

Site Analysis

SITE ANALYSIS

THE EXISTING SITE

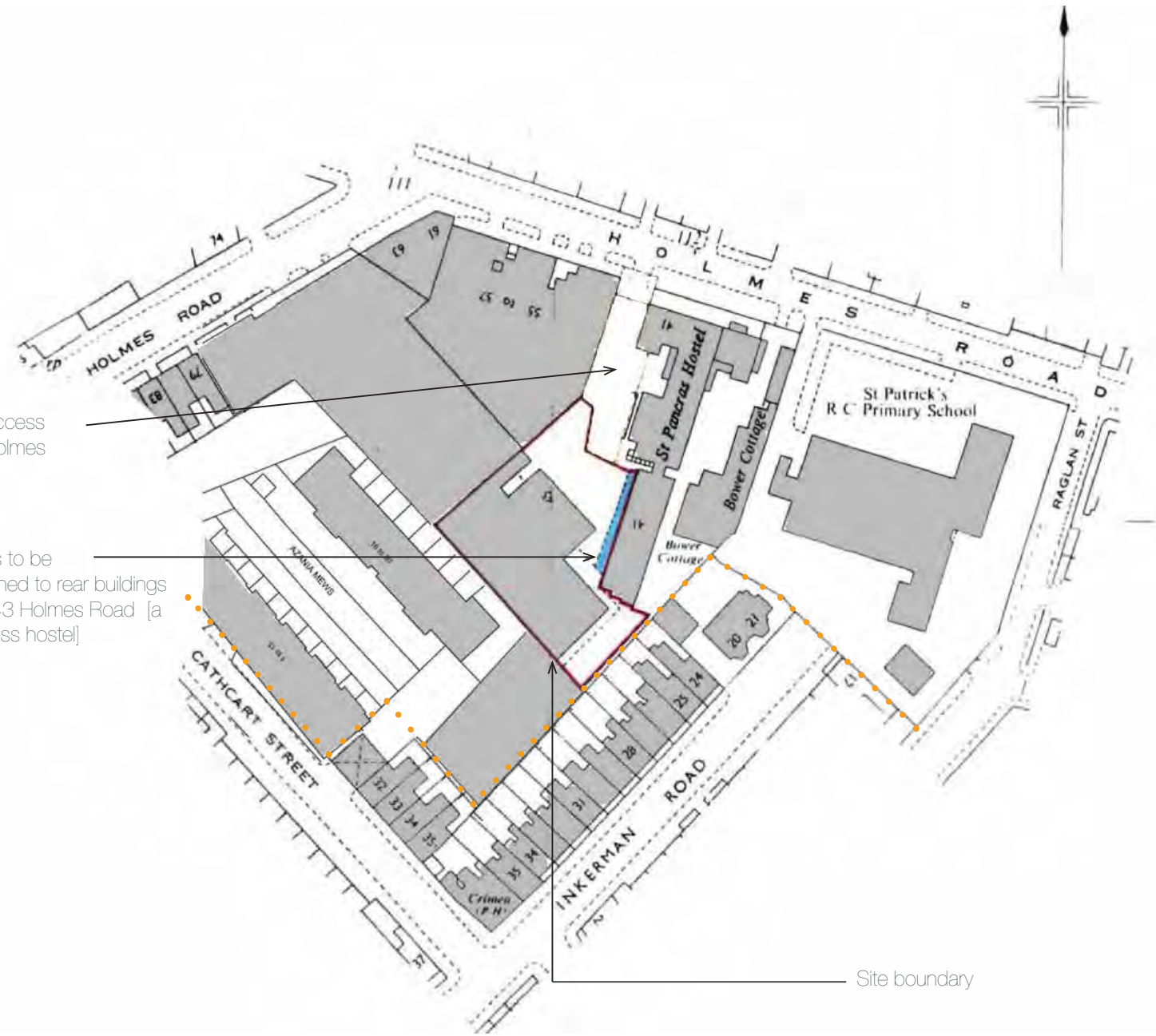
The application site is located on the south side of Holmes Road, to the west of Kentish Town and Kentish Town Road. The building is neither listed nor located within a conservation area. The eastern boundary adjoins the Inkerman conservation area. It comprises 0.11 hectares, is set back from Holmes Road and accessed by a single width, cobbled road and is surrounded on each side by rear aspects of the neighbouring buildings.

The access route is shared by the neighbouring homeless hostel. There is a right of vehicular access and a pedestrian right of way associated with this. There is some parking associated with the existing use No.45 along this route.

The existing building is over ground and mezzanine floors and is arranged around a shared access/courtyard area along with neighbouring buildings.

Joint access from Holmes Road

Access to be maintained to rear buildings at 41-43 Holmes Road [a homeless hostel]



Conservation Area boundary

1- Site Plan showing the site boundary and identified easements

SITE ANALYSIS

EXISTING BUILDINGS

Photographs 1-7 illustrate the existing character and industrial nature of the site. The existing buildings were built post war and have recently been modernised internally to provide 7 commercial units with associated facilities.

The existing building is over ground and first floors and is arranged along with neighbouring buildings around a shared access/courtyard area.

EMPLOYMENT

In recent years, there has been a change in the character of the Holmes Road area from the previous largely low-rise industrial location to an area with several larger scale residential-led mixed use developments with commercial floorspace. As the area changes, it provides an opportunity to redevelop and re-vitalise other commercial sites such as 45 Holmes Road.

The existing buildings on site comprise a total of 836 sqm (GIA) of commercial floorspace. Following the consent secured in 2014, Bird & Davis, frame manufacturers, moved out of the site. Their need for space had decreased over time. The smaller two storey extension is also being used as a separate dance studio on ground floor with a residential use above.

Following planning permission in December 2014 the current owner has marketed and internally renovated the existing B1 space to accommodate smaller units. This has demonstrated a demand for the existing commercial space and that the existing space would be viable without the basement as per the previous consent.



Photo 7

1 - Looking South West at the existing buildings. To the right of the photograph is a warehouse building West of the site.

2 - Looking North at the existing buildings. In the background you can see the neighbouring brick hostel buildings.

3 - Looking South at the boundary line between the existing buildings and the South corner of the neighbouring hostel building.

4 - Looking North West at the roof of the existing buildings. On the left of the photo is housing along Azania Mews, to the right, housing along Holmes Road.

5 - The existing building and neighbouring hostel building.

6 - Existing building within the site boundary to the North West of the site, currently a dance studio with a flat above.

7 - Inside the existing building



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

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SITE HERITAGE

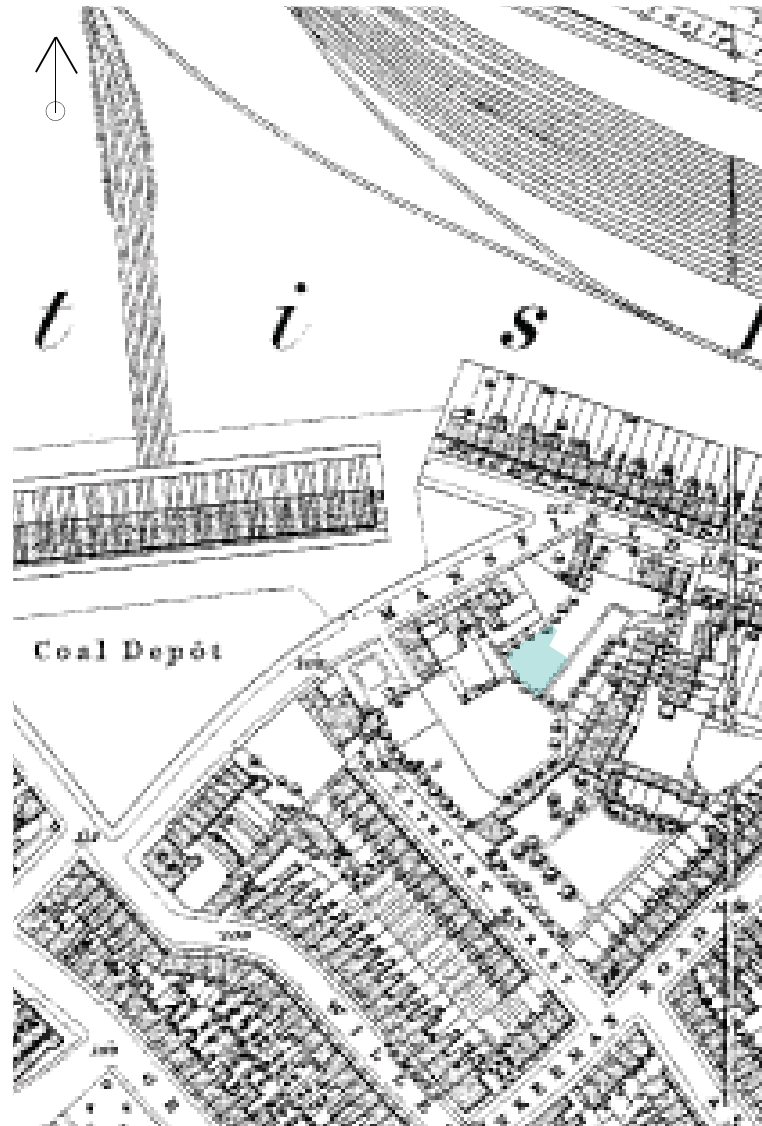
The site is not in a Conservation Area but is close to the boundary of the nearby Inkerman Conservation Area.

There are no listed buildings in the immediate vicinity.

There are no Designated Heritage Assets on the site.

There are no Tree preservation orders on the site.

These maps explore the development of the site between 1870 and 1916 and show us how the proportion and use of the site developed.



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.

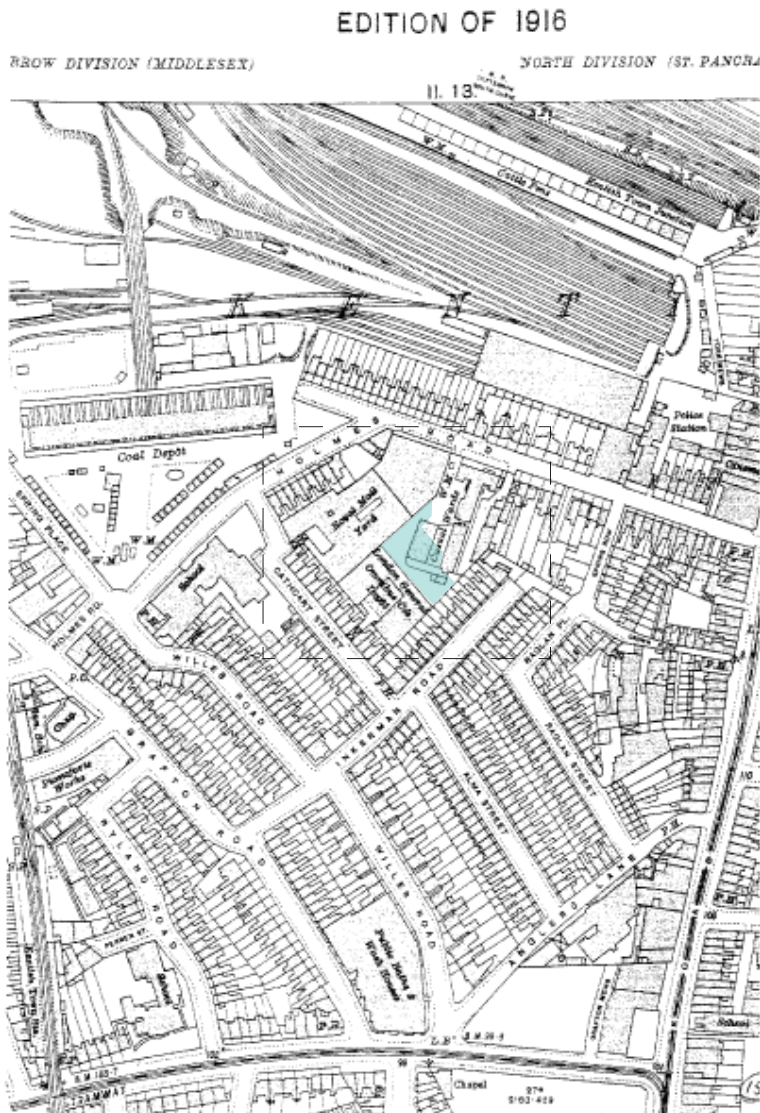


1885

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

SITE ANALYSIS

SITE HERITAGE



Royal Mail Carts 1910



Royal Mail Depot on Regis Road, 5 mins from Homes Road today



41-43 Holmes Road (shown above) appears on the map as built in 1916 and is described on the map as 'Casual wards'. The building originally housed the Holmes Road Casual Ward which was housing for 'vagrants' or homeless people associated with the St.Pancras workhouse.



London General Omnibus Company, early 1900s

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.

SITE ANALYSIS

SURROUNDING BUILDINGS

This spread looks to assess the impact of each of the neighbouring buildings on any proposed re-development of the site.

65-67 HOLMES ROAD



A light industrial building housing retail units. Its pitched roof meets the boundary wall of our site but has no windows facing the site.

AZANIA MEWS



To the West of the site boundary are the rear windows to housing along Azania Mews. These rear windows sit very close to the boundary wall of the site so need careful consideration and will influence how proposals are set out.

31 CATHCART STREET



A light industrial building housing various small businesses sits to the south of the site and its pitched roof meets the boundary wall of our site but has no windows.



Conservation Area boundary ●●●●●●●●

Diagram 1- The surrounding existing buildings give the site a sense of enclosure, like a courtyard or backyard.

55 HOLMES ROAD



55 Holmes Road to the immediate west of the site – planning permission was initially granted for the redevelopment of the site and the erection of a four storey building providing office/warehouse use and 14 residential units. A further application was approved following an appeal for a 2 storey roof extension taking the development to 6 storeys in 2009. The Inspector agreed with the applicant that a 6 storey building would not be excessive in the surrounding area that comprises 5 and 6 storey developments. Both of these permissions have been implemented and construction completed.

HOUSES ALONG INKERMAN ROAD



The back gardens of houses along Inkerman Road face the site boundary and there are a number of rear windows to be aware of along this south easterly edge.

SITE ANALYSIS

SURROUNDING BUILDINGS

65-69 HOLMES ROAD [MAGNET SCHEME]

In December 2011, an appeal was granted for the demolition of the existing Magnet Warehouse building and erection of part six, part three storey building with two basement levels to provide student accommodation comprising 268 student rooms housed with 245 units with ancillary (Sui generis), storage and distribution use (class b8) at lower basement and ground floor and coffee shop (class a1) at ground floor level.

Subsequent to this appeal, a further application was submitted in 2013 for the erection of part seven, part three storey building above two basement levels to provide student accommodation comprising 273 units (337 rooms and 439 bed spaces) with ancillary facilities(Sui generis), warehouse (class b8) at basement and ground floor levels and coffee shop(class a1) at ground floor level following demolition of existing b8 buildings. This was granted planning permission in March 2014.

Other recent developments in proximity to the site include:

54-74 Holmes Road

Permission was granted for the redevelopment of the site and erection of a new part 5/part 6 storey building comprising Class B1 use at ground floor level and student accommodation above in 2004. Construction has finished.

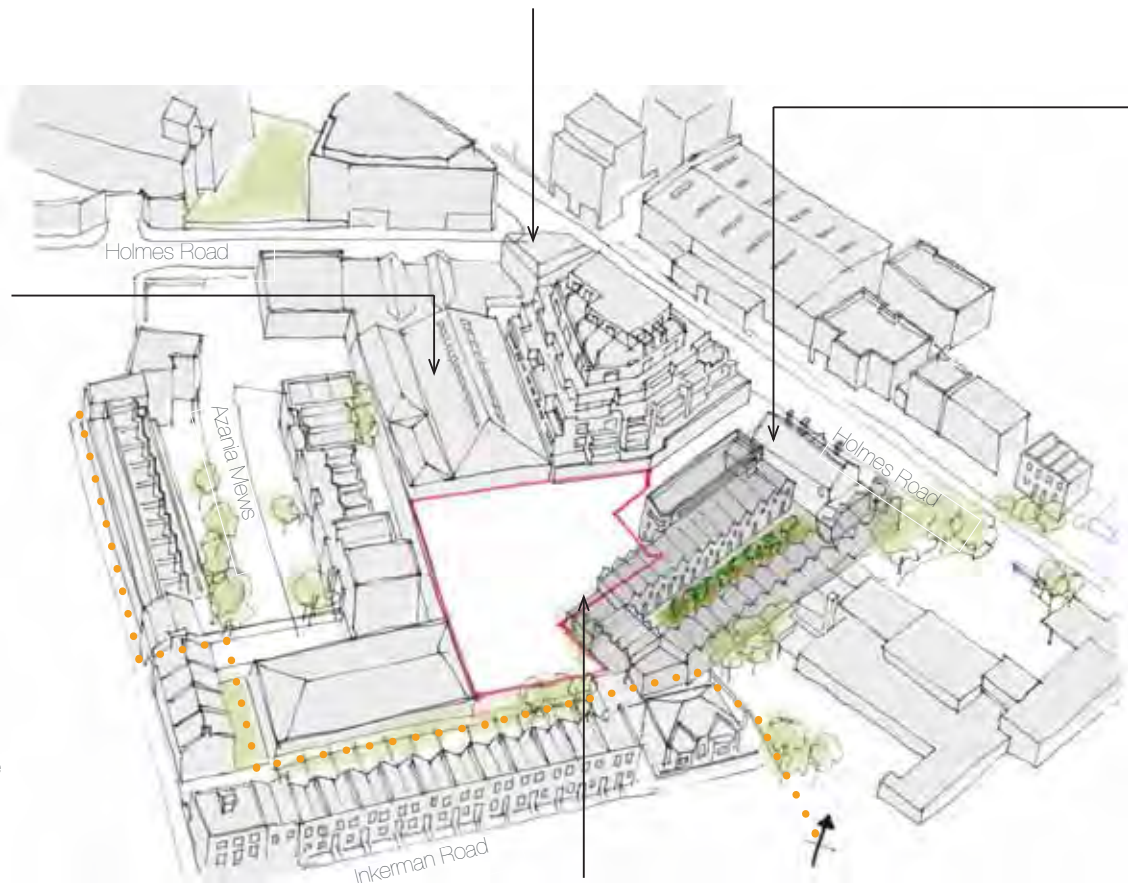
74a Holmes Road

Permission was granted for a 5 storey mixed use building for office floorspace on ground floor and 27 affordable shared ownership units above in 2005. Construction has finished on this site.

The above demonstrates that the principles of providing commercial floorspace on ground floor with residential floorspace has been heavily established within the Holmes Road area and the proposed development would fit with the recent and emerging context within this area.

61-63 HOLMES ROAD

61-63 Holmes Road to the west of the site – planning permission was granted following an appeal in March 2012 for a basement, ground plus four storey building for light industrial use on basement and ground floor with residential units above. Construction work has started on site.



Maintain access associated with the hostel site. This will need consideration in relation to any proposals we make on the sites.

41-43 HOLMES ROAD [HOMELESS HOSTEL]



The 3 storey red brick building facing Holmes Road was built around 1894 and has been used for homeless services for at least 100 years. It is not listed but is considered to contribute to the heritage significance of the local area.

There are some brick buildings to the rear, to the East of the site boundary that vary in height from 2 to a single storey. These existing buildings are shown on diagram 1.



Permission has recently been granted and work is nearing completion on an extension to the existing hostel to the east of the site with ancillary office/commercial storage following the demolition of the existing buildings to the rear of the site.

There are plans to demolish the rear brick buildings and build almshouses in their place as part of the Council's pathway programme for vulnerable, single, homeless people. The proposed scheme by Peter Barber Architects, which is shown below and in diagram 2, includes plans for individual bedrooms with shared facilities all arranged around central gardens and allotments.

Diagram 2- Exploring the surrounding recent developments.

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41-43 HOLMES ROAD

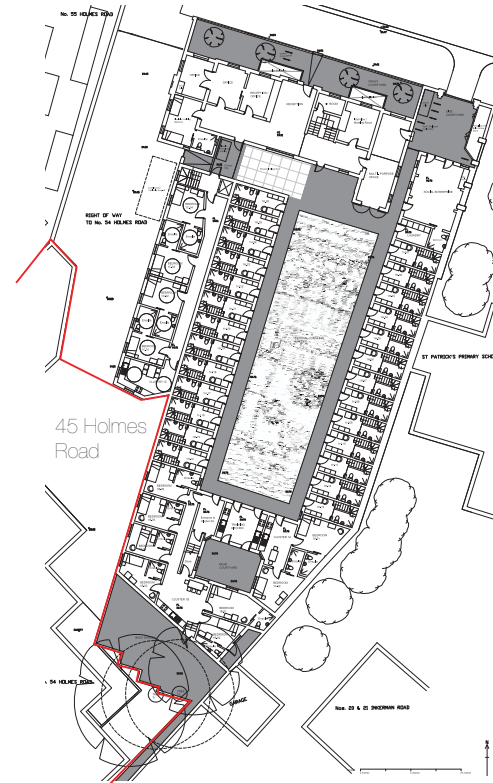
Any proposal on the site will need to consider the proposal which is nearing building completion at 41-43 Holmes Road in terms of access, both pedestrian and vehicular and the position of proposed doors and windows.

-Vehicular access to our site is to be carefully considered with loading bay to the hostel

-Pedestrian access will need to be clearly defined using hard landscaping and will be made deliberately separate to access for vehicles. The right of access to Nos. 41-43 will be maintained and be integrated into the hard landscaping plan for the site.

Position of entrances and window openings would need looking at.

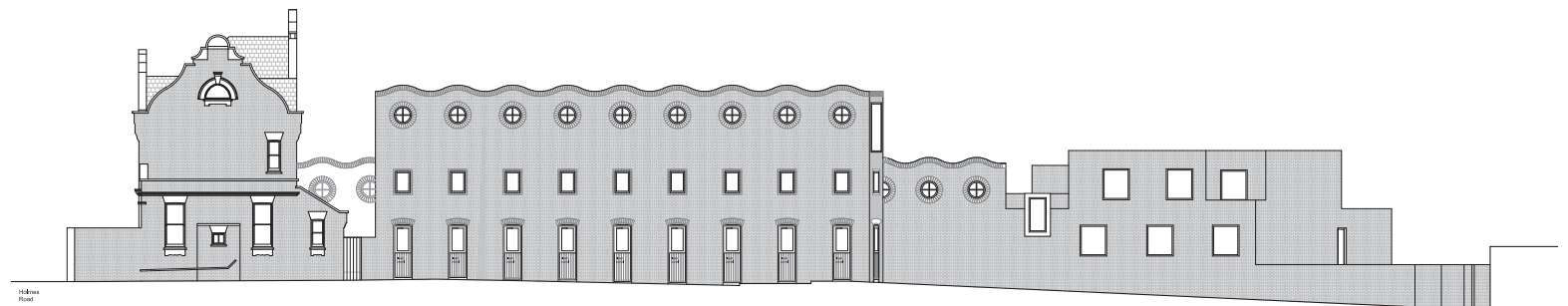
The entrance of our scheme will be positioned towards the centre of the site, away from the boundary of the site where many window openings are found to improve the sense of privacy for the two sites. Although, these windows do offer a security benefit whereby the access is self policed by those that live there.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed West Elevation facing our site

SITE ANALYSIS

65-67 HOLMES ROAD



- ROOF F.F.L. +15.500
- FIFTH F.F.L. +13.750
- FOURTH F.F.L. +11.000
- THIRD F.F.L. +8.250
- SECOND F.F.L. +5.500
- FIRST F.F.L. +2.750
- GRD. F.F.L. 0.000
- 01 F.F.L. -2.750
- 02 F.F.L. -7.450
- Mezzanine -0.300
- Upper Warehouse -3.050

The neighbouring redevelopment at 65-67 Holmes Road steps back from the site boundary, forming a lightwell adjacent to our boundary wall as shown in this section. We will avoid positioning window openings on to the boundary wall of this site.

The proposal is to provide student housing with habitable rooms up to second floor with windows facing our site boundary.

The position of any facing windows would require careful consideration to avoid overlooking issues. This will have an effect on the layout of the residential apartments at first, second and third floor

The scheme proposes a lightwell adjacent to the boundary of our site.

Proposed West Elevation facing our site



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan