

Appendices

Appendix I: Public exhibition invitation letter

Tiuta Properties Limited

10 February 2014

Dear Neighbour,

Invitation to a public exhibition on proposals for the redevelopment of 45 Holmes Road. The exhibition will be held on site at 45 Holmes Road, from 3.00pm to 8pm on Wednesday 19 February 2014.

Tiuta Properties Limited has acquired 45 Holmes Road and is in the early stages of developing planning proposals for the site for a mixed use commercial and residential building set back from Holmes Road and to the west of the former homeless hostel building.

We have appointed a project team, including architects Lynas Architecture, planning consultants DP9 and Four Communications to help us bring forward a scheme for the site. The team is in pre-application discussions with the London Borough of Camden about our initial proposals, which are for a high-quality mixed use building led by light-industrial use.

We would like to invite you to a public exhibition on these proposals. The purpose of the exhibition is to provide you with an opportunity to view our initial ideas for the site's redevelopment and to enable you to provide us with feedback on the proposals.

The public exhibition will take place on site at 45 Holmes Road, London, NW5 3AN from 3pm to 8pm on Wednesday 19 February 2014. Members of the project team will be present at the exhibition to answer any questions or queries about our initial proposals for the development you may have.

I do hope you will be able to attend the public exhibition. However, if you are unable to make these dates and would like further information on the proposals, please do not hesitate to contact Patrick Kinsella on 020 3697 4296 or 45holmesroad@fourcommunications.com.

Yours sincerely,

Ben Spencer

Appendix II: Feedback form

45 Holmes Road

Questionnaire

Feb
2014

We would be grateful if you would take a few minutes to complete this questionnaire. There is space below for any other comments you would like to make. If you give us your name and address, we can keep you informed about the progress of this scheme. Your details will remain confidential.

Name		
Address		
		Postcode
Telephone		
Email		

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The mix of light industrial based commercial space and new homes is right for the local area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The industrial feel of the architecture fits in well with the character and history of the local area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Redevelopment of the site should include the same or more commercial space and create local jobs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The scheme should include larger family homes for affordable rent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The new homes created should be car free to keep the impact on local residents and local traffic to a minimum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The design and consistent approach to the landscaping and access road are a good idea	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any further comments, please write them here or use the space overleaf:

Please return questionnaire (no stamp required) to:

45 Holmes Road, FREEPOST RTEH-AKHJ-GYEG,
c/o Four Communications, 20 St Thomas Street,
London SE1 9BF

T: 020 3697 4296

E: 45holmesroad@fourcommunications.com



Four Communications plc will retain the information from the questionnaire on behalf of Tiuta Properties to allow you to receive regular updates on the development. If you do not wish to be kept informed, please tick this box:

Appendix III: Public exhibition boards

Welcome

Previous schemes by Lynas Architecture



13-18 Sidworth Street, Hackney



13-18 Sidworth Street, Hackney, interior



195-205 Richmond Road, Hackney



203 Richmond Road, Hackney, interior

Welcome to the public exhibition on proposals for the redevelopment of 45 Holmes Road. Tiuta Properties Limited have acquired the site and appointed a professional team to bring forward a development. We are in the initial stages of developing planning proposals for a mixed use commercial and residential building.

This exhibition is an opportunity for you to see our proposals and for us to hear your views. Your comments will be used to refine and develop our plans before we submit a planning application to the London Borough of Camden.

Members of the development team are on hand to answer any questions you may have. At the end of the exhibition we would be grateful if you could take some time to complete a feedback form to let us know your views on the scheme.

The team

Developer: Tiuta Properties Ltd.

Architect: Lynas Architecture

Planning Consultants: DP9

Building Surveyor: Schroeders Begg

45 Holmes Road site



The site is located on the south side of Holmes Road, to the west of Kentish Town. It comprises 0.11 hectares, is set back from Holmes Road and accessed by a single width, cobbled road. The access route is shared with the former homeless hostel.

The building itself comprises approximately 840 sq m of commercial space with a mix of uses and a shared courtyard area. A self-contained residential dwelling is also currently located on site.



Site history



These maps explore the development of the site between 1870 and 1916 and show how it developed over time.

1870: In 1870 the area is still being developed but the residential street pattern is becoming clear. Holmes Road exists in its current position but is named Mansfield Place. The site appears as an empty plot of land, but the boundary of the site is established by the various plots of land surrounding it and lines of trees.

The area to the North of the site, which is currently light industrial land, has yet to be developed presumably because the railway was still undergoing development at this time.

1885: The site is predominantly residential and its boundary has been further defined by some new buildings on neighbouring sites.

1916: By 1916, the site has been defined as it exists today by development surrounding it, including a Royal Mail Yard and the London General Omnibus Company's Depot off Cathcart Street. The existing hostel building (marked on the map as Casual Wards) has been built and there seems to be an additional building associated with the hostel in the centre of the 45 Holmes Road site. This building must have been demolished when the buildings that exist on the site today were built.

Today: There is currently a commercial building on site with a self-contained residential flat. The former owners, Bird & Davis, are a framing and art supplies business.

The nature of Bird & Davis' business has changed in recent years. They sold the building in 2013 and are now looking to relocate and focus the retail side of the business online.

The existing building is at the end of its life, is of poor quality and unsuitable for modern occupiers. We are therefore looking to redevelop the site.

Constraints and opportunities

Local character

The area is characterised by a variety of building sizes and uses including mixed use (business and residential) buildings of up to six storeys.

Over recent years there has been a great deal of change in the character of Holmes Road, which has seen a transition from largely-low rise industrial sites to larger scale residential-led mixed use developments.

The site and immediate surrounding area is outside the designated Kentish Town Industrial Area, which runs to the north of the Holmes Road area.

Protecting local views

The site is set back from Holmes Road and is enclosed by the neighbouring sites.

The site is not in a conservation area but is close to the boundary of the nearby Inkerman Conservation Area. There are no listed buildings in the immediate vicinity.

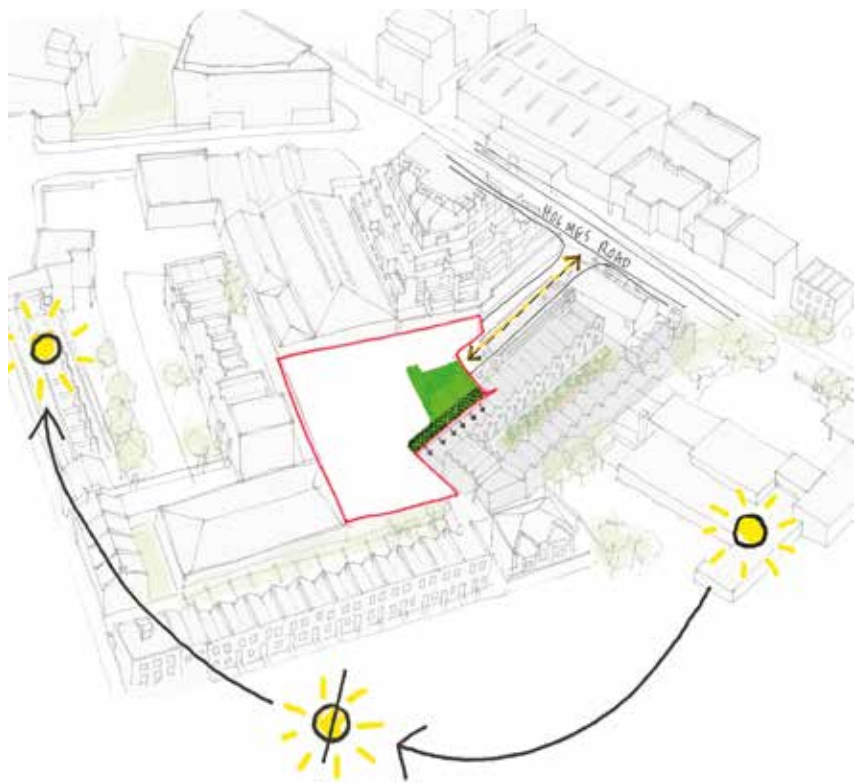
As a result of the local context our initial proposals have been stepped back from the boundary edges and from the Conservation Area. They also need to be carefully designed to protect our neighbours' daylight and prevent overlooking.

Access to the site

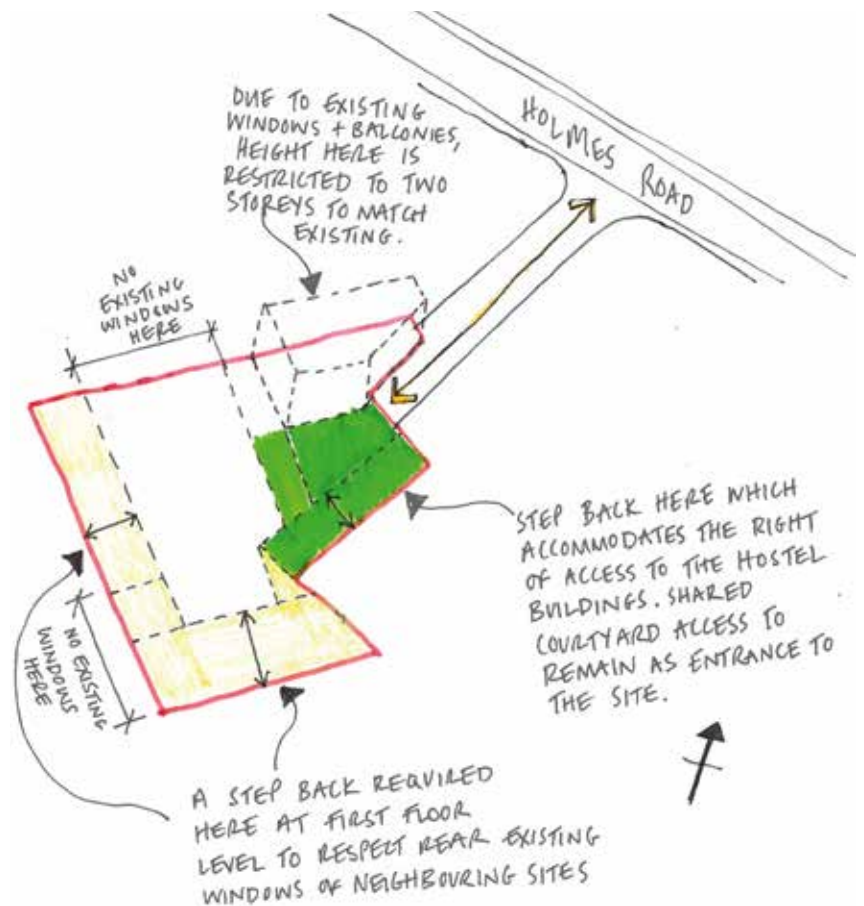
Access to the site is from Holmes Road only and this is used by both pedestrians and vehicles. This leads to a shared courtyard area between 45 Holmes Road and the former hostel building. The gate to the site and first part of the road is owned by Camden Council. Our proposals need to ensure that this shared space is carefully designed to make it safe and attractive.

Neighbouring developments

The council recently received planning permission for the redevelopment of the neighbouring hostel building. Our design proposals and construction timetable will be prepared keeping this in consideration.



Existing site access, movement across the site and the pattern of the sun around the site



Existing boundary conditions

Our proposals

Our proposals are for a high-quality mixed use building led by a light-industrial based commercial use at the ground and lower ground floor levels with new flats and houses.

The building will comprise a lower ground and ground floor commercial space with up to three storeys of residential accommodation which will be stepped back from the edges of the site. It will create:

- **A high-quality architectural design**

Our scheme will be sympathetic to the existing surroundings and will have a positive impact on the local streetscape. The architecture will have an industrial feel, in keeping with the history of the area.

- **Light industrial space and local jobs**

Our aim is to increase the amount of commercial floorspace in a format that maximises the potential for local jobs. This space will be specifically designed to accommodate light industrial uses at ground and lower ground floor levels. We are currently talking to a potential user about taking this space.

- **New homes**

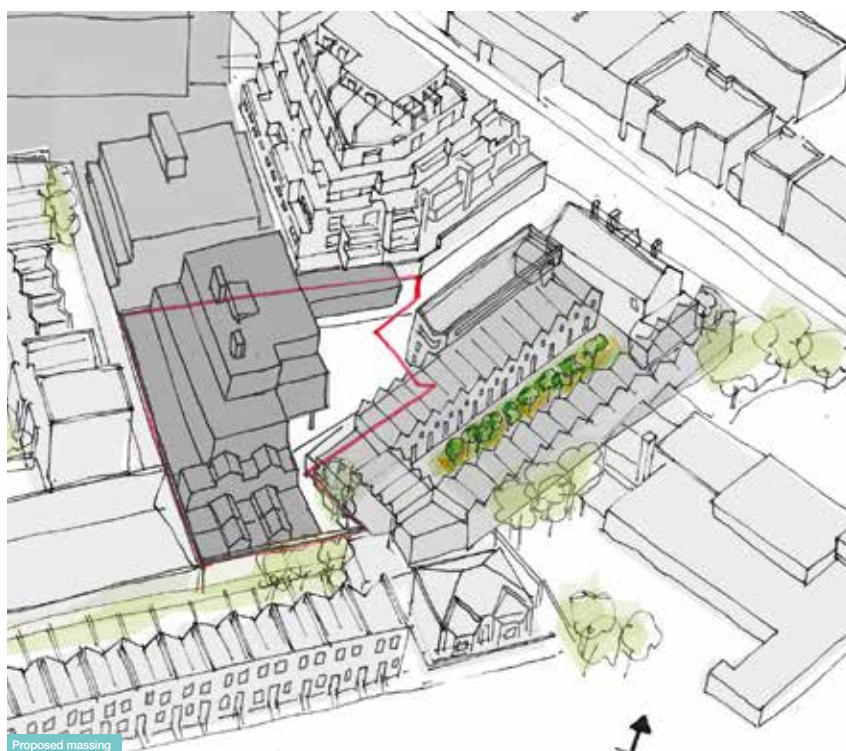
We are proposing 19 new homes with a mix of private and high-quality affordable housing; we have ruled out student accommodation.

- **Improved landscaping**

We are working with Camden Council to improve access to the site and the quality of landscaping. We are keen to see a carefully designed shared surface for pedestrians and vehicles.



Sketch of the view from Holmes Road



Proposed massing

Commercial space

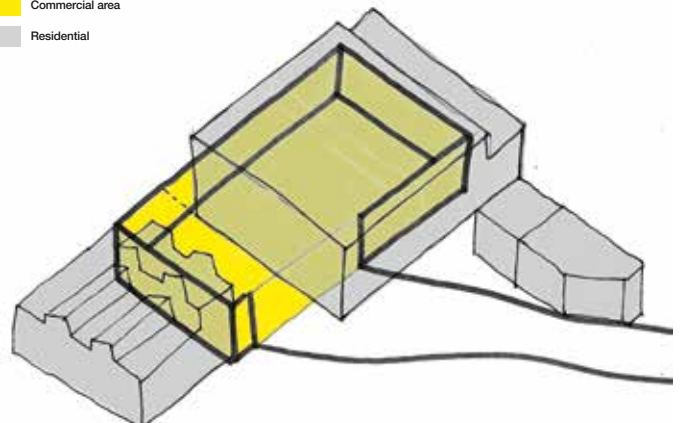


Sketch ideas for the commercial entrance at ground floor

The proposed commercial building has been designed as a flexible space that can be subdivided to meet the needs of a range of different business occupiers.

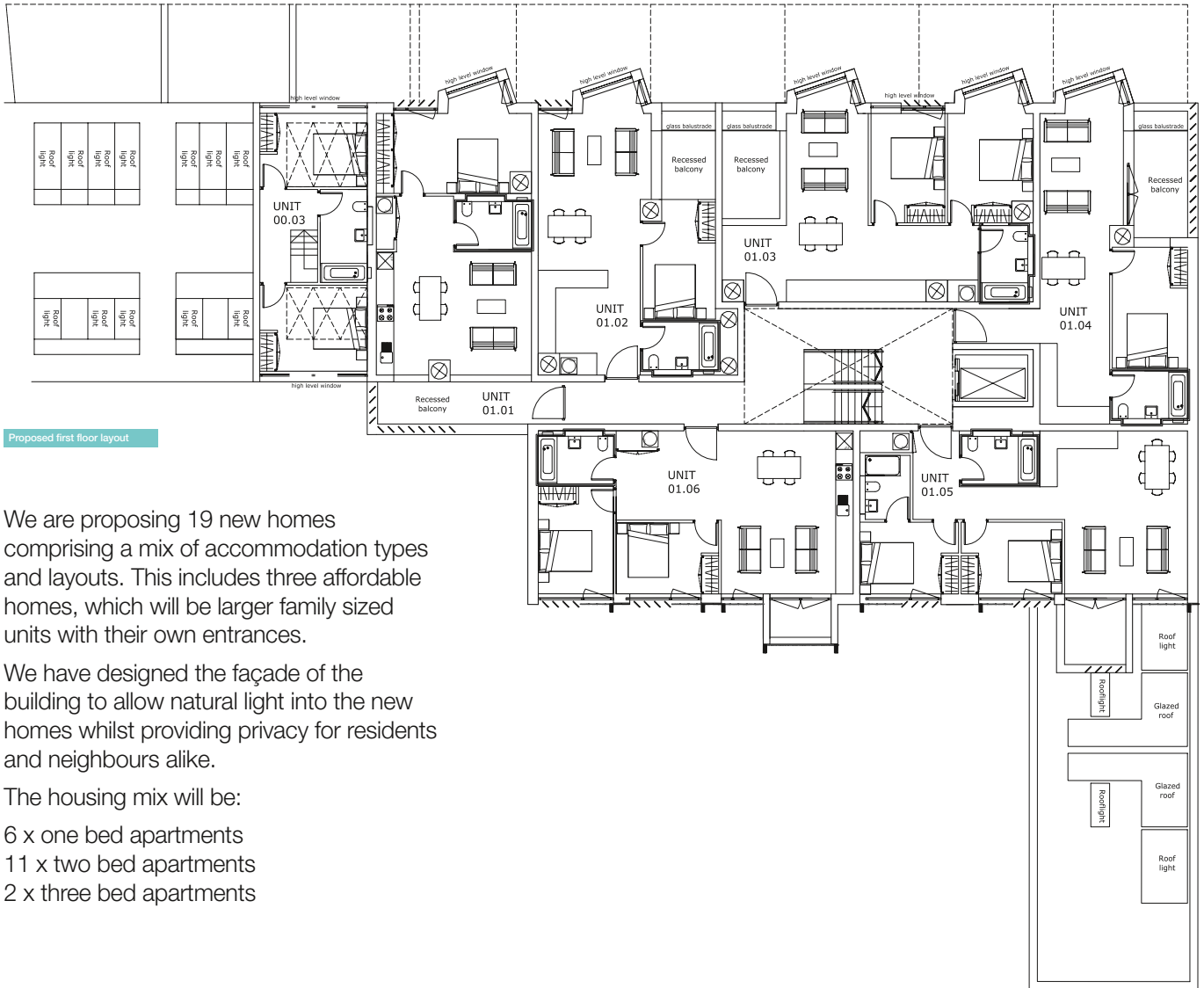
Our proposals will create 845 sq m of commercial area across the lower ground and upper ground floors of the development. The flexible B1 floorspace is designed specifically to accommodate light industrial uses with a layout that maximises the potential for local jobs.

Commercial area
Residential



Commercial area over lower and upper ground floor

Residential accommodation

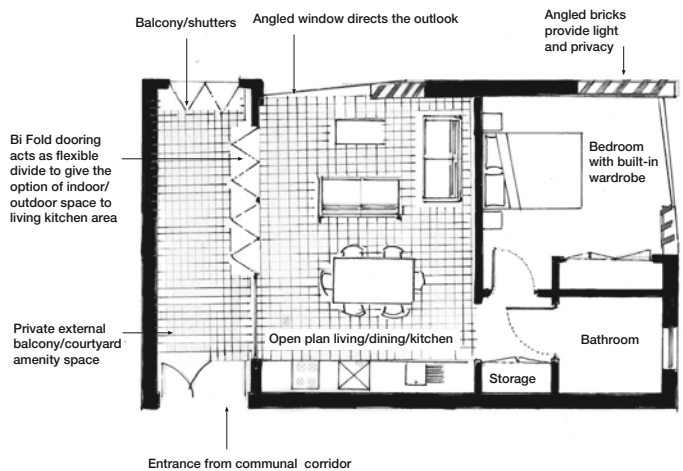


We are proposing 19 new homes comprising a mix of accommodation types and layouts. This includes three affordable homes, which will be larger family sized units with their own entrances.

We have designed the façade of the building to allow natural light into the new homes whilst providing privacy for residents and neighbours alike.

The housing mix will be:

- 6 x one bed apartments
- 11 x two bed apartments
- 2 x three bed apartments



Public space



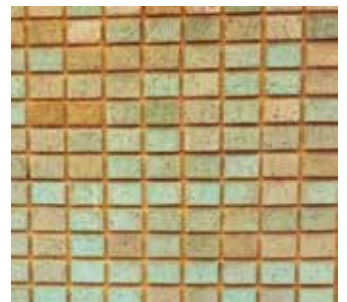
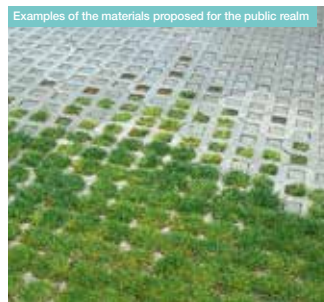
We are working with the London Borough of Camden to ensure a consistent approach to the design of the landscaping and access route to the site.

The access will be used by both pedestrians and vehicles accessing the commercial space so our design focuses on hard landscaping. We will use subtle changes in design and materials to create distinctions between the pedestrian and shared surfaces and try to integrate soft landscaping, such as greenery and trees, to divide the commercial and residential entrances and spaces.

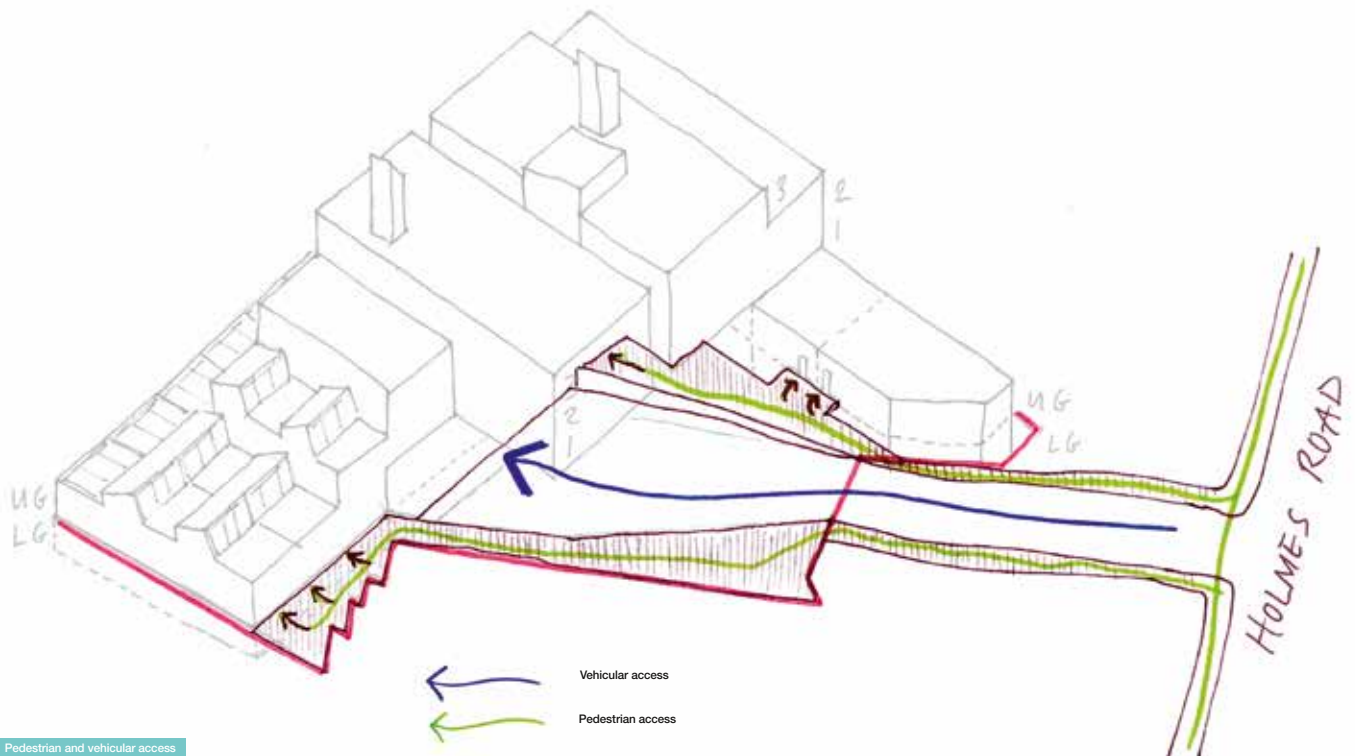
The commercial entrance and forecourt will be built predominantly with grasscrete; this is a grassed concrete surface that is good for both biodiversity and surface drainage.

The residential entrances will be of a contemporary design with gentle curves suggested through lighting and planting. The change of surface and materials will help make the access routes clear to residents and visitors.

Our early discussions with local residents suggest that people would like to see the weigh bridge retained and do not want this to be a gated development; we would be interested in your views.



Traffic and construction



Pedestrian and vehicular access

We are aware of the sensitivity of the site and the nearby schools and residents. This will therefore be a car free scheme with careful controls on any traffic generated by the employment space. If we do secure planning consent then we will work with the local schools and residents to minimise the impact of construction.

We will also be implementing a transport management plan and construction management plan as part of our application to ensure traffic and deliveries to the site are accommodating to the local residents and businesses and do not cause disruption.

We will:

- Adhere to the London Borough of Camden Council code of Construction Practice as well as registering for the Considerate Contractors Scheme
- A site logistics and management plan will be developed in response to site constraints, construction methods, and the safety and security of neighbours
- Delivery times to be generally within working hours, Monday to Friday
- Implement a waste management plan to minimise waste and recyclable materials and packing where possible
- Organise community liaison to keep local residents updated during the development process



Vehicular access and loading

Thank you

Thank you for attending our public exhibition. I hope that you have found this information useful. In summary the proposals will create:

- High quality architecture and a design that is sensitive to our neighbours
- 845 sq m of new commercial space that will create about 30 jobs
- Create 19 new homes including three affordable homes
- A car free scheme with careful controls of traffic generated by the commercial space
- Improved landscaping

Your views

To ensure that we understand the views of the local community, we would be grateful if you could take a few moments to fill in a questionnaire to let us know your thoughts.

The feedback form can be either completed and left with staff or sent back to us later using the FREEPOST address provided. If you have any further questions please contact:

Patrick Kinsella on:

T: 020 3697 4296

E: 45holmesroad@fourcommunications.com

45 Holmes Road
c/o Patrick Kinsella
FREEPOST RTEH-AKHJ-GYEG
Four Communications
20 St Thomas Street,
London, SE1 9BF

Next steps

The timing of our proposals will depend on the planning process and will need to fit in around the redevelopment of the former hostel site next door. Our rough timetable is set out below:

- Planning submission - March 2014
- Planning decision - May/June 2014
- Start on site - Q1 2015
- Demolition complete - Q1 2015
- Superstructure complete - Q3 2015
- Completion - Q2 2016

Examples of the materials and features that have inspired our proposals

