

Proposed B8 Warehouse in Basement and Ground Plus 6 Upper Floors of Student Accommodation

Addendum to Approved scheme D&A Statement - 2013/7130/P
November 2015

65 - 69 Holmes Road
London
NW5 3AN



1.1 Introduction

This D&A Statement update has been prepared by Contemporary Design Solutions LLP for 65 Holmes Road Ltd in support of a S73 minor material amendment application for the approved scheme involving 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 update is focused on documenting the changes to the internal configuration in the basement warehouse levels and ground floor areas to provide supplementary space to the student accommodation use.

This document should be read in conjunction with the drawings prepared by Contemporary Design Solutions LLP, planning statement by KR Planning and BIA addendum by PJCE.



Aerial Photograph Showing Site Location

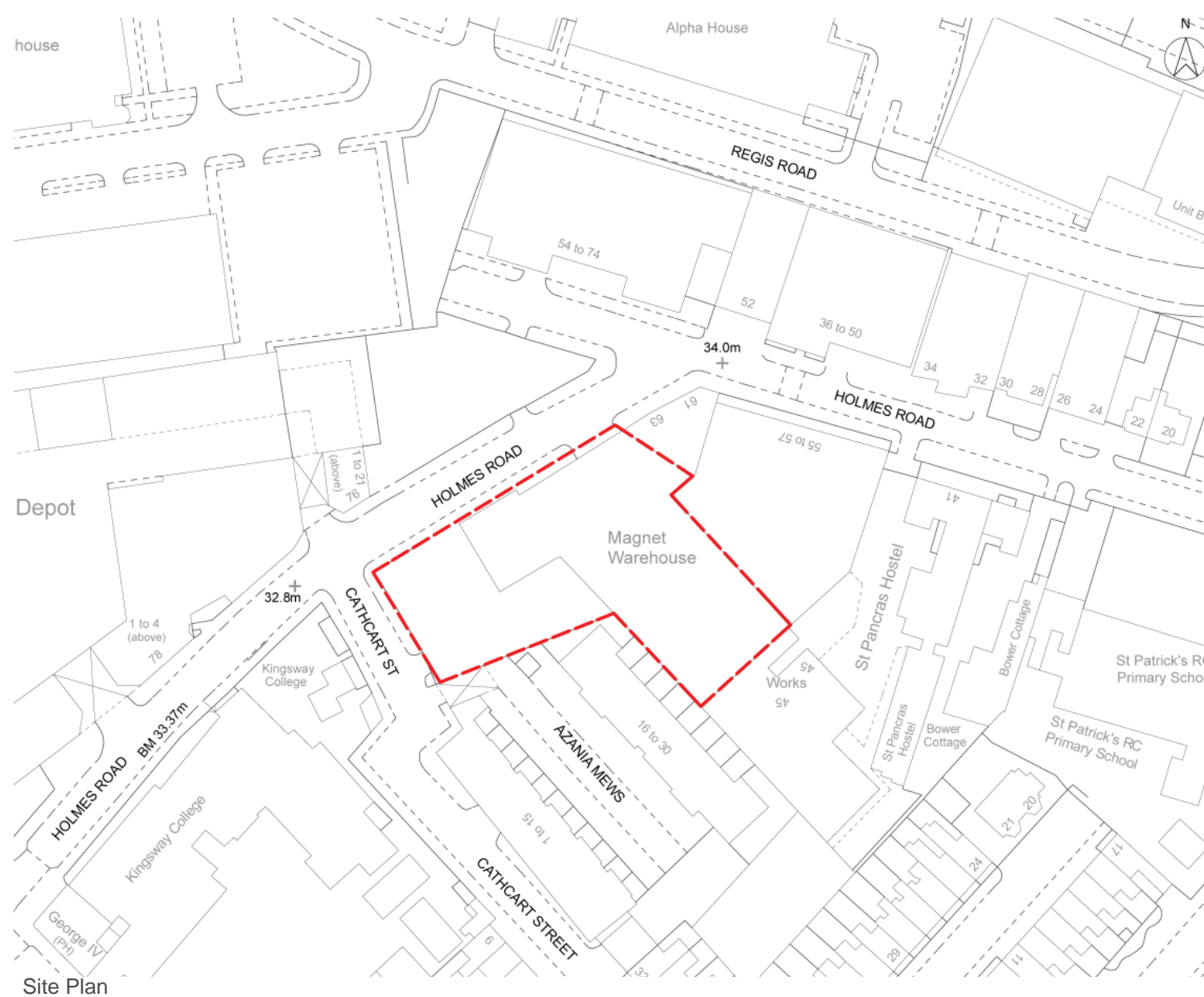
2.1 Site Location

Building Type: Student Accommodation (Sui Generis) + B8 Warehouse Use

The Application Site: The extent of the application site is identified in red.

The site is an L-shaped plot of land comprising of 2470m², situated off Holmes Road to the North West and Cathcart Street to the South West. The site is currently occupied by a Magnet Kitchen Showroom and Warehouse with customer car parking to the South West. The site has two access points; one off Holmes Road to the customer car park and one off Cathcart Street for larger delivery lorries/trucks.

The site is situated to the west of the busy shopping area of Kentish Town Road, Kentish Town Underground Station and to the North of the many facilities of Camden Town.



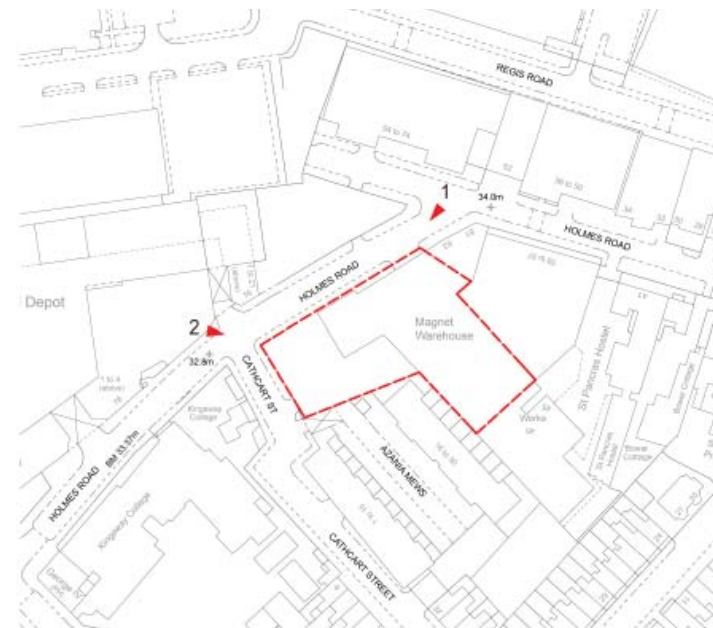
2.1 Existing Site Photographs / Information

View 1 - View from north end of Holmes Road looking to the South west.

View 2 - View from Holmes Road looking east towards Holmes Road and Cathcart Street.



View 1



View 2

3.1 Basement warehouse area reconfiguration

The approved scheme accommodated 1912sqm of warehouse storage spread across four levels - ground mezzanine, upper basement and two levels at lower basement. Access to all levels is via a service goods platform lift that can accommodate a forklift and goods. A showroom and goods vehicle loading yard totalling 380sqm is situated on the ground floor.

With the goal of providing a more efficient working warehouse system, the proposed scheme consolidates the 1912sqm of warehouse area into two main levels - upper basement and lower basement linked by the forklift goods lift. As per the table below the upper basement area remains as per the approved scheme at 937sqm and is accessed by a loading ramp for potential small goods vans to traverse. The lower basement has been increased by 465sqm (equal to the approved mezzanine area) to accommodate a total of 975sqm of storage area.

Comparatively, the proposed lower basement offers a potentially greater volume of storage than the approved scheme. From an operational perspective, the reduction in floors from four to two equals faster trip times for the distribution of goods to and from the loading bay level. The greater volume of the lower basement compared to the 2.5m height available at the mezzanine level of the approved scheme results in improved storage racking capacity can be accommodated on a single floor plate. This would again lead to improved efficiency for the warehouse operator but also opportunity for a greater variety of goods storage.

The aspiration for the reconfiguration and consolidation of the warehouse space is to achieve a logistics and functional balance that is important in any well run warehouse facility. The larger volume space on a single floor plate at lower basement level is intended to provide more flexibility for future business requirements. The design aims to maximize space utilization, minimize MHE (man handling equipment) movement and manpower movement.

65-69 HOLMES ROAD - MIX USE WAREHOUSE/STUDENT ACCOMODATION SCHEME						
WAREHOUSE AREA SCHEDULE - COMPARISON OF APPROVED AND PROPOSED AREAS						
		APPROVED		PROPOSED		
Level	Area Name	m ²	height (m)	m ²	height (m)	RESULT
Lower Basement	Lower Basement Warehouse	Total = 510 sqm	(4.8 - 5.6)	Total = 975 sqm	(3.8 - 5.6)	gain 465 sqm
Upper Basement	Upper Basement Warehouse	Total = 937 sqm	(2.5 -5.3)	Total = 937 sqm	(2.5-5.3)	no loss/no gain
Ground Floor	Mezzanine Area Warehouse	465 sqm	2.5	-	-	loss 465 sqm
	Social Space (Student Accomodation)	-	-	558 sqm	2550	
						SUMMARY RESULT
						gain 465 sqm
						loss 465 sqm

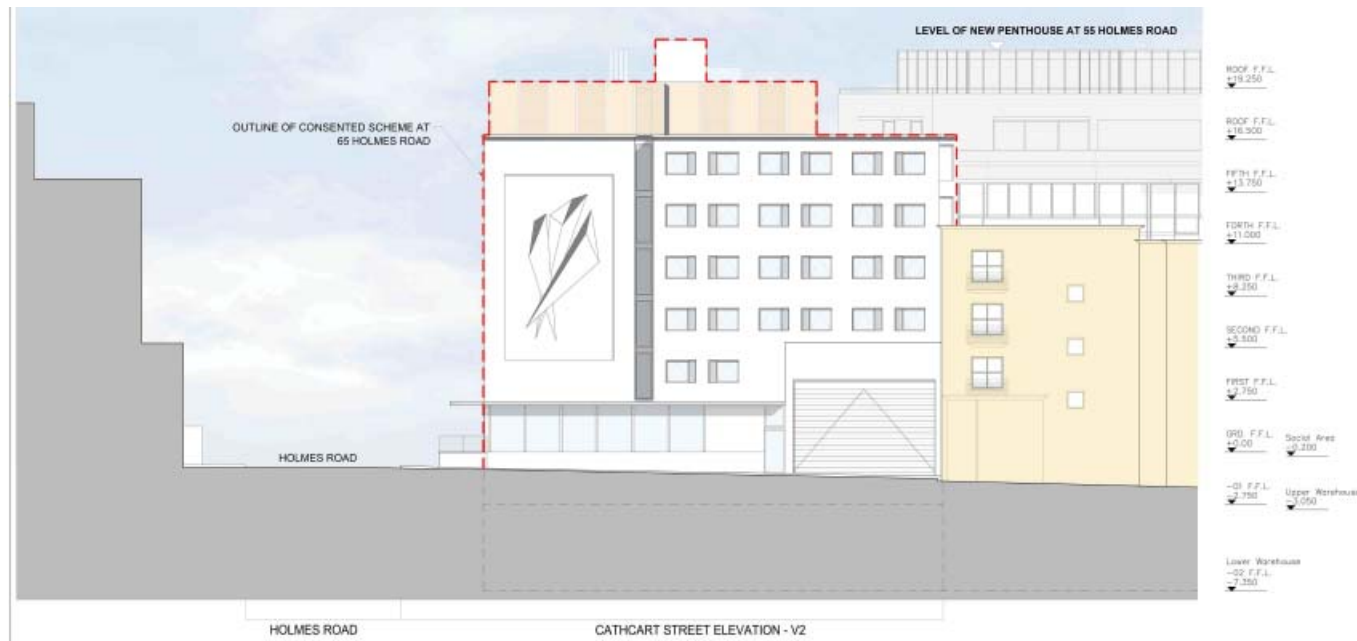
Warehouse area comparison schedule - loss and gain

3.2 Use

The use remains as per the approved scheme - to provide 273 units (337 rooms) of student accommodation and to incorporate 2,292 sqm of B8 warehouse space on the ground floor and upper and lower basement.

3.3 Scheme Design - Scale and Massing

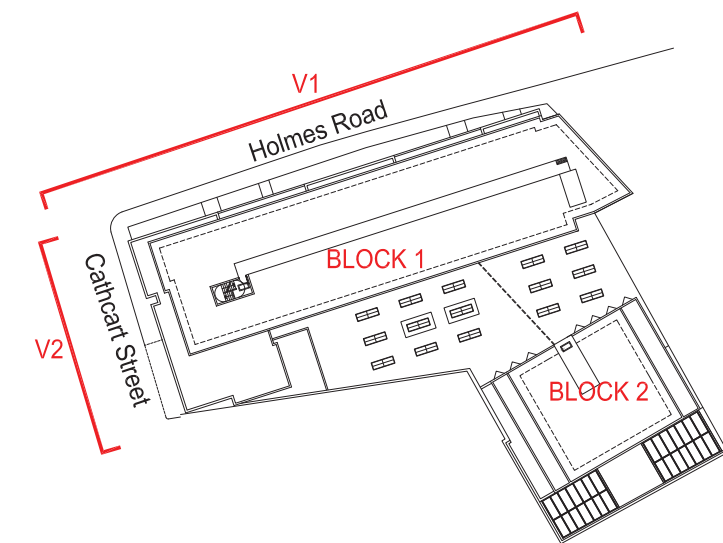
The overall building massing of the development is as per the approved scheme. An outer L shaped building (block 1), central garden zone and lower inner building (block 2) reflect the approved design. The design of the main street elevations of Holmes Road and Cathcart Street are as per the approved scheme. The elevation material treatment is as per the approved scheme - white render to the external walls with metal screen panels to the top three floors. The arrangement of metal and render forms a distinctive castellation of the facade (Holmes Road elevation) is maintained as per the approved scheme.



V2 - Cathcart Street Elevation



V1 - Holmes Road Elevation

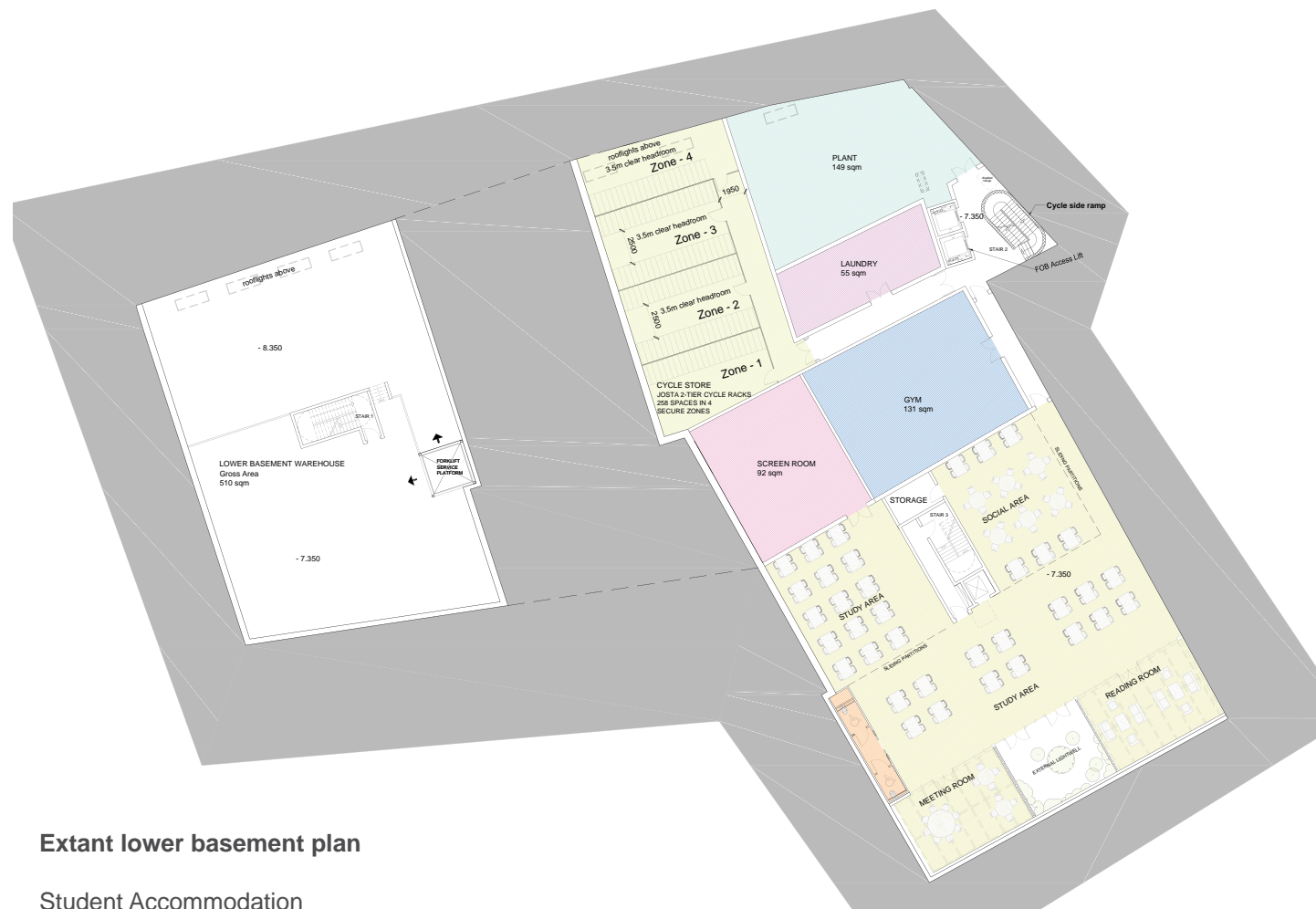


Key Plan

3.4 Scheme Design - Floor Plans Comparison

Primarily the changes to the plan are internal and occur below the garden zone at ground floor and basement levels:

Lower Basement - The approved scheme lower basement plan was segmented with the warehouse use and student use distinctly separated by an unbuilt area of land. The proposed lower basement plan seeks to have a full basement floor level with a larger area dedicated to warehouse use. The remaining area closely follows the approved scheme layout but allows for the reconfiguration of plantroom, laundry and cycle store. The other student functions of study/social area, meeting/reading rooms, screen room and gym remain. The communal lifts have been increased in size to accommodate convenient cycle transfer from the ground floor to the lower basement level.



Extant lower basement plan

Student Accommodation

- Plant room
- Cycle store
- Laundry
- Gym
- Screen room
- Study / Social / Meeting / Reading rooms

B8 Warehouse:

- 510sqm



Proposed lower basement plan

Student Accommodation

- Plant room
- Cycle store
- Laundry
- Gym
- Screen room
- Study / Social / Meeting / Reading rooms

B8 Warehouse:

- 975sqm