

Design and Access Statement

**61-63 Holmes Road
London
NW5 3AN**

Context

The existing building fronts on to Holmes Road on a corner plot and sits within a group of buildings of various sizes, styles and materials. The area is a mix of high density residential blocks, warehouses and other commercial buildings. The buildings around vary from one to six storeys.

The property sits on a corner plot in between a run of buildings with various frontages and ranging heights of no consistent character, with a mixed use development on one side and a Magnet kitchen centre on the other. There is no distinguishing style along this road with buildings of many types, ages and styles and varying qualities.

The Existing Property

Previously the existing building has been used as two retail spaces. With the upper floor currently divided into 2 flats.

The property has quite an unattractive white painted render front elevation on to Holmes Road, with a painted timber shopfront. The front of this building is different to any other building in the area, but there is no typical facade design for specific building types in this area.

The rear of this building is adjoining the neighboring properties at ground floor level and partially on first floor level. At first floor level the exterior of the building is also painted render.

Existing materials:

- Front Elevation Walls: White painted render to the upper floor. Pale blue painted timber and brick shopfront to the ground floor.
- Rear Elevation Walls: Painted render.
- Roofs: Flat roofs with a felt covering.
- Windows and doors: the existing windows on the front elevation are painted timber, with solid panelled timber doors to the ground floor. There are white painted sliding timber sash windows to the upper floor.

Design of External Appearance

The property has outline planning permission for the erection of a 5 storey plus basement building comprising light industrial at basement and ground floor levels and residential at 1st, 2nd, 3rd and 4th floors (5 x 1 bed and 3 x 2 bed units) following demolition of the existing building. This application is for the reserved matters; details of the appearance and landscaping, including a design statement.

The approach we have taken is to produce a design that we feel is of a robust quality with carefully considered composition and detailing, but does not try to excessively stand out against its neighbours. The floor to floor heights and internal arrangement of the approved proposals are suited to a contemporary design. Also there are a number of contemporary high density residential blocks, with some from the mid to late 20th century, around this site.

To achieve the main design aims we have chosen brick for the elevations. The brick we have chosen is a red sand faced (textured) brick, similar to a stock brick. Although not predominant there are a number of nearby buildings in red brick, but not consistent in type or colour. The bricks selected vary in colour from brown through to red, which will give a rich warm effect.

Even though the construction will only use a half brick thick skin we propose using whole brick (215mm) deep reveals to the windows and around the balconies, which along with a flemish bond will give the appearance of a thick solid brick wall onto the street. This depth of facade will give the building the appearance of luxurious quality often missing in contemporary buildings. This depth will strengthen the relationship between solid and void making the elevation more dynamic without resorting to attention grabbing materials or compositional gestures. The choice of bricks and detailing will look just as good after many years of weathering without requiring regular maintenance.

We have tried to maximize the window sizes and carefully distributed them in the facade in relation to the balcony openings, with consistent cill and head heights. We have chosen contemporary black aluminium frames to the glazing which will compliment the colour and texture of the bricks.

At street level we have elected to keep with the same brick for the commercial elements, but with courses of saw tooth bricks to help distinguish it from the residential element and add visual interest at street level. We have opted for a simple timber framed shopfront with large areas of glazing.

The sloping 4th floor setback to the West Elevation is to have lead standing seam cladding with bituminous felt to the flat areas of roof.

Landscaping

We note that condition 1 of the approved appeal outline planning application asks for details of landscaping. However the building footprint is to all boundaries, therefore leaving no available space for landscaping to be designed.

We also note that there is a separate condition for details of a green roof, which will be submitted separately. However this green roof has no impact on the overall appearance of the building and is only accessible for maintenance.