

Design and Access Statement

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

Introduction

The site has planning permission for a five storey property comprising commercial at ground floor level and 8 residential units over four floors above (Outline planning permission 2011/0201/P; Appeal decision APP/X5210/A/11/2163152; Reserved matters 2012/4056/P; Approval of details 2013/8316; Variation of condition 2013/8317/P; Non-material amendment 2014/0440/P). The works are well progressed onsite.

This Design and Access Statement is for an extension to this new building to provide additional space to two of the flats.

All references to the existing building in this report refer to the approved building.

Context

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

The original building has been demolished under the current planning permission for this site. The existing property has planning permission for a five storey property as described above.

The bricks selected for the elevations of this property are of varying colour from brown through to red, to give a rich warm effect. All openings have a whole brick reveal which adds depth to the elevation, which creates greater contrast between solid and void.

The window sizes have been maximised and carefully distributed in the facade in relation to the balcony openings, with consistent cill and head heights. Contemporary black timber frames to the glazing, complement the colour and texture of the bricks.

The commercial elements retain the same brick, with the introduction of courses of saw tooth bricks to distinguish the two uses of the building and add visual interest at street level. The shopfront has large areas of glazing with simple painted timber framing, to maintain the contemporary approach to the building.

Design of External Appearance

The existing building will remain as approved.

The proposal is to extend the existing building with the introduction of a contemporary mansard which has been designed in such a way so as not to adversely affect neighbours daylight and avoids overlooking from windows and balconies.

The main bulk of the mansard is sited furthest away from the neighbouring property and has a sloping roof which will meet the point where the existing buildings north east mansard wall ends. This design feature will ensure that there is no possibility for this area to be used as a terrace. This sloping roof provides security to the neighbouring property that there will not be an overlooking issue.

1214-PL-D&A Statement

The 5th floor is set back on the north elevation from the brick wall of the floors below, and finished with lead standing seam cladding to complement the black timber window frames used throughout the building completing the contemporary aspect of the building whilst maintaining the luxurious quality of materials and finishes.

The main area of sloping roof will be covered in an extensive green roof and bituminous felt covering to the flat roof.

Landscaping

The existing property has permission for a flat green roof. This application proposing to move this green roof area to the sloping roof of the mansard as described above.

Amount

The proposal is to enlarge the two top flats from two 1bed units to two 2bed units. This extension provides a greater level of amenity space for these units.