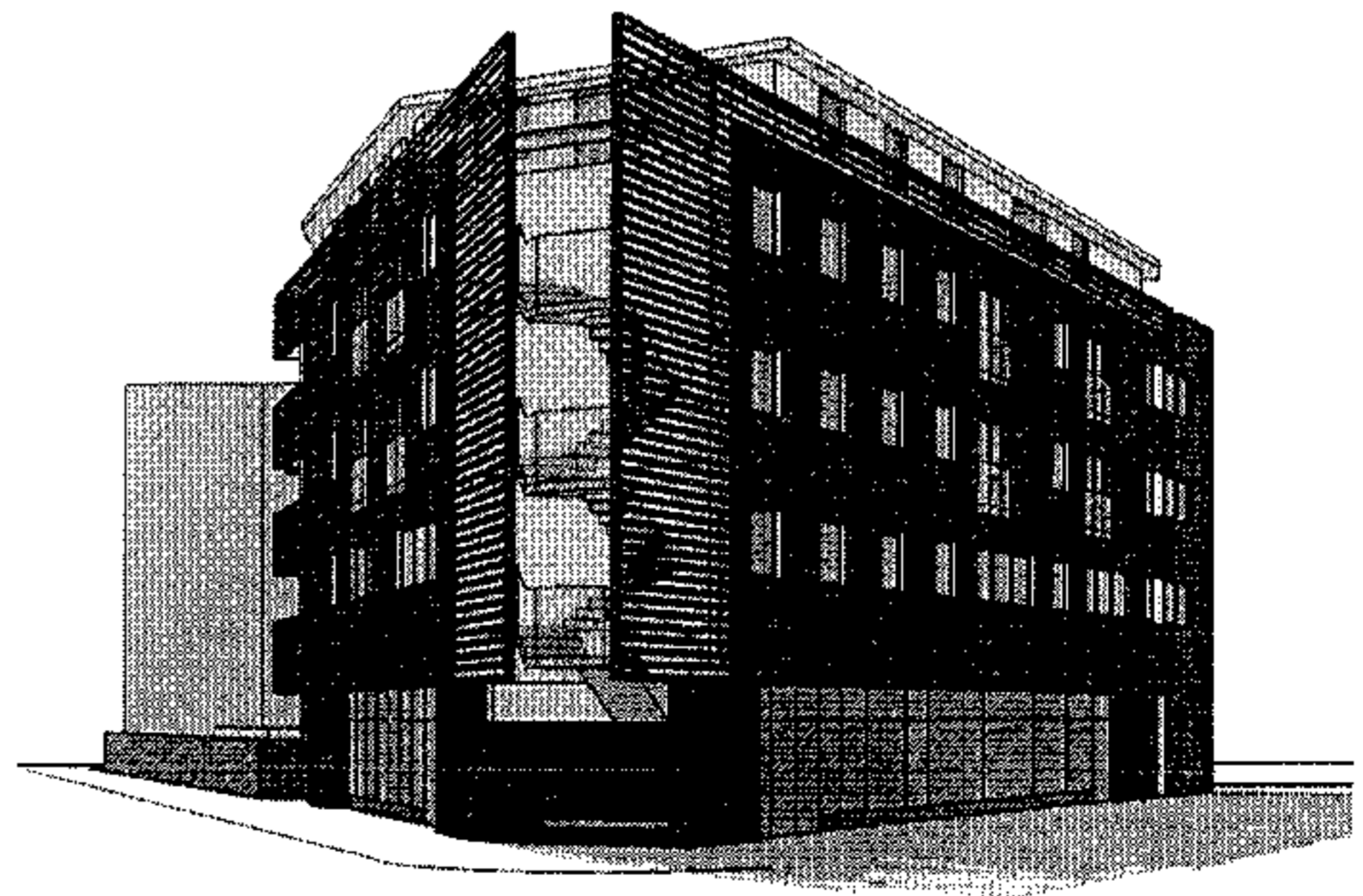


74A HOLMES ROAD NW5 3AT

DECEMBER 2004

DESIGN & ACCESSIBILITY STATEMENT

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DESIGN & ACCESSIBILITY STATEMENT

1.0 Introduction

The proposal is for a mixed use scheme comprising commercial space on the ground floor (246 m GEA of B1 use) with Low Cost Home Ownership (LCHO) affordable dwellings above. There are 27 LCHO dwellings arranged predominantly over 4 floors - one unit is located on the ground floor. Access to each residential floor is by means of the main staircase and lift, serving 24 of the units, whilst there is an additional staircase at the acute end of the site which is used for access to 3 flats. The main entrance is located on the south façade fronting Holmes Rd, with a secondary entrance on the north façade.

The building provides good quality accommodation whilst also acknowledging its responsibility in contributing to the enhancement of the area, from both a townscape and social perspective. The proposal is considered to be of particular importance in establishing the presence of this prominent corner of Holmes Road, something which is currently lacking. From both ends of Holmes Road, the 74A corner site is the focus at the end of one's view. It has the potential to provide scale, orientation and design quality precedent.