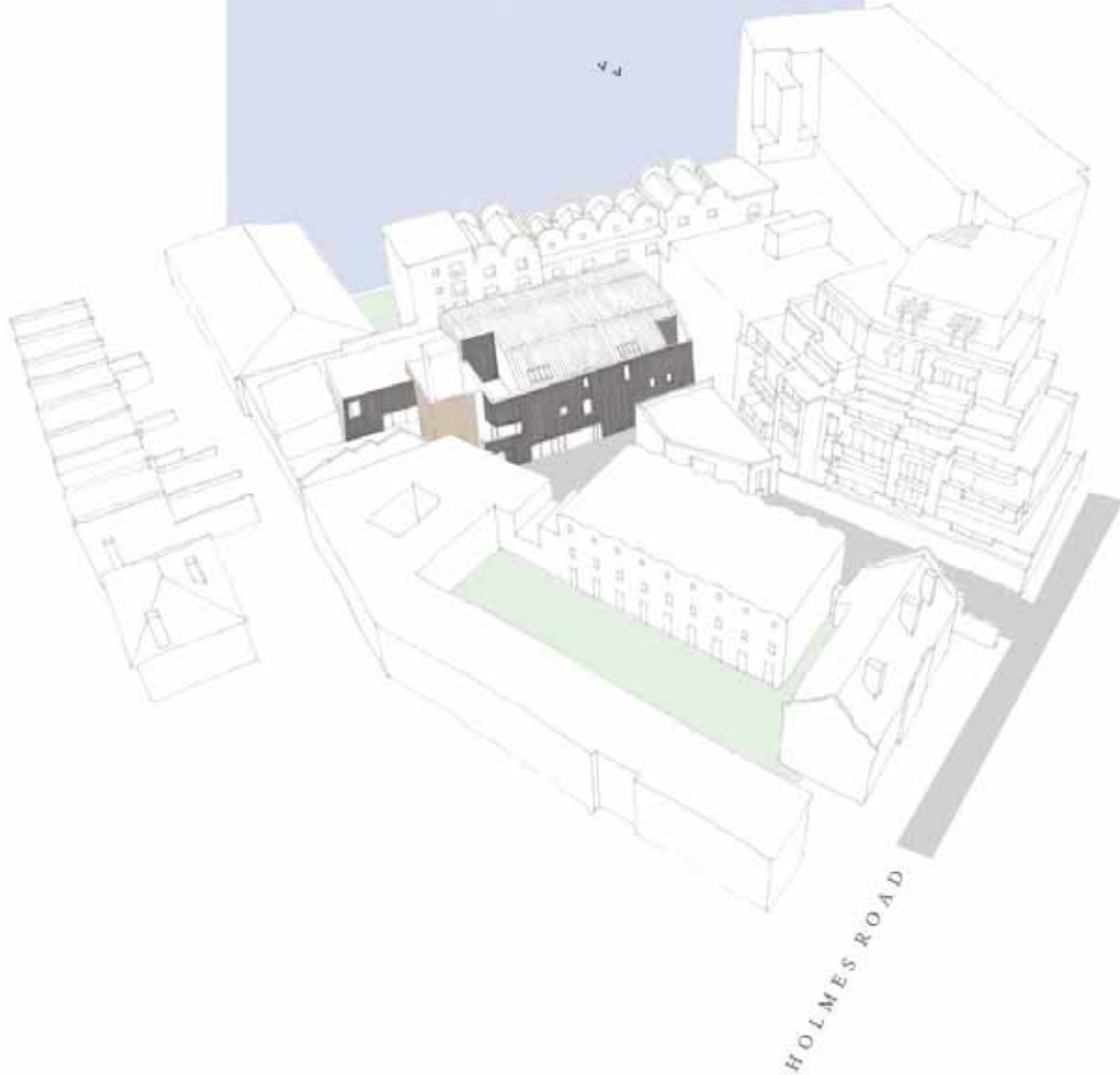


45 **Holmes Road**
Design & Access Statement
Planning
May 2015

45



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Introduction

INTRODUCTION

SUMMARY

This design and access statement accompanies the proposal for a mixed use development at 45 Holmes Road.

The scheme will provide flexible space for B1 commercial floorspace uses with new residential accommodation.

As photograph 1 shows, the site contains an existing building which currently houses a mixture of uses.

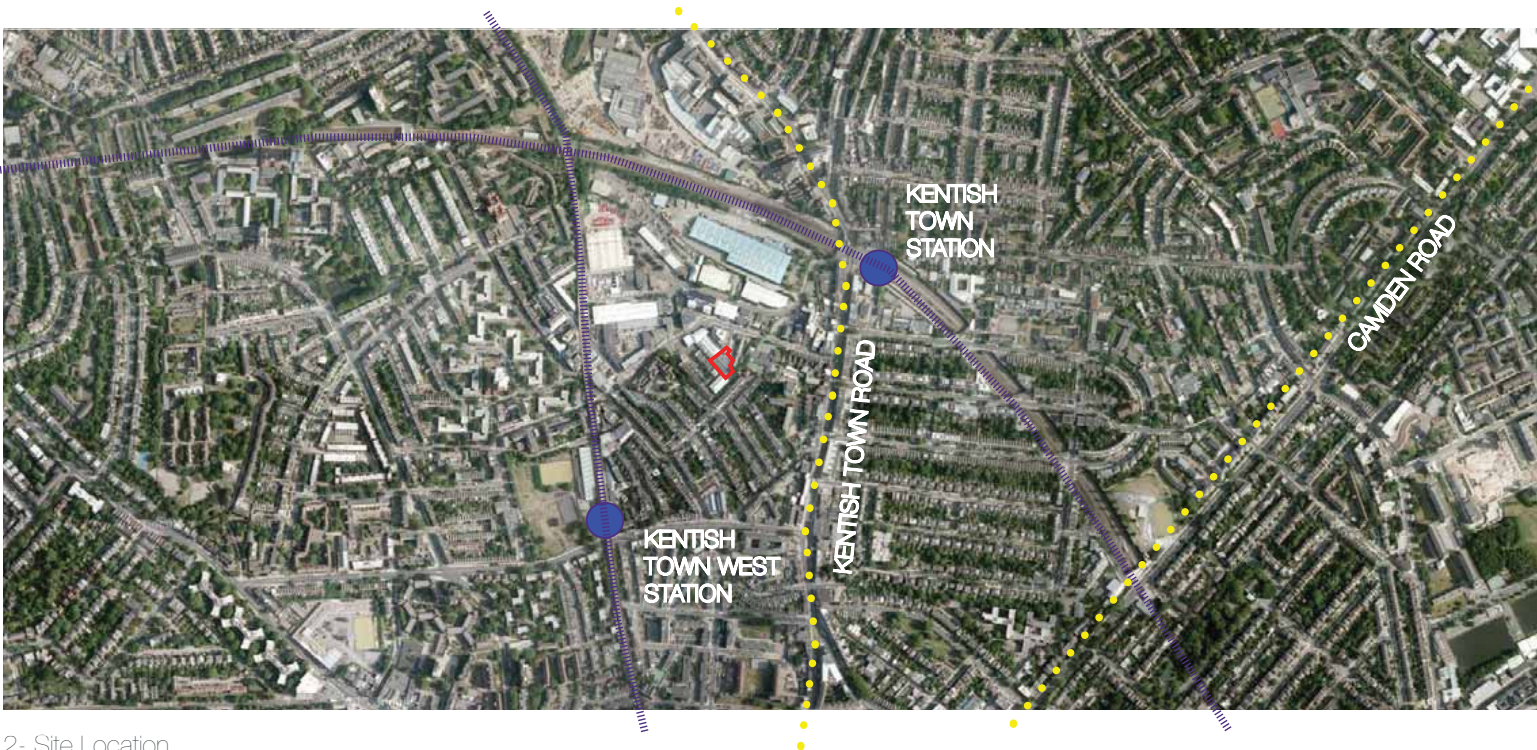


1- Photograph of the site looking from Holmes Road

CLIENT BRIEF

The developer's aim is to maintain and improve the existing commercial space at ground level to produce high quality office space for local small businesses. The scheme will aim to achieve standards to meet BREEAM 'Very good'.

The developer aims to provide high quality dwellings to meet the standards set out in the London Plan (2015) and by Lifetime Homes.



2- Site Location

SITE LOCATION

The site, as highlighted on this aerial view in red, sits west of Kentish Town Underground Station and north east of Kentish Town West Overground Station.

INTRODUCTION

THE TEAM & PREVIOUS PROJECTS

lynasarchitecture

Developer: Tiuta Properties Limited
and 160 Iverson Limited

Architect: Lynas Architecture

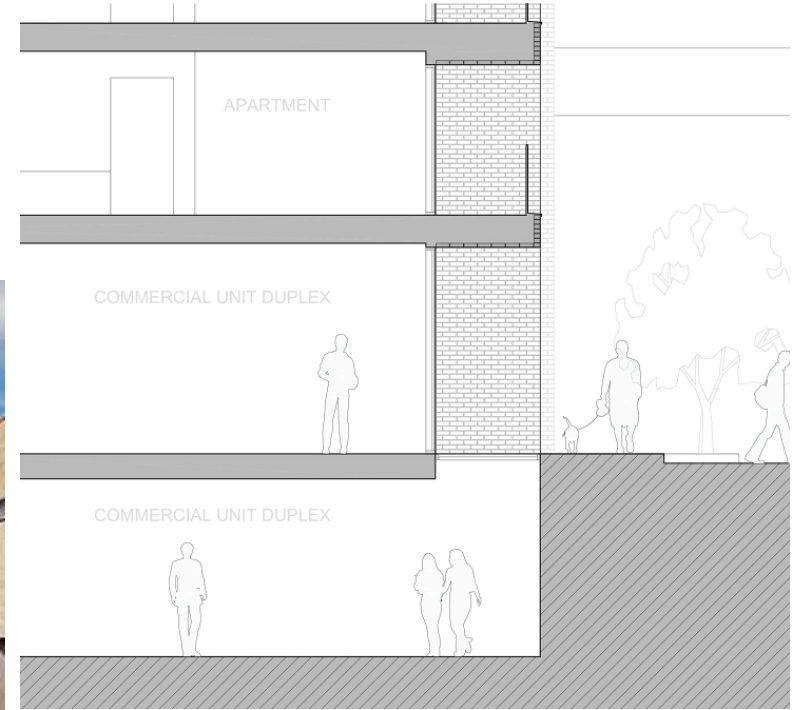
Planning Consultants: DP9

Daylight/Sunlight: Delva Patman Redler

Transport Consultant: TTP

Engineer: B W Murray

13-18 Sidworth Street, Hackney



203 Richmond Road, Hackney



143 Mare Street, Hackney



