PLANNING APPLICATION FOR ADDITION OF 8 STUDENT STUDIO UNITS OVER EXISTING CLASS-E OFFICE SPACE

October 2023

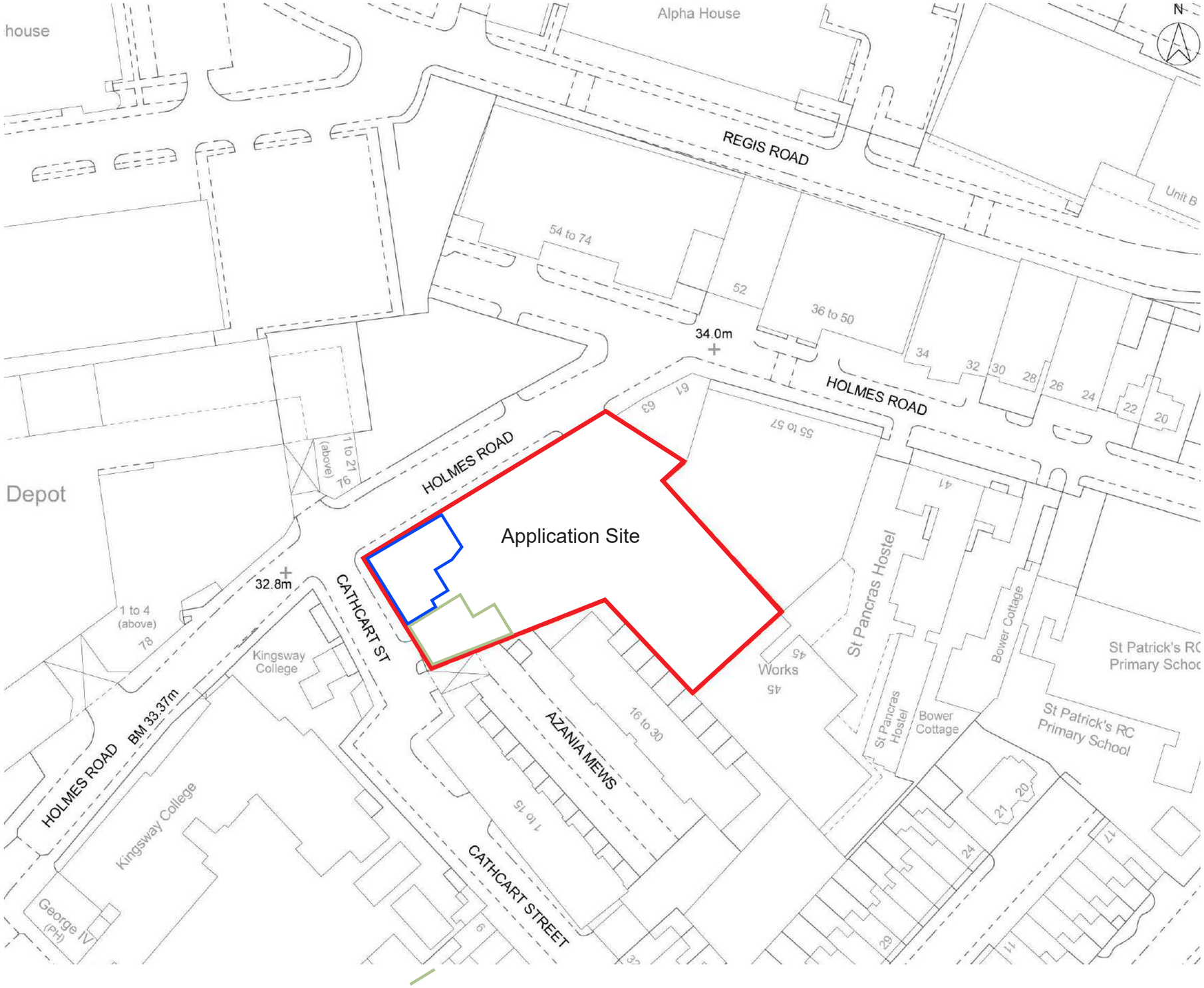
65 Holmes Road
London
NW5 3AN

1.1 Introduction

This D&A Statement has been prepared by Contemporary Design Solutions LLP for 65 Holmes Road Ltd in support of a full planning application for an addition of eight student studio units over the existing Class E-E(g) office space on Cathcart Street.

The scheme proposes the division of the existing double height E(g) office space into two separate storeys. The ground floor will maintain existing use as Class-E office space as established in the approved scheme 2020/3698/P, while the new student units will be on the first floor, becoming a part of the existing student accommodation.

This document should be read in conjunction with the drawings prepared by Contemporary Design Solutions LLP and supporting planning statement by S.M. Planning and Transport Statement by Aecom.



2.1 Site Location

Current Building Use: Student Accommodation (Sui Generis) + Class E-E(g) Offices / light industrial spaces + B8 use

The Application Site: The extent of the application site is identified in red. The actual area of development within is identified in green. Adjacent Space that is owned by the applicant is identified in blue.

The L-shaped site, located to the west of the popular shopping area of Kentish Town Road and near the Kentish town Underground Station, comprises a total of 2470 sqm. Previously occupied by a Magnet Kitchen Showroom and Warehouse with customer car parking to the Southwest, it now serves a diverse range of purposes that contribute to the development of the area as it operates as student accommodation, café, Class E-E(g) offices / light industrial spaces, and a warehouse.

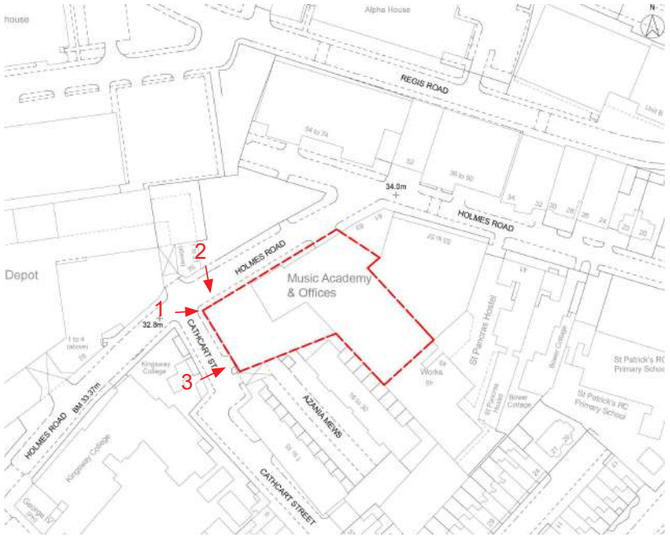
The development currently has multiple access points along Holmes Road for the student accommodation, café and show room with access points on Cathcart Street to the Class E-E(g) uses.

View 1

View 2

View 3 - current view of loading bay entrance

2.2 Site Photographs



Key plan

Existing 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
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

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
Total gross internal area	**8478** sqm

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	31	18	14	1	0	64	57	82
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
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TOTAL	**115**	**94**	**80**	**28**	**32**	**349**	**281**	**447**

Total Bedspaces = 447 **Total Rooms =** 349 **Total Units =** 281

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Fifth floor	1079
Sixth floor	915
Additional Student Area created at first floor	172
Total gross internal area	**8650** sqm

3.1 Area Schedule

This application seeks to make changes to the consented Class E office use unit B within the approved scheme 2020/3698/P, which accommodates a total of 133sqm of Class E-E(g) office space on Ground floor.

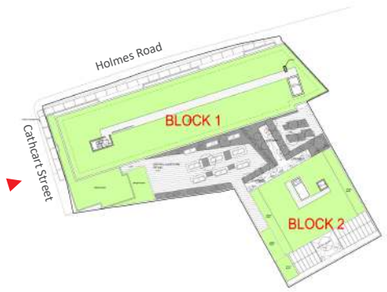
Unit B has a double height volume of 6.15m high. The proposal is to introduce eight new studio student units in the upper airspace of the existing unit B. The remaining headroom for Unit B will be 3.45m from Ground floor level. This is sufficient headroom for a functioning office type use.

The Class E office / light industrial use retains the same area as per the approved scheme.

Proposed Cathcart Street Elevation

Existing Cathcart Street Elevation

Consented Cathcart Street Elevation



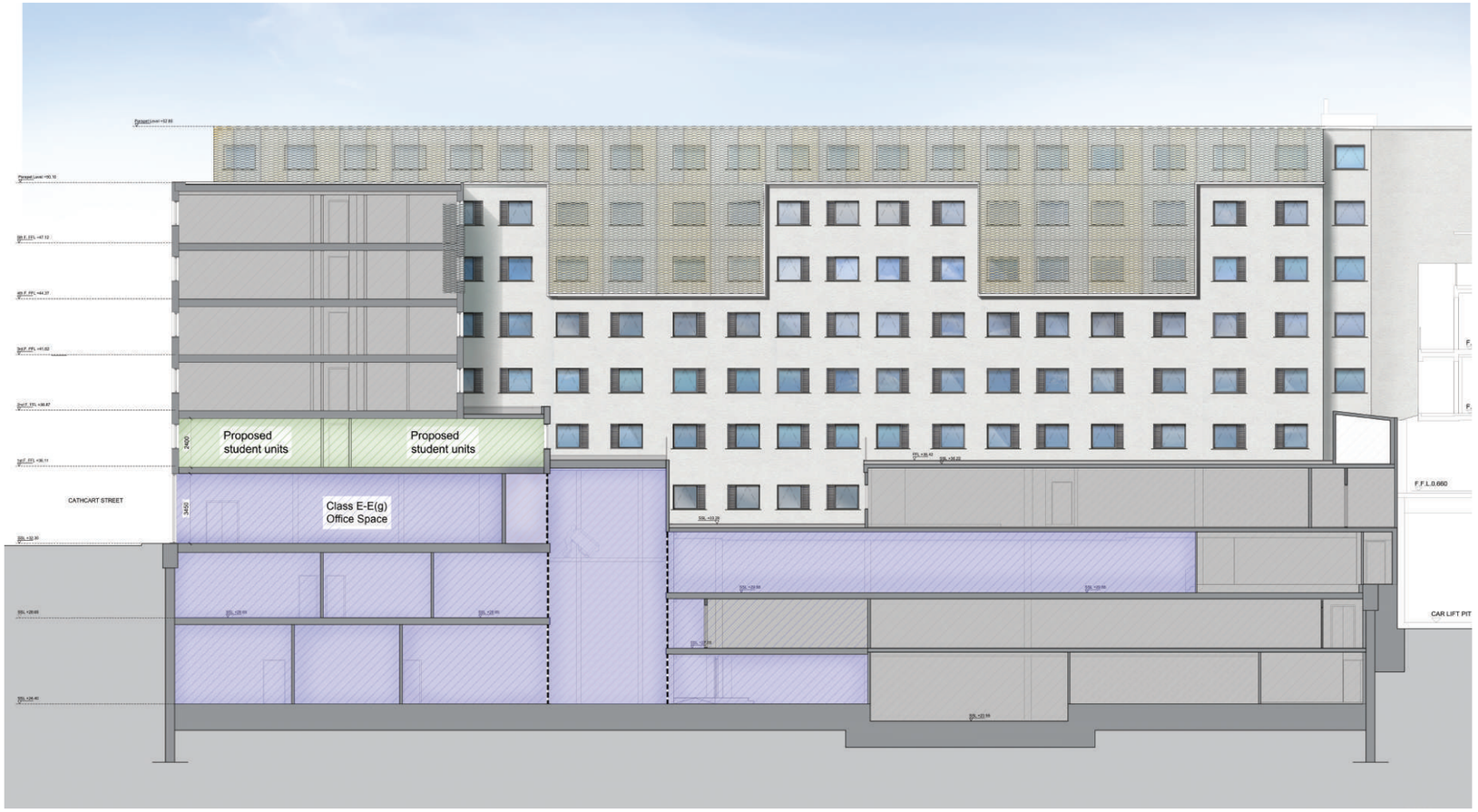
Key Plan

3.2 Cathcart Street Elevation - Scale and Massing

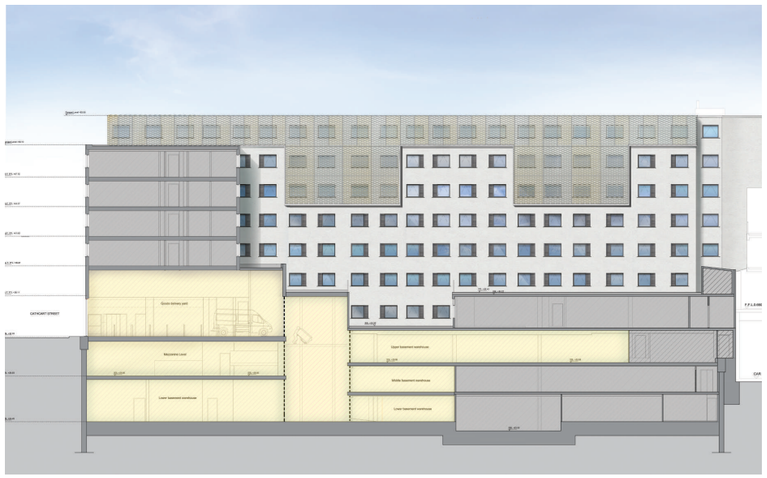
There is no change in the overall massing of the building which remains as per the approved scheme. An outer L shaped building (block 1), central garden zone and lower inner building (block 2) reflect the approved design. While the existing site photos show a loading bay entrance, the large roller shutter will be replaced by a curtain wall glazing as per the approved scheme 2020/3698/P. This is to provide natural light and views out for the class E office space to the ground floor area that is currently the loading bay / goods yard. The curtain wall remains the same as per the approved scheme.

On the first floor, four proposed windows are inserted to allow for daylight and views out of the proposed student rooms. The windows will follow the same alignment and orientation as the existing.

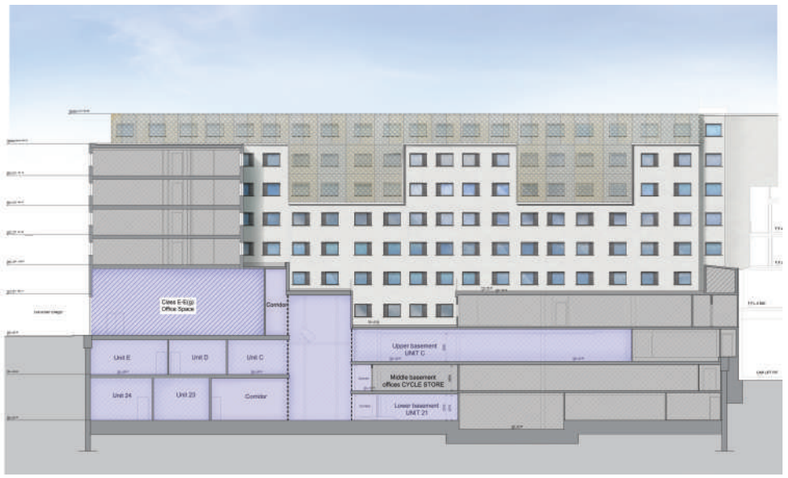
The elevation material treatment is as per the approved scheme - white render to the external walls with metal mesh screen panels to the top floor and curtain walling to the ground floor showroom. All proposed fenestration will match the existing.



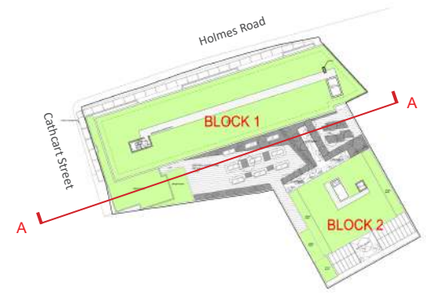
Proposed Section A-A'



Existing Section A-A'



Consented Section A-A'



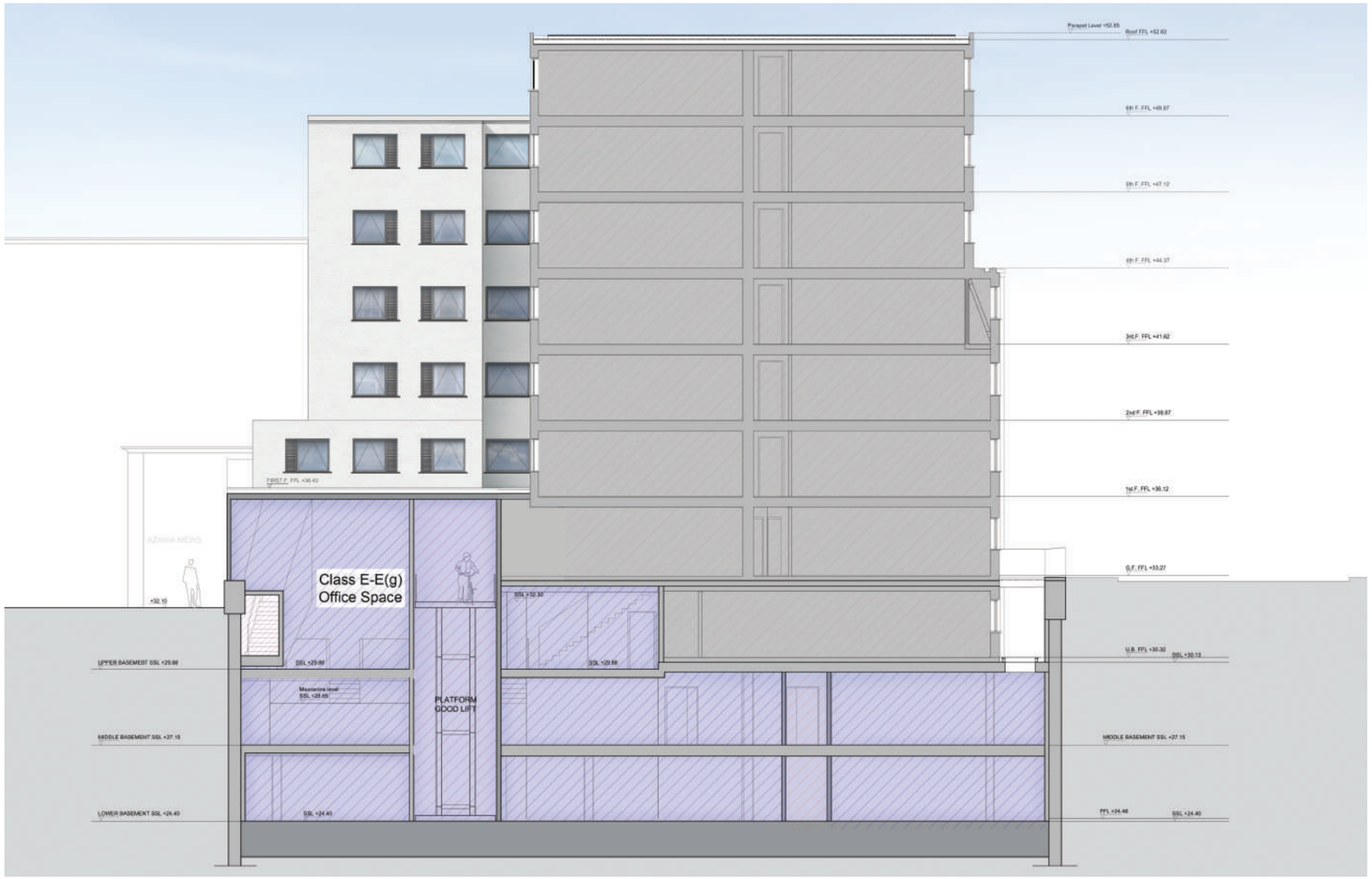
Key Plan

3.3 Section AA

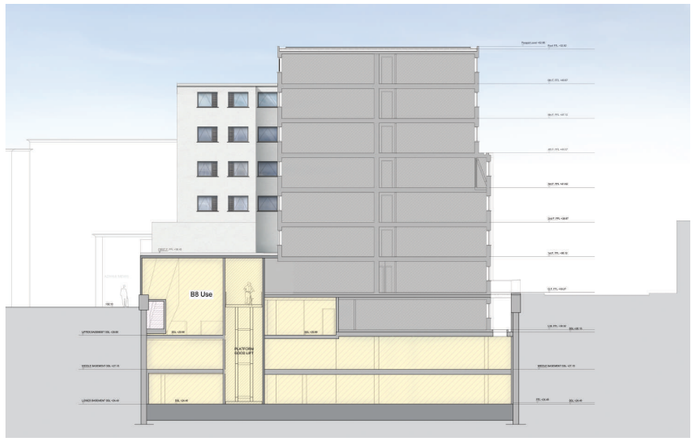
There is no change to the building outline in terms of scale and massing, with the section outline following the approved scheme.

The proposed section shows that the current double height loading bay (consented Class E-E(g) office) is divided into two storeys, creating the space for the studio units on first floor level, while maintaining 3.45m headroom to the office unit.

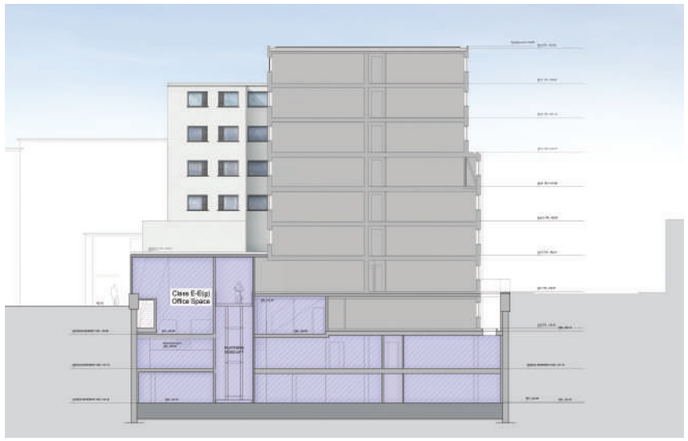
Existing student accomodation | Class E Office Space | B8 Use | Proposed New Studio Units



Proposed Section B-B'

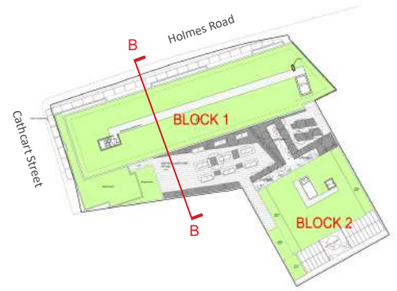


Existing Section B-B'



Consented Section B-B'

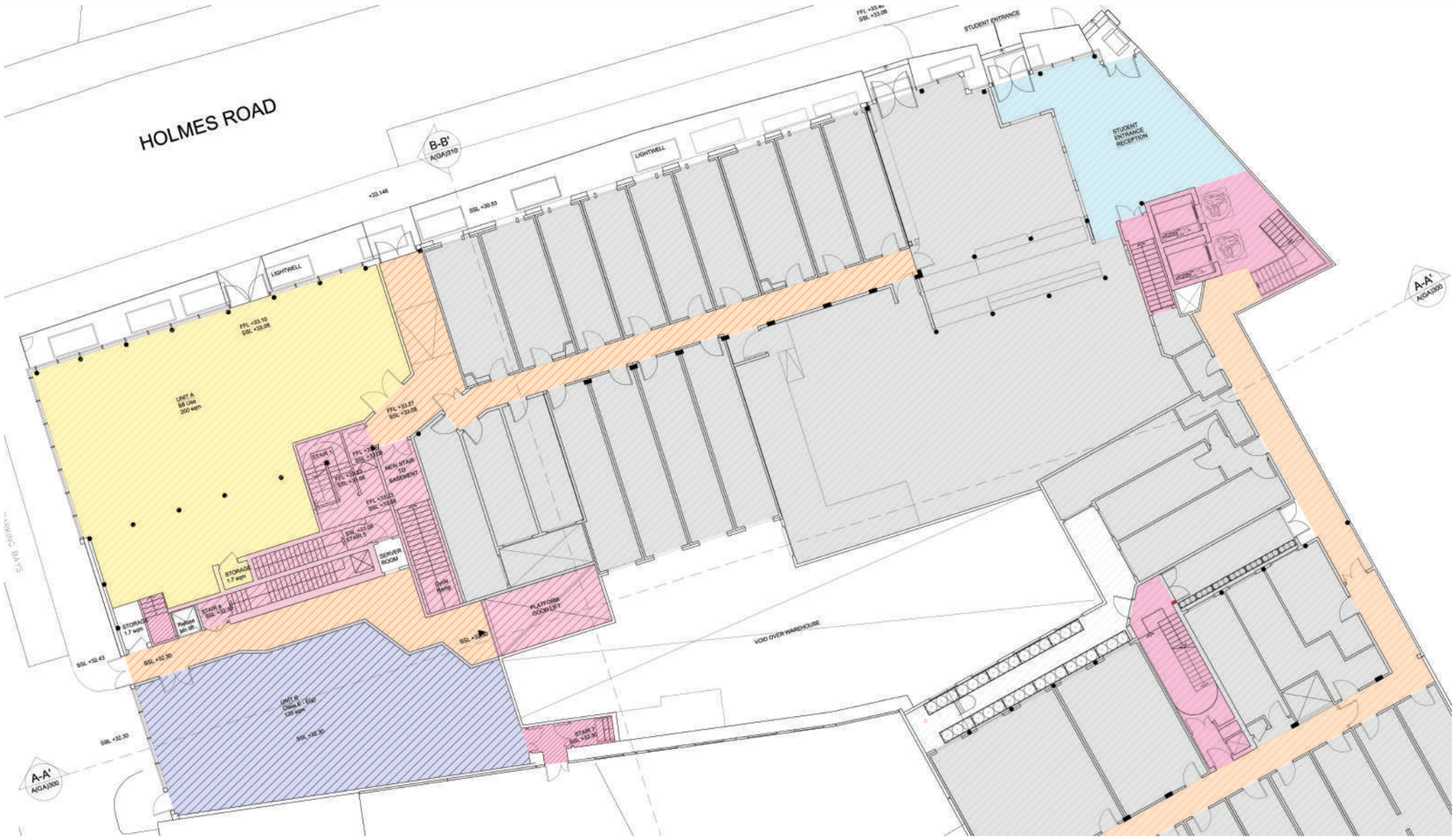
Existing student accomodation | Class E Office Space | B8 Use



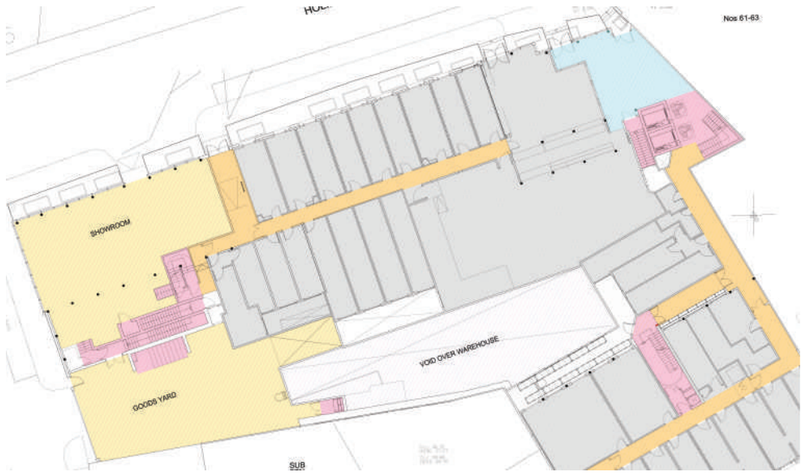
Key Plan

3.4 Section BB

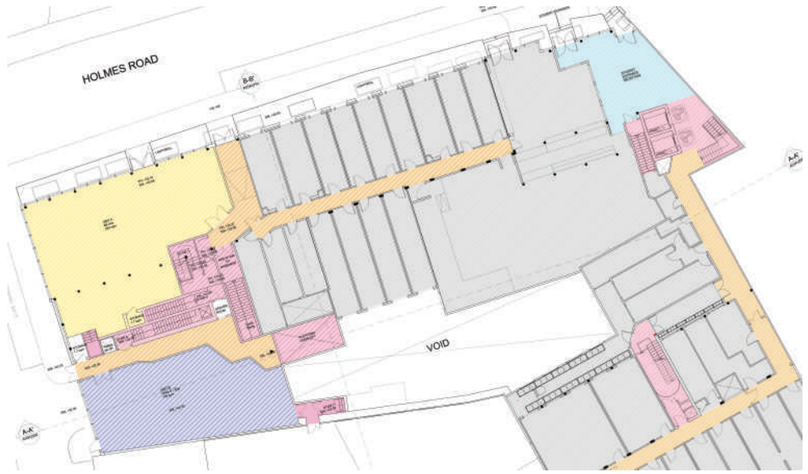
There is no change to the outline of the section in terms of scale and massing. Four new windows that follow the same alignment and orientation as the existing ones are added to allow for daylight and views in the new proposed studios. The lower and middle basement areas remain as per the approved scheme 2020/3698/P.



Proposed Ground Floor Plan



Existing Ground Floor Plan



Consented Ground Floor Plan

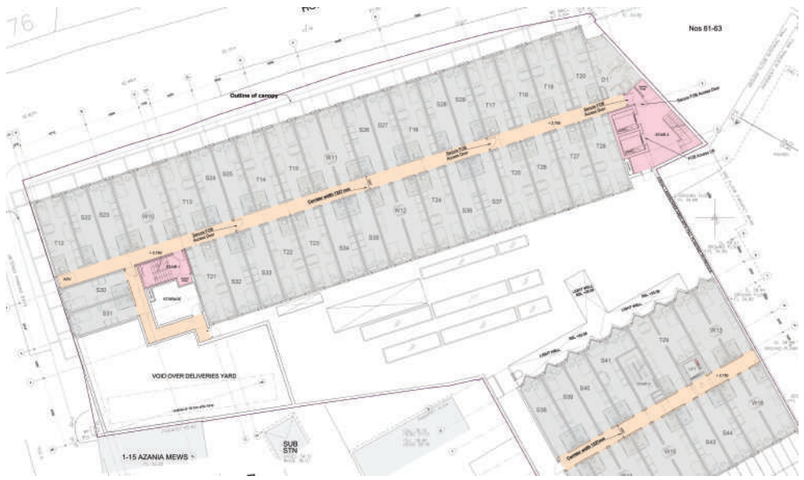
Vertical circulation | Horizontal circulation | Students entrance and reception | Existing student accomodation | Class E Office Space | B8 Use

3.5 Ground floor

The proposed ground floor plan remains as per the consented scheme, with most of the ground floor area as student accommodation use, Unit A as a B8 use space and Unit B as a Class E office. The office area is maintained at 133 sqm.

The proposed units will be accessed via the existing main student entrance/ reception.

Proposed First Floor Plan

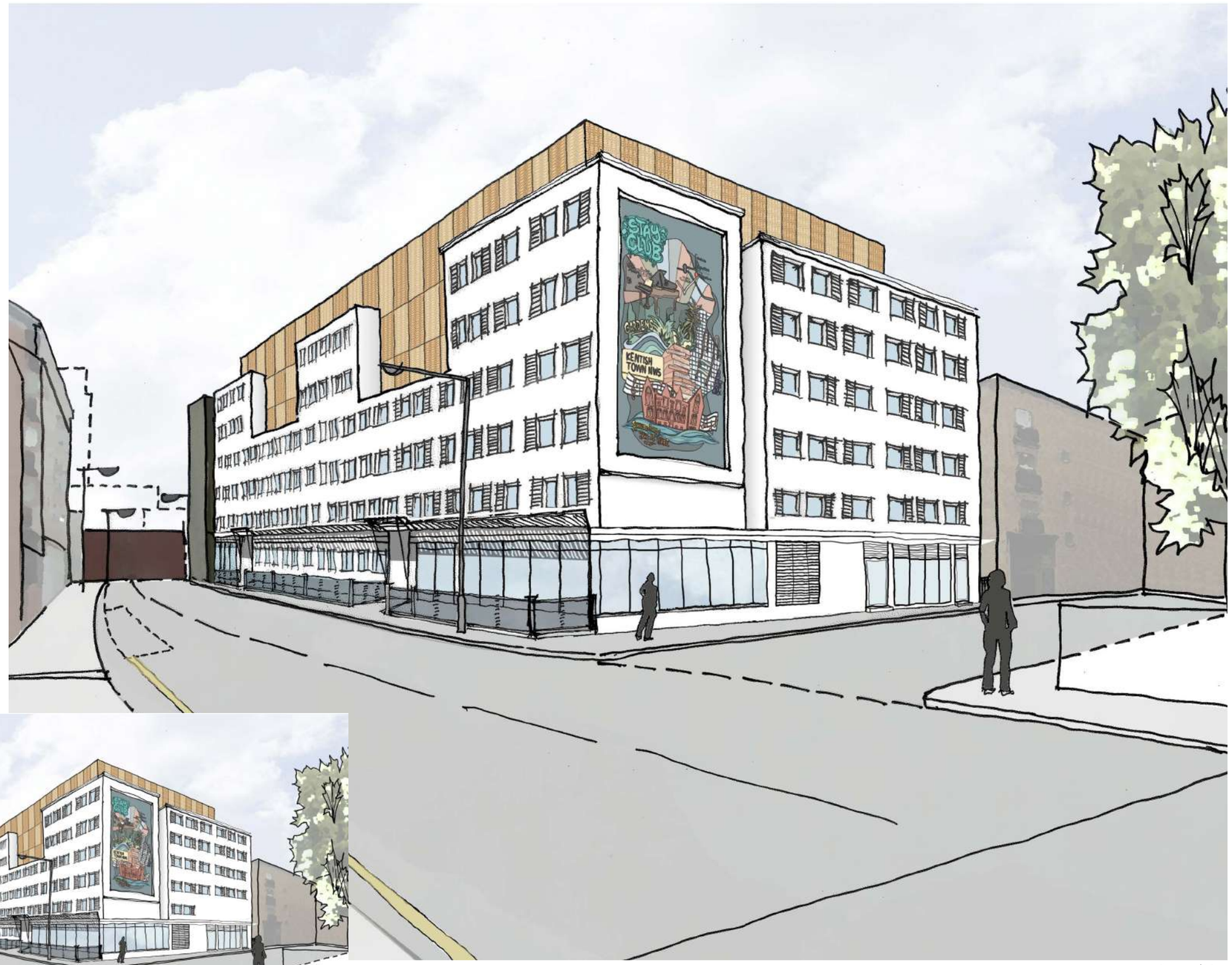


Existing First Floor Plan

Vertical circulation
Horizontal circulation
Proposed New Studio Units
Existing student accomodation

3.6 First floor

The physical changes primarily occur internally on the first floor with no change to the scale and massing of the building. The eight new studio units are connected to the existing student accommodation, being accessible through the main staircases and lifts of the existing accommodation.



Proposed View

Consented View

3.11 Appearance, Visual Impact

The physical changes primarily occur internally at the first-floor level. Externally, the overall massing, height and scale remain as per the approved scheme.

The external changes will be limited to the addition of four new windows to the façade in the Cathcart Street elevation, and another four new windows facing the building's central courtyard.

Proposed First Floor Plan

4.1 Accessibility Statement

The proposed changes maintain the principles of the accessible design from the approved scheme. The accommodation can be directly accessed from street level off Holmes Road, and the new studio units are accessible via the existing passenger lifts and stair cores.

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 are all minimum clear 1200mm width.

4.1 Transport

The site has high public transport accessibility reflected by PTAL level 5 – see Aecom transport statement for more detail.

Due to the car-free nature of the development, the addition of the eight student studio units will not increase the number of movements undertaken by car. Most of the journeys are anticipated to be undertaken by public transport (train, underground, bus), on foot, and by bicycle.

The proposals for the increase in student accommodation will result in no increase in servicing trips over and above those already taking place in connection with the consented use of the site. Refuse collection will continue to take place via Cathcart Street.

4.2 Cycle Parking

As the number of occupants increases in the student accommodation, eight new bicycle parking spaces will be added to the existing cycle parking arrangement.