

## DESIGN + ACCESS AND STATEMENT

### 21 Holmes Road NW5 3AA

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## 1 Introduction

The application seeks permission to refurbish the existing building throughout, to make habitable the existing loft space with access via the addition of a flight of stairs to the stair core and three skylights to the rear apex of the roof. In addition the application seeks to adapt the kitchen at the rear of the property at ground level, into a glazed corridor that forms a link from the main property to a single storey extension at the rear of the garden.

*\*fig 1.a  
Location Plan*



## 2 Site and Surroundings

2.1 21 Holmes Road forms part of an unlisted mid-Victorian residential row of terraces, located immediately off Kentish Town Road. A number of houses along Holmes Road and the surrounding area have undergone extensions to the rear, some of which are very large.

2.2 It is located to the West of Kentish Town Road, to the East end of St Patrick's Roman Catholic Primary School. Camden Town Police Section House lies on the opposite side of the road to the North with Alpha Court to the South. (Fig 1.a).

2.3 The terrace that no. 21 Holmes Road forms a part of is composed of dressed London stock brick to the street side elevations and is generally in a good state of repair. The surrounding buildings are a mix of early and late Victorian terraces frequently divided into flats. There are newer buildings within the immediate area, with St Patrick's School and Alpha Court forming a mid 20th century composition of low and high rise buildings.

2.4 The proposal seeks to refurbish and enhance the existing fabric of the Victorian facades and to maintain the relationship with similar properties along the terrace.

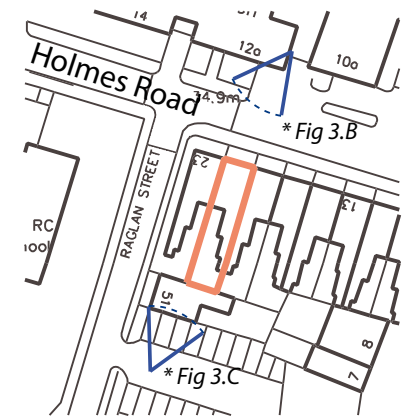




*\* Fig 3.a  
View South East from Tavistock Road*



*\* Fig 3.b  
View North East from garden*

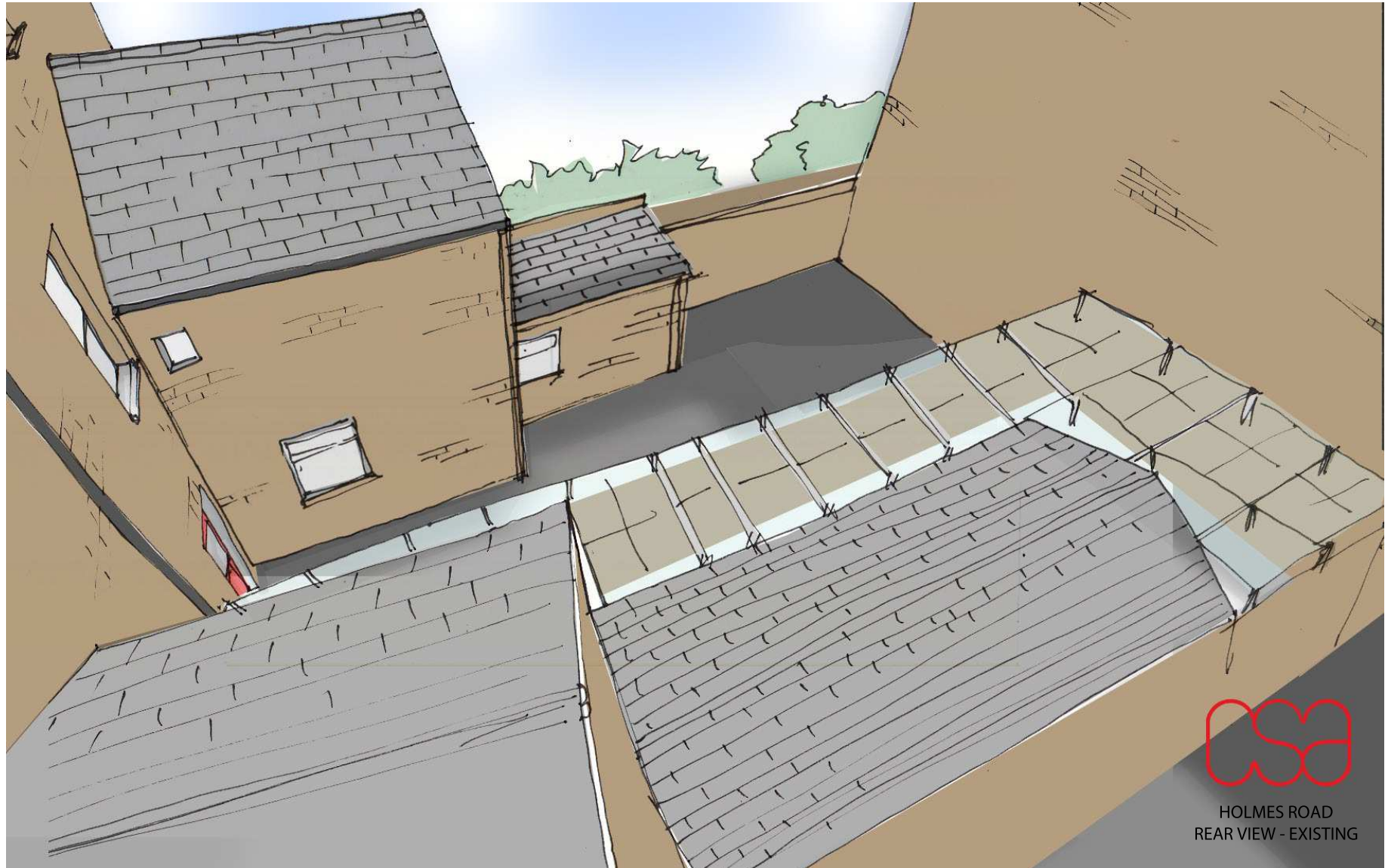


*\* Fig 3.c  
Key to views*





#### 4 Renders



  
HOLMES ROAD  
REAR VIEW - EXISTING

*\* Fig 4.a  
Existing rear perspective*



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*\* Fig 4.b  
Proposed rear perspective*



## 5 Use

5.01 The application does not seek to alter the use of the property from what is currently a single family dwelling with outdoor space to the rear at ground level.

## 6 Amount

6.01 An additional 19 sq meters will be gained by the making of the loft space habitable. The proposed rear extension will provide an additional 20 sq meters of space, at the rear of the garden.

Currently this part of the garden is permanently shaded by the large, end terrace at the rear of the property, and as such has no use as outdoor space.

## 7 Scale

7.01 The scale of the older Victorian property remains the same. The footprint of the extension increase by 20 sq meters.

## 8 Appearance

8.01 Where visible from street level, traditional materials will be used in accordance with the planning guidance. London stock bricks and slate tiles where visible.

8.02 Where necessary windows and doors will be

direct replacements of the painted, wooden framed sash windows or doors on the existing facade or renewed where viable,

8.03 The rear extension will be a minimal and non-intrusive addition only at ground level which will be subordinate to the main building visually separated by the sedum roof corridor, and will be fabricated from sympathetic materials.

8.04 To prevent light pollution to neighbouring properties from the rear extension an external louvre system will be utilised.

## 9 Amenity

9.01 The proposal has been designed to ensure no loss of privacy to surrounding properties.

The proposed double door in the elevation of the closet wing is an adaptation of the existing window and being on a corridor will not have any negative impact.

The kitchen room at the rear looks directly back onto the courtyard and the closet wing. Light pollution from the glazing in the single storey extension will be controlled with the addition of wooden louvres.

## 10 Environmental Impact

10.01 The design will be implemented with regard to all current building regulations and guidelines, particularly with regard to current thermal insulation and sound insulation. Independent Building Control Inspectors will be utilised as appropriate.

## 11 Access

11.01 Consideration has been given to accessibility to and between areas of the proposed works. The following details access arrangements to the site, Front Elevation & Rear Elevation: to be maintained as existing. Internal works: retention of existing stair core from GF to 2F & installation of new stair to give access to loft areas.

11.02 No change in parking provision is required.

## 12 Conclusion

12.01 The proposed extension will preserve the character and appearance of the building, and be in-keeping with other similar extensions in the locality due to the small scale and lack of visible bulk from the street.

As such we believe it to be in full accordance with all relevant policies of The London Borough of Camden.

