the 6th floor protruding above the parapet and stepping back from the main facade.

The proposed 7th floor is defined by a simple, linear box that generously sets back from the edge of 6th floor and is covered with matching aluminium mesh alternating with glass panels.

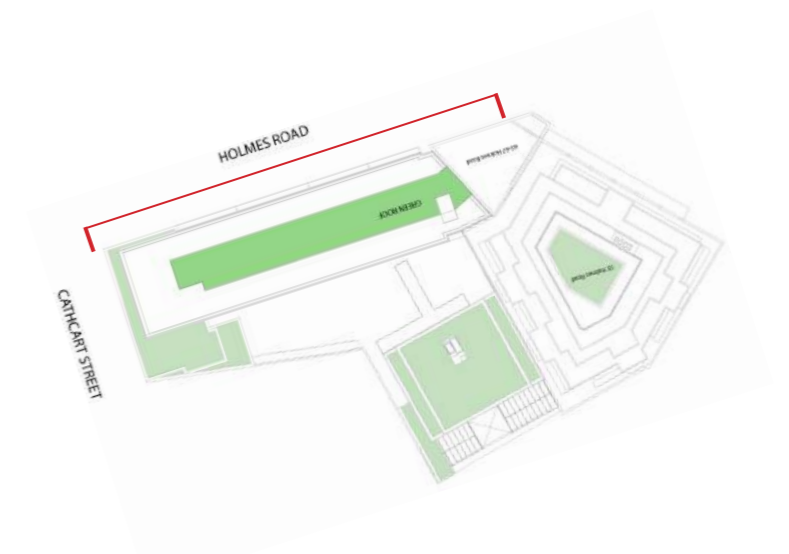
By using the same mesh facade treatment as the 6th floor, the aim is to maintain the existing architectural style. Also, introducing glass to the material palette creates the appearance of a lighter massing that complements with the existing building form. The setback of the new floor further reduces the visual impact on the street level and the neighbouring properties.



Existing Holmes Road Elevation



Proposed Holmes Road Elevation



Key Plan



Existing South facing courtyard elevation



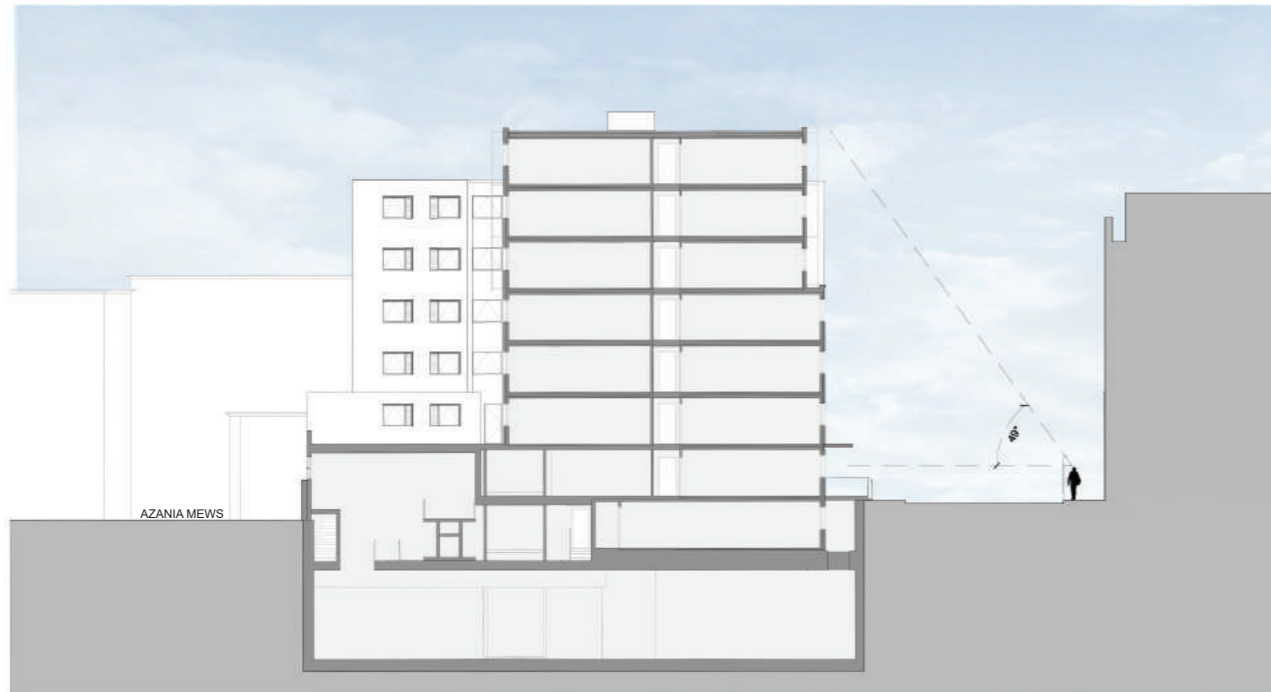
Proposed South facing courtyard elevation

3.3 Courtyard Elevation Facing Azania Mews - Scale and Massing

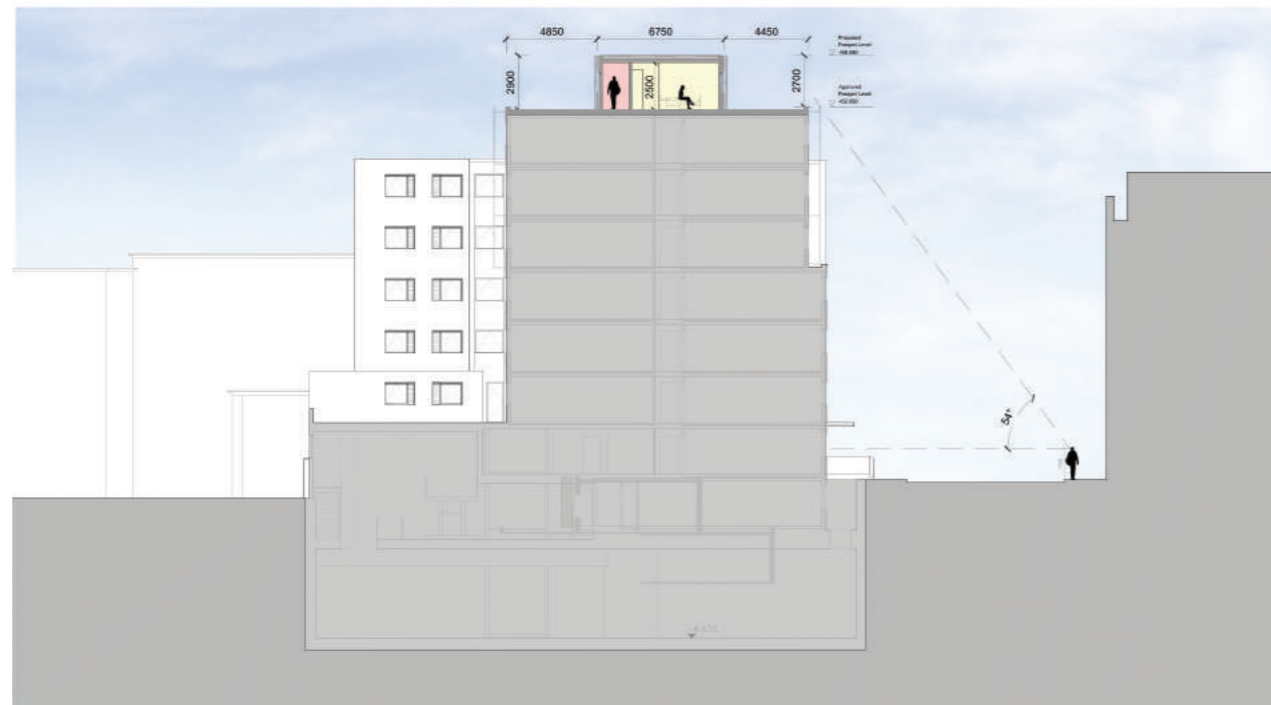
Similarly, on the rear courtyard elevation, the proposed 7th floor is defined by aluminium mesh and glass panels. The introduction of glass panels aims to break down the massing of the 7th floor proposed while maintaining the visual aesthetic of the lower mesh clad floors.



Key Plan



Existing Section AA



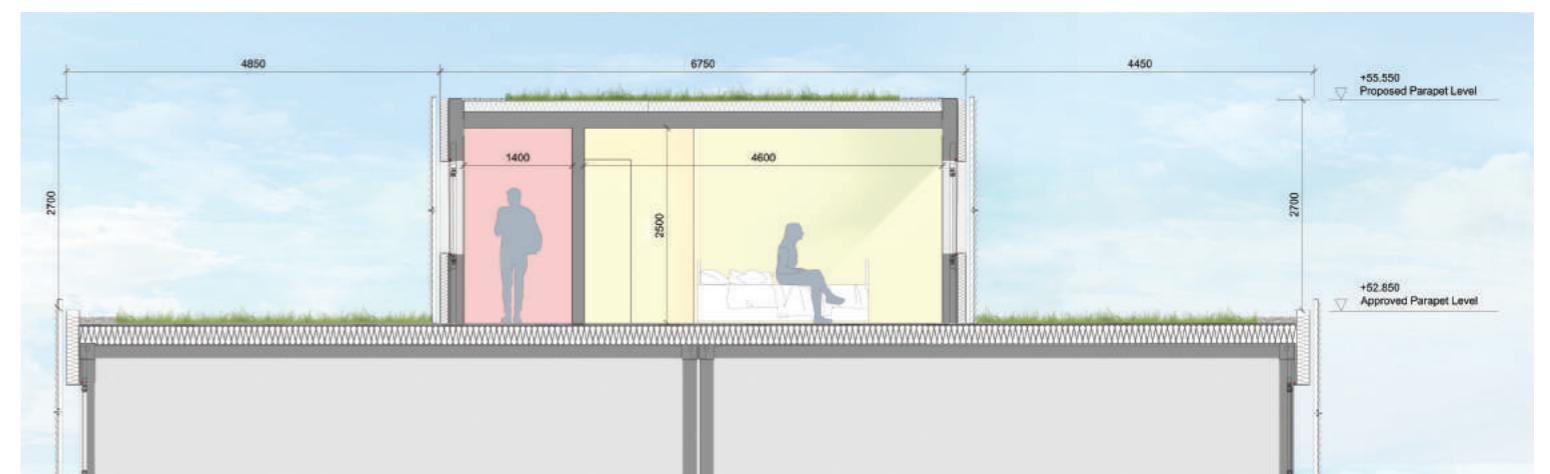
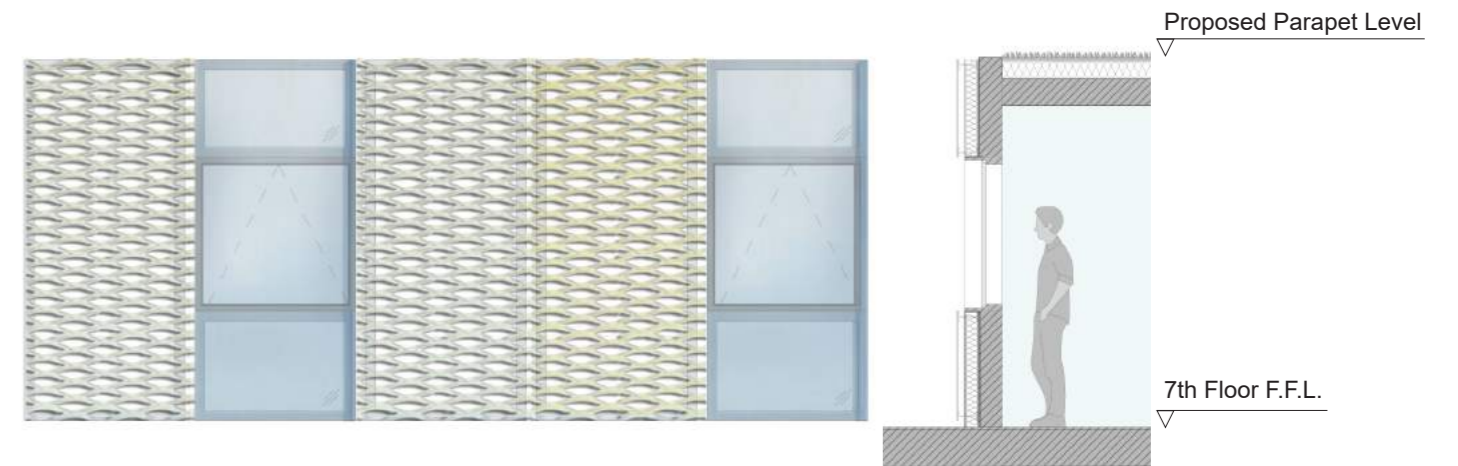
Proposed Section AA

3.3 Section AA - Scale and Massing

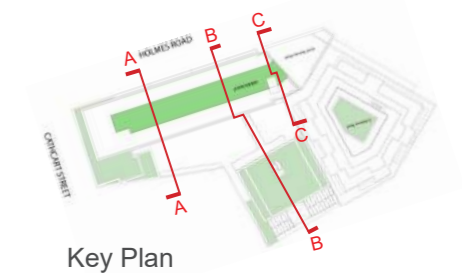
The internal floor to ceiling height is 2.5m across the whole proposed 7th floor.

The proposed section shows the setback of the new external walls to be 4.45m from the existing Holmes Road 6th floor elevation and 4.85m from the existing courtyard elevation. Hence, the increased setback of the proposed 7th floor minimises the overbearing impact on the building opposite.

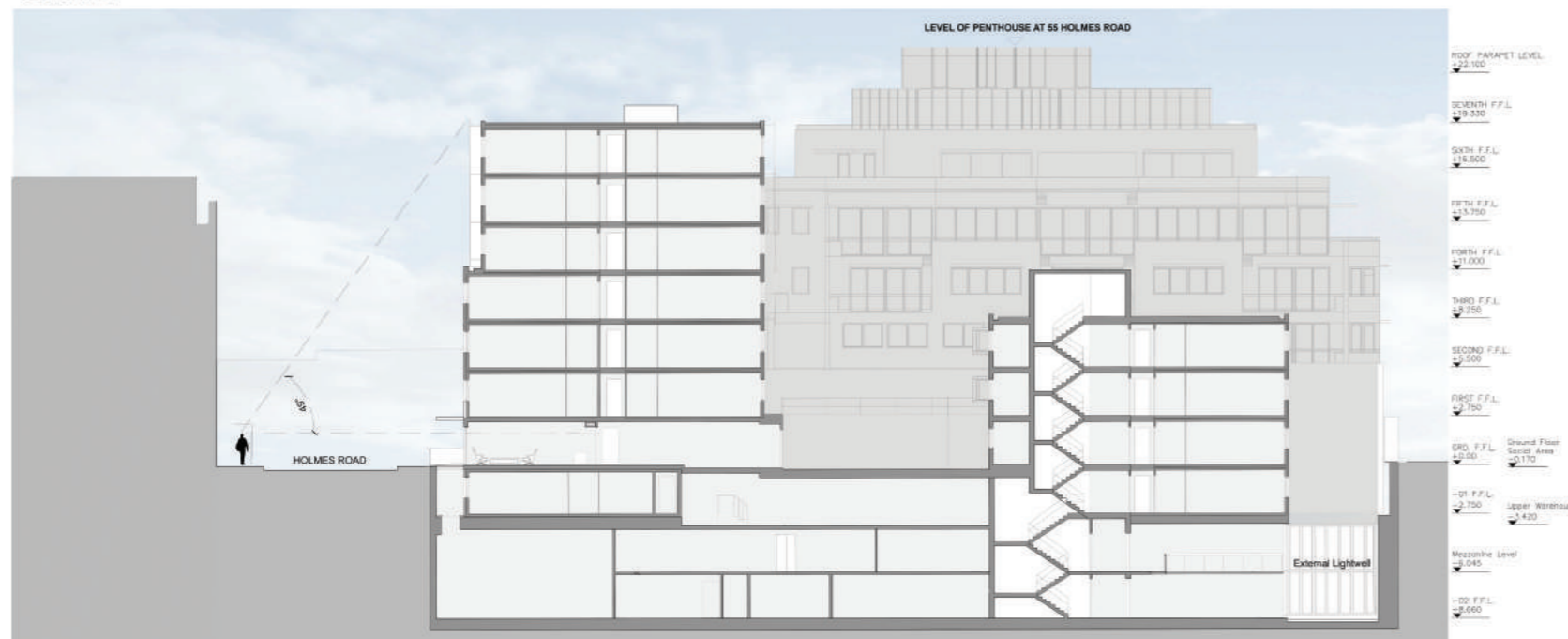
Outlook from windows is unobstructed and occupiers can open windows with no mesh panels blocking the way which was a criticism in the previous design.



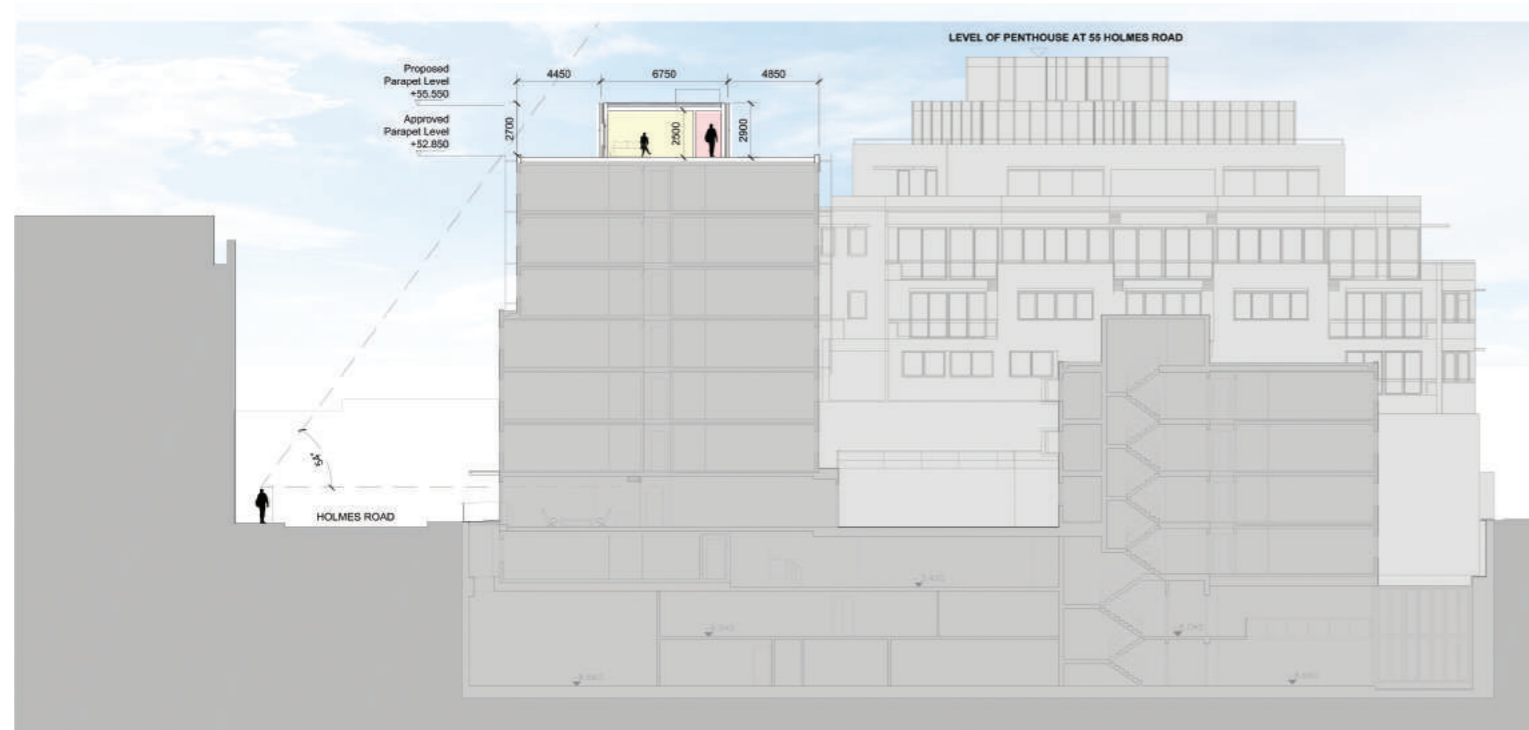
Proposed Detail Section



Key Plan



Existing Section BB

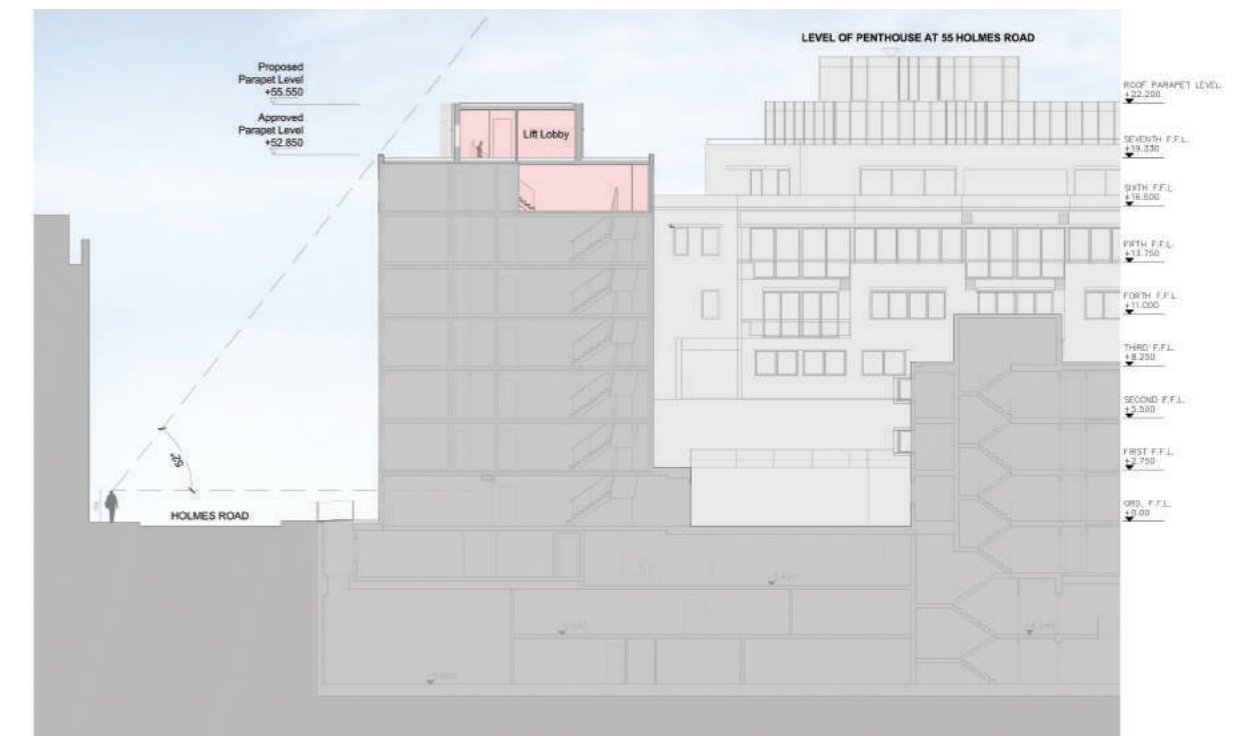


Proposed Section BB

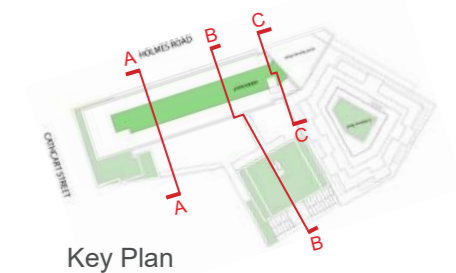
3.3 Section BB & CC - Scale and Massing

The purpose of the increased setback to the rear courtyard elevation is to minimise the massing impact on the neighbouring buildings at 55 Holmes Road and Azania Mews.

Section CC that cuts through the lift lobby shows a greater set back in relation to the adjacent 55 Holmes Road building to minimise the visual and overshadowing impacts.



Proposed Section CC





Proposed East Elevation and D-D section through 55 and 61-63 Holmes Road - Line of view from terrace.

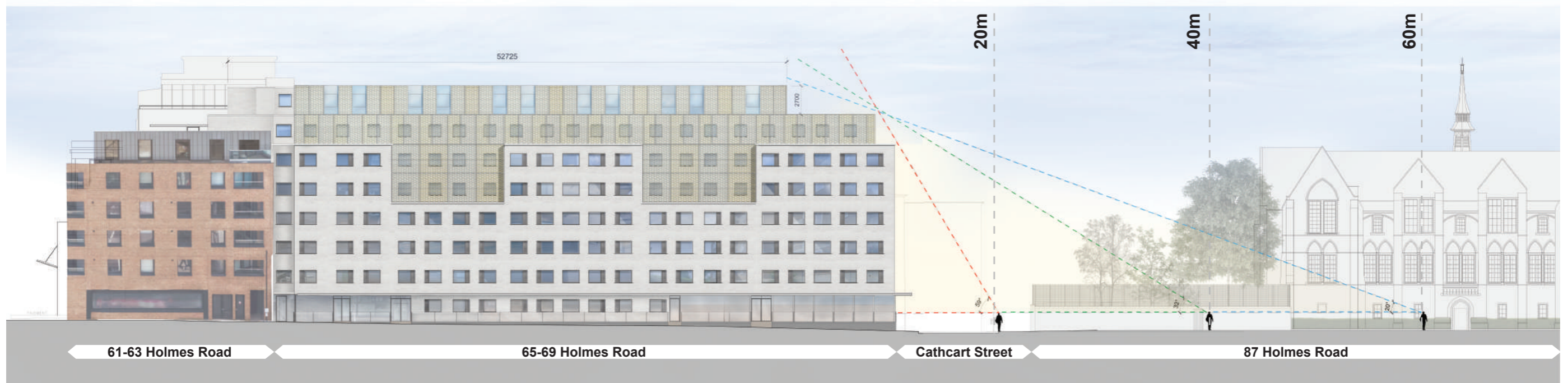


3.3 East Elevation and Section EE - Impact on neighbouring properties

Section D-D of 55 Holmes Road and the partial East elevation of the proposal show the setback will have minimal impact on the neighbouring properties in terms of overbearing. The distance of the setback will create sufficient buffer between the proposed extension and the windows and balconies on the adjacent elevation of 55 Holmes Road.

Given that 61-63 Holmes Road already impacts on the view from the neighbouring terrace, the additional massing has minimal visual impact on the existing outlook from the windows of 55 Holmes Road and this is supported by the Daylight and Sunlight Report.

The Holmes Road elevation shows a greater setback on the side facing Cathcart Street as opposed to that facing 55 Holmes Road. Recessing the extension by 7.75m on the Cathcart Street side makes the whole extension inconspicuous from the street level of Holmes Road, which is also shown on page 12.





1



2



3



4

3.4 Holmes Road to Willes Road Photo Journey

The adjacent images show a progression of views moving away from the site towards Willes Road.

- The seven metre setback of the proposed 7th floor extension has minimal visual impact at street level when viewed at 20m from the building on Holmes Road.
- The proposed extension is hardly visible at 40m away from the site.
- At 60m distance, the existing trees on the boundary of the French school CFBL obscures the view of the building and the proposed extension.
- At 80m distance, the site development is not visible, being completely obscured by the trees of CFBL.



5



1

20 metres

2

40 metres

3

60 metres

4

80 metres

5

100 metres

3.5 Proposed 7th Floor Plan

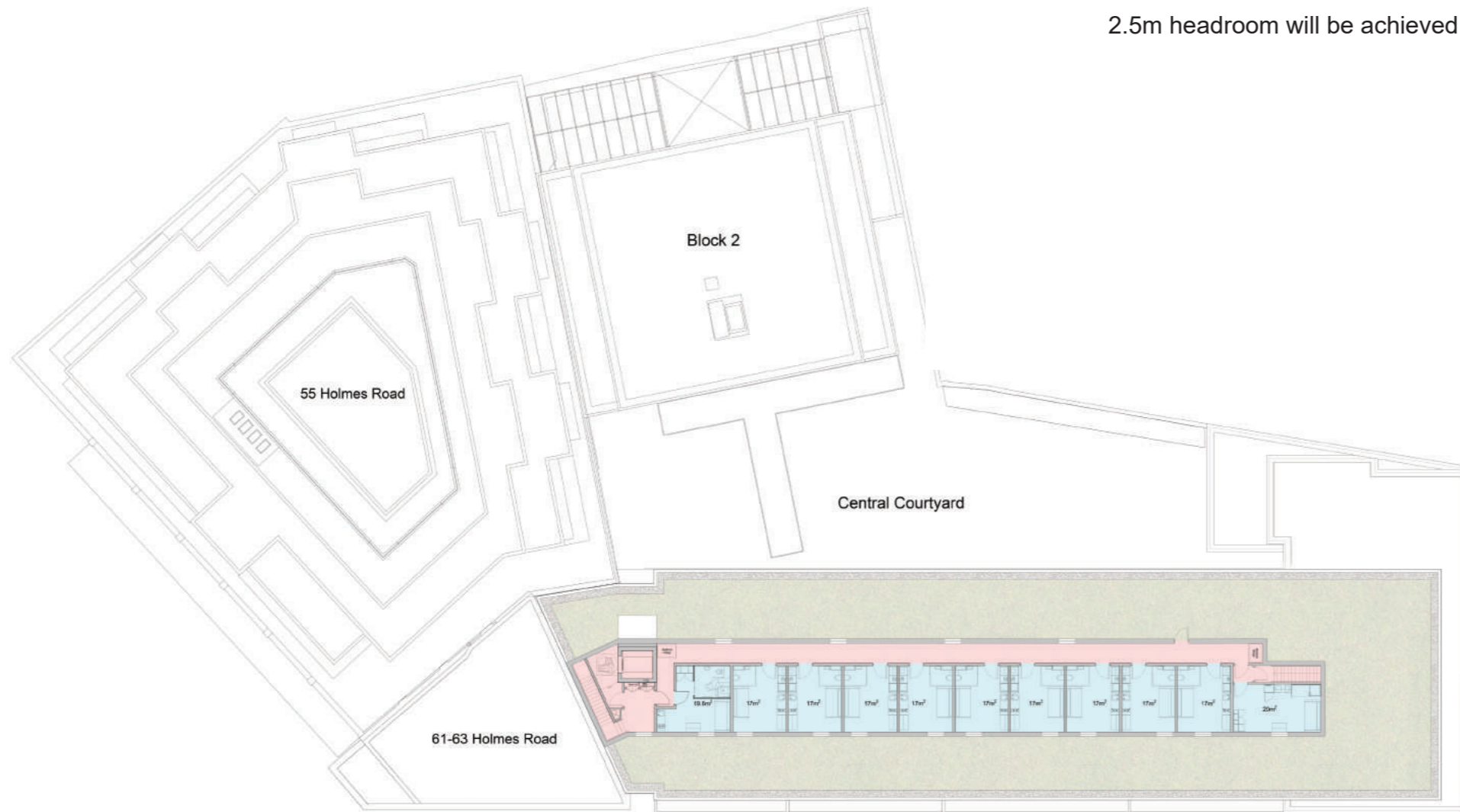
On plan an outer L shaped building (block 1), central courtyard and lower inner building (block 2) reflect the current as-built design.

The proposed 7th floor layout will accommodate 11 studio units of 17-20 sqm.

Access to the proposed floor will be via the existing lift and stair core which will be extended up to the proposed floor but with reduced external massing.

The 10% disabled room requirement will be met on the 7th floor extension.

2.5m headroom will be achieved throughout the 7th floor.



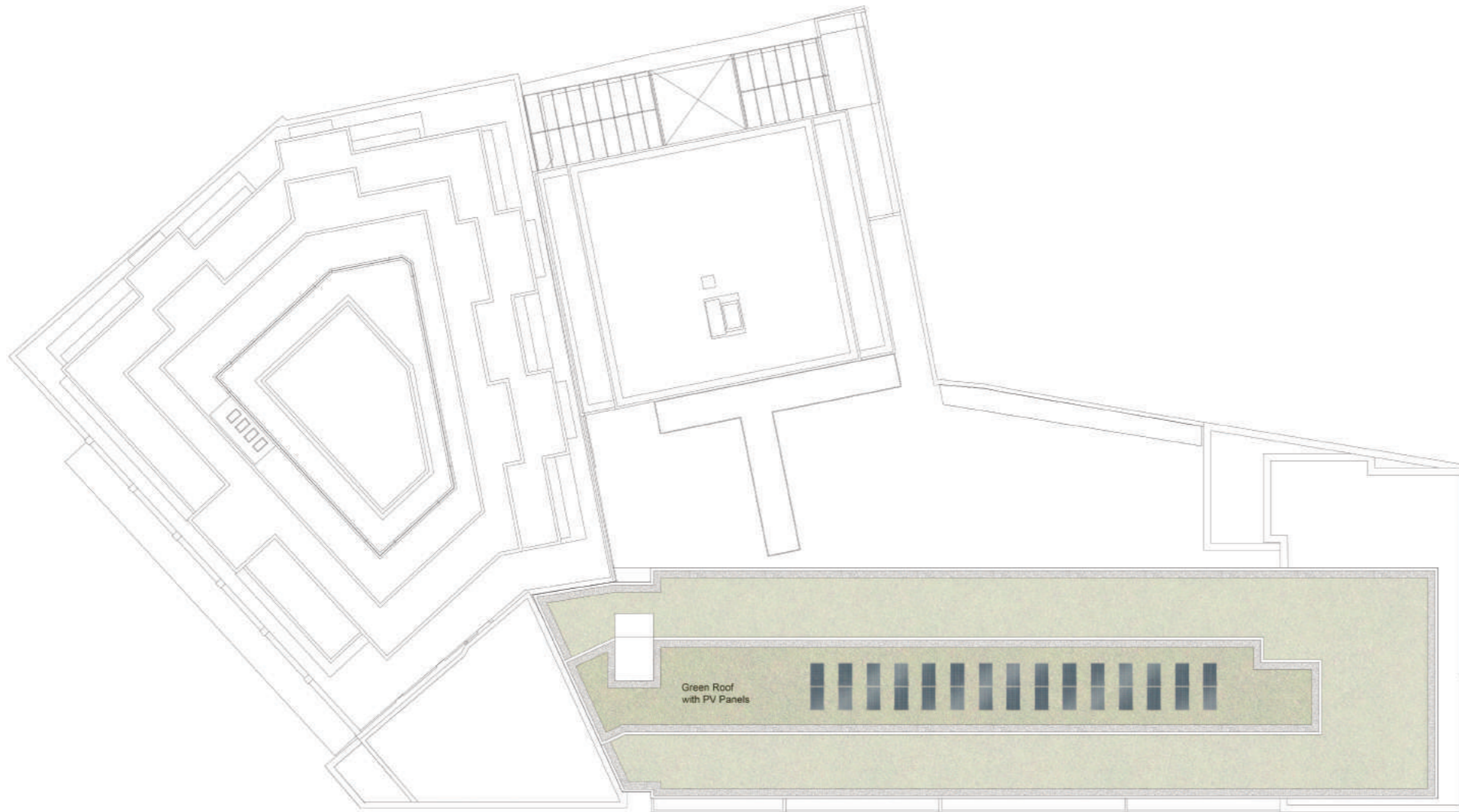
**GIA - 306 sqm
GEA - 341 sqm
h=2.5 m**

Proposed Seventh Floor Plan

3.5 Proposed Roof Plan

A green roof system is proposed on the 6th floor and 7th floor roof level, which is in line with the existing approved scheme of roof finishing.

PV panels will be prepared, with area and output to be confirmed.



Proposed Roof Plan



Existing

3.6 Appearance and Visual Impact

The overall height has increased with the addition of the seventh floor extension, yet the use of mesh and glass minimise the visual impact from afar.



Proposed



Existing

3.6 Appearance and Visual Impact

The setback of the proposed seventh floor aids in minimising the visual impact.

The mesh cladding would blend in the current design of the sixth floor and create a uniform image of the building.



Proposed

Existing



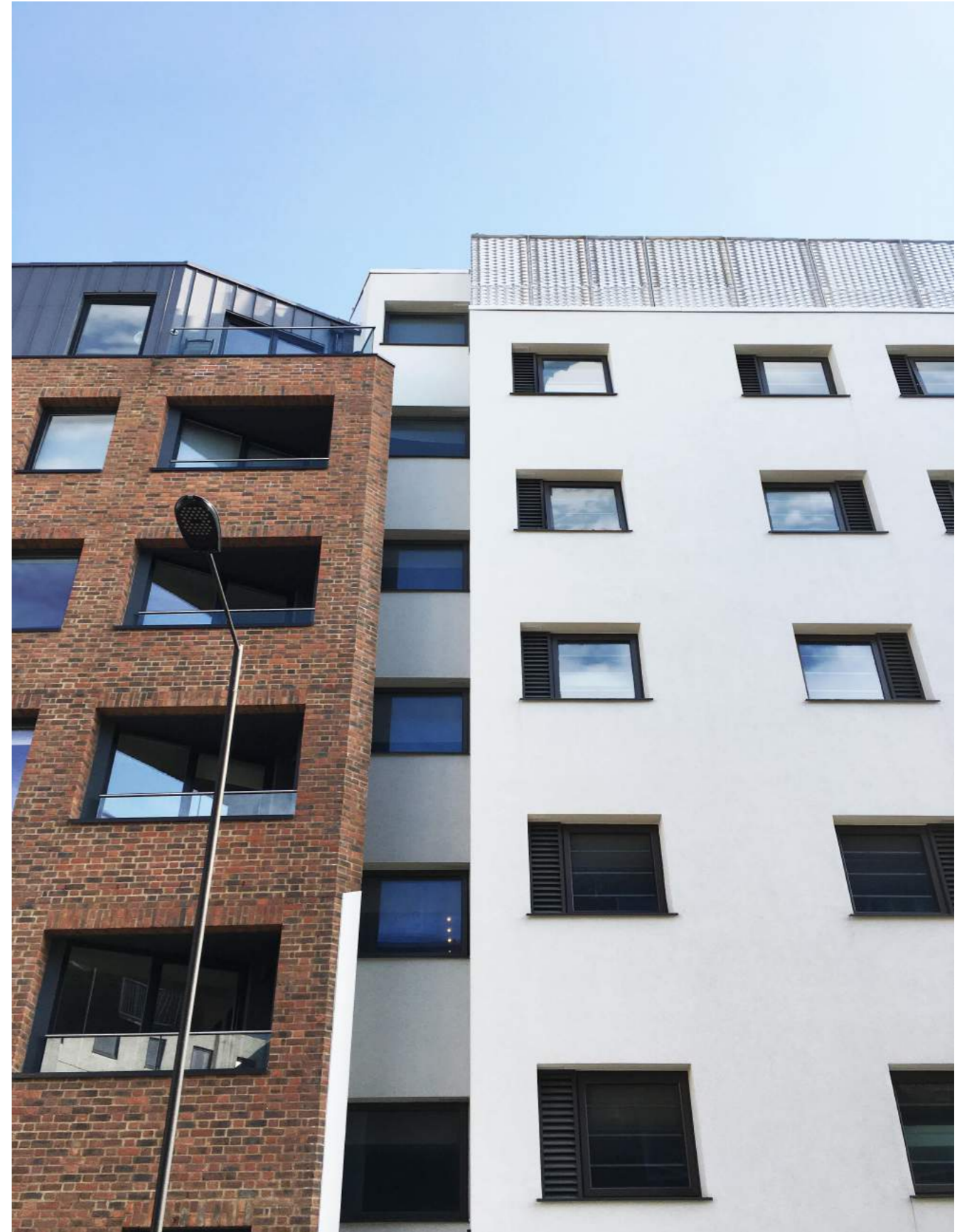
Proposed



Existing



Proposed



Existing



Proposed



Existing



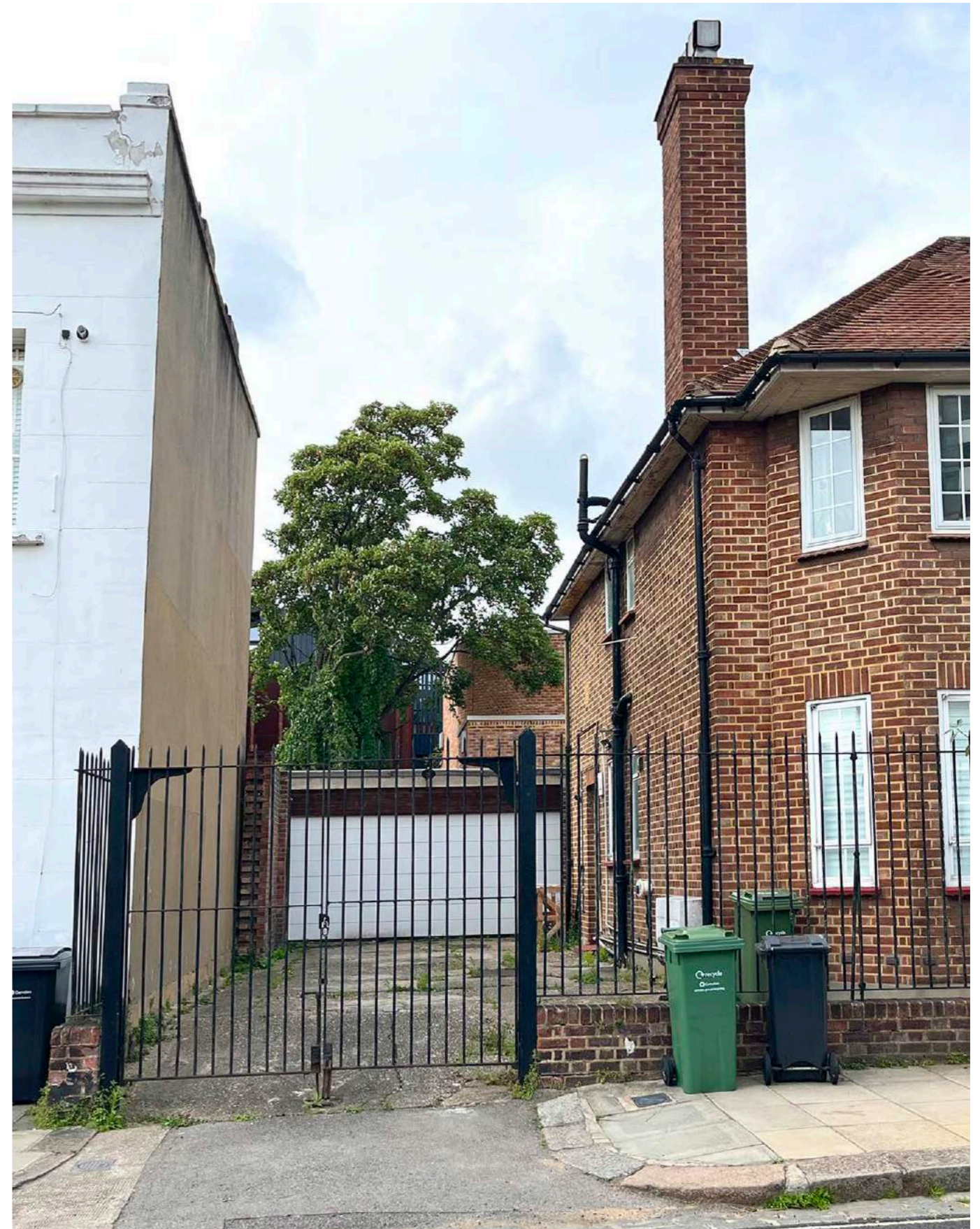
Proposed



Existing



Proposed





Existing



Proposed



Existing



Proposed

4.0 Accommodation Schedule

4.1 Accommodation Schedule

- The number of student rooms has increased to 352, total bed space: 450, total units: 284
- There are no changes to the warehouse use in this application.

KEY TO ROOM TYPES / NUMBER OF BEDS:



Proposed accommodation schedule

FLOORS	SINGLE ROOMS 14.5 - 26.8 sqm	TWIN ROOMS 17.7 - 30.3 sqm	DOUBLE ROOMS 28.7 - 47.7 sqm	DISABLE ROOMS 16.3 - 17.3 sqm	CLUSTER ROOMS 14 - 20 sqm	ROOM TOTAL	UNIT TOTAL	BED SPACES
LOWER BASEMENT	0	0	0	0	0	0	0	0
MIDDLE BASEMENT	0	0	0	0	0	0	0	0
UPPER BASEMENT	11	8	12	0	0	31	25	39
GROUND	10	3	6	0	0	19	16	22
FIRST	23	18	14	1	0	56	49	74
SECOND	21	13	10	6	8 (inc. 1x twin room - 20sqm)	58	46	72
THIRD	12	11	8	7	8 (inc. 1x twin room - 20sqm)	46	35	58
FOURTH	12	13	8	5	8 (inc. 1x twin room - 20sqm)	46	35	60
FIFTH	10	13	10	5	8 (inc. 1x twin room - 20sqm)	46	34	60
SIXTH	8	15	12	4	0	39	33	54
SEVENTH	10	0	0	1	0	11	11	11
TOTAL	117	94	80	29	32	352	284	450

Total Bedspaces = 450 Total Rooms = 352 Total Units = 284

Warehouse B8 space gross internal area:

Lower Basement warehouse space	1080 sqm
Upper Basement mezzanine warehouse space	130 sqm
Upper Basement warehouse space	723 sqm
Ground Floor goods yard / showroom space	384 sqm
Total area	2317 sqm

Internal communal area:

Study/meeting room/reading room/social area	1185 sqm
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Amenity area:

Central courtyard	549 sqm
Lower basement lightwell	31 sqm

Student accommodation GIA (sqm)

Upper basement	942
Ground Floor	628
First floor	1350
Second floor	1385
Third floor	1100
Fourth floor	1079
Fifth floor	1079
Sixth floor	915
Seventh floor	306
Total gross internal area	8784 sqm

Existing/ approved accommodation schedule February 2018

FLOORS	SINGLE ROOMS 14.5 - 26.8 sqm	TWIN ROOMS 17.7 - 30.3 sqm	DOUBLE ROOMS 28.7 - 47.7 sqm	DISABLE ROOMS 16.3 - 17.3 sqm	CLUSTER ROOMS 14 - 20 sqm	ROOM TOTAL	UNIT TOTAL	BED SPACES
LOWER BASEMENT	0	0	0	0	0	0	0	0
MIDDLE BASEMENT	0	0	0	0	0	0	0	0
UPPER BASEMENT	11	8	12	0	0	31	25	39
GROUND	10	3	6	0	0	19	16	22
FIRST	23	18	14	1	0	56	49	74
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FIFTH	10	13	10	5	8 (inc. 1x twin room - 20sqm)	46	34	60
SIXTH	8	15	12	4	0	39	33	54
TOTAL	107	94	80	28	32	341	273	439

Total Bedspaces = 439 Total Rooms = 341 Total Units = 273

Warehouse B8 space gross internal area:

Lower Basement warehouse space	1080 sqm
Upper Basement mezzanine warehouse space	130 sqm
Upper Basement warehouse space	723 sqm
Ground Floor goods yard / showroom space	384 sqm
Total area	2317 sqm

Internal communal area:

Study/meeting room/reading room/social area	1185 sqm
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Amenity area:

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Student accommodation GIA (sqm)

Upper basement	942
Ground Floor	628
First floor	1350
Second floor	1385
Third floor	1100
Fourth floor	1079
Fifth floor	1079
Sixth floor	915
Total gross internal area	8478 sqm

5.1 Accessibility Statement

The proposed 7th floor extension will include the extending of the passenger lift to provide wheelchair access to the new floor level. The existing stairs will continue up to the new floor level.

Building Entry is as per the existing with the main entrance directly from the street level off Holmes Road. A disabled chair lift provides wheelchair access to reception level.

Communal Facilities: The communal areas of the building, including corridors, principle doors, lifts and stairwells, have been designed to provide sufficient width and ease of circulation throughout. The main corridors have got minimum clear width of 1200mm.

There are pre-existing 28 disabled rooms in the current student accommodation and there will be one additional disabled room proposed on the 7th floor extension.