

# Design & Access Statement

5 Holly Mount, London, NW3 6SG

## 1. Introduction

This Design and Access Statement has been prepared in support of the Planning & Listed Building Applications for the proposed tanking works to the basement of no.5 Holly Mount.

The proposed works are necessary in order to maintain the use of the basement. The works are being carried out following extensive drainage works by Thames Water (that are subject to a separate application).

The property has previously suffered damage as a result of failing drainage and subsequent water ingress. The proposed tanking system has been designed to prevent this in the future as far as possible.

## 2. Existing Site Context & Location

No. 5 Holly Mount is a Grade II listed terraced house siting at the top of the steps leading down to Heath Street from Holly Mount. The property was constructed in the mid 18<sup>th</sup> century and comprises 4-storeys. The basement comprises a kitchen and WC and also has access to a small lightwell sited adjacent to the footpath above.

## 3. Proposed Works & Appearance

The proposals are to be carried out following completion of the extensive drainage works by Thames Water. They include: -

- Lifting of the floor covering across the entire floor and setting aside for reuse (where possible).
- Removal of remaining items from walls (including sockets, distribution board etc).
- Temporary removal of staircase and setting aside for reuse.
- Installation of tanking membrane by specialists.
- Construction of new floor slab around drainage chamber where necessary.
- Installation of tanking membrane to floor including perimeter drainage channels.
- Reinstating flooring.
- Render/ plasterboard and skim to surface of tanking system ready for decoration.

The appearance of the new works will not be dissimilar to the existing surfaces aside from a more even surface finish to the plasterboard/ render.

## 4. Amount

The proposed scheme will not impact the amount of accommodation.

## 5. Layouts

The layout of the existing building will not change. A new kitchen will be installed once works are completed.

## 6. Scale

The works will not affect the scale of the existing building.

## 7. Landscaping

No landscaping works are proposed.

## 8. Access

Access to the building will be unaffected. Some minor alteration to the staircase may be required on reinstatement. This is to be determined on site.

## 9. Policy

The following policies of the Camden Local Plan 2017 as summarised below are relevant to the issues raised by this planning application.

Policy H1 – Maximising Housing Supply, particularly self-contained homes.

Policy H2 – Maximising the supply of self-contained housing from mixed use schemes

In all parts of the borough the council will encourage the inclusion of self-contained homes in non-residential development

Policy E1 - Economic Development

Safeguard existing employment sites

Policy D1 - Design

All developments including alterations and extensions, to be of the highest standard of design

Policy D2 - Heritage

No substantial loss or harm, no demolition

Enhances the appearance of the area

Policy D3 - Shopfronts

Original frontage preserved (The original frontage has been drastically altered. The proposed scheme will preserve those features remaining and incorporate these into a new frontage.

Policy TC2 – Housing above and below shops

Policy TC3 – Shops outside of centres

Policy T1 – Car free

Policy T2 – Cycle provision

## 10. Conservation Area

Belsize Road and Hermit Place are within the Priory Road conservation area. The frontage to Belsize Road is to be restored. The Priory Road Conservation area statement 2000 states that the character of Hermit Place is 'affected by semi-industrial use'. It is considered that the proposal will enhance the appearance of Hermit Place.