
22 Holmes Road

Planning Application Statement

August 2016



Project Overview

Job Title	22 Holmes Road
Job Number	310
Report Title	Planning Statement
Revision	01
Date of Issue	August 2016
Purpose	Planning Application documentation
File Name / Location	P:\310_22 Holmes Road\Design Reports

Applicant	Mrs Judith Leeb 22 Holmes Road Camden London NW5 3AB
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Contact Details	Mr Grenville Herrald
Site Address	Holmes Road Kentish Town London NW5 3AB
Agent	Clive Sall Architecture 2 Providence Yard Ezra Street London E2 7RJ 0207 033 7855

Planning Consultant

Local Authority	Camden Council
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1.0 Introduction

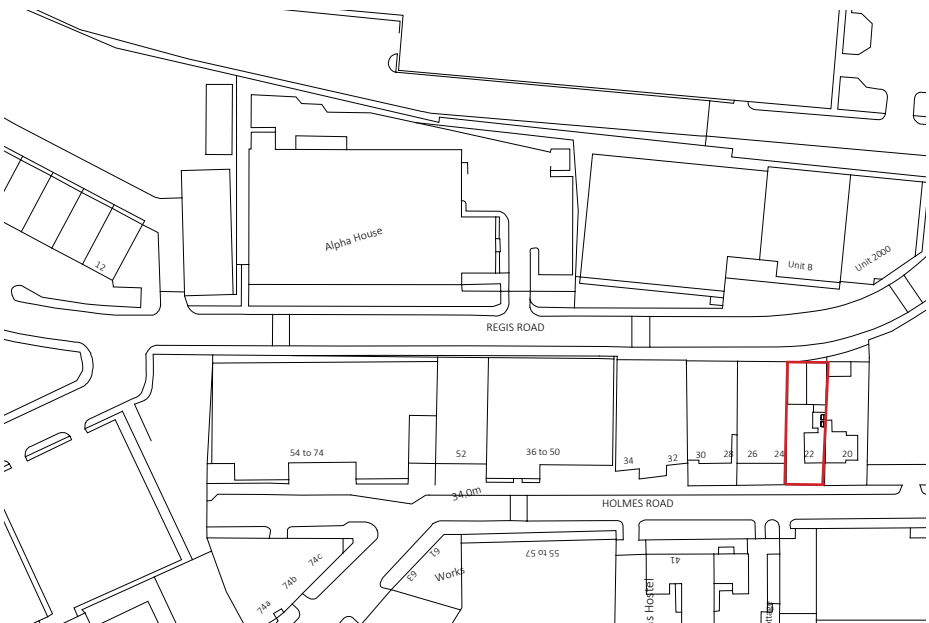
1.1 Purpose

This statement is issued for the property at 22 Holmes Road which is the private home of the applicant.

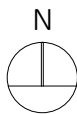
The scheme has been designed to respond to its immediate environment, urban context and current planning policy.

1.2 Description

The application is for the reconfiguration and extension of the existing ground floor studio at the rear of the property and the addition of a mansard roof extension to help improve the quality of the family home.



22 Holmes Road



Location Plan
scale 1:1250



2.0 Site Appraisal

2.1 Location

- 1 The property is part of a typical 3 story semi detached property.
- 2 The site is set back from the road with a small front garden fronting on to Holmes Road.
- 3 The site is not in a conservation area.



(Bing Maps)



Clive Sall Architecture Ltd.
2 Providence Yard,
Ezra Street, London,
E2 7RJ

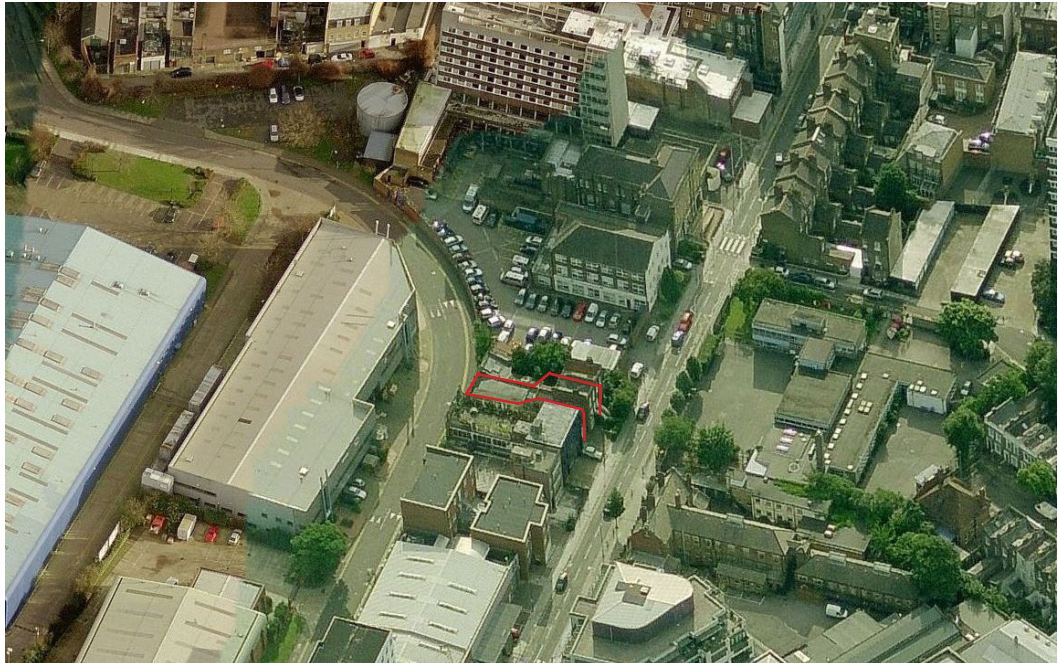
T: 0207 033 7855
www.clivesallarchitecture.co.uk

2.3 Physical Context

- 1 The applicant is looking to improve the property as the current extension does not provide sufficient space for the family.
- 2 The general character of the area is inconsistent with a wide range of diversity on the street scape both typologically and aesthetically.



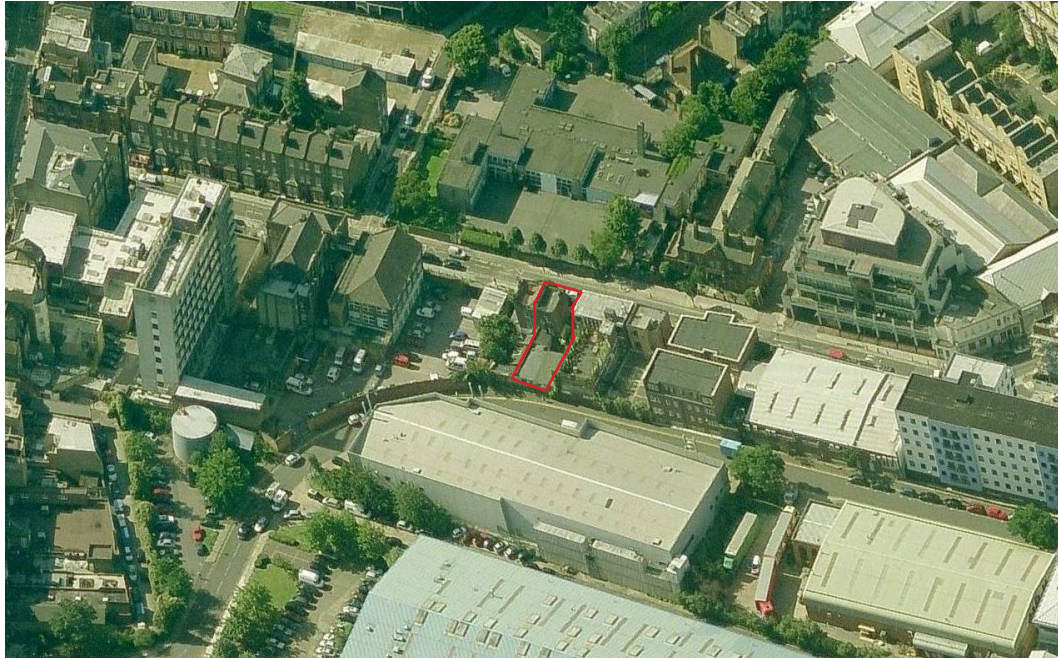
Aerial view looking North



Aerial View looking East



Aerial view looking West



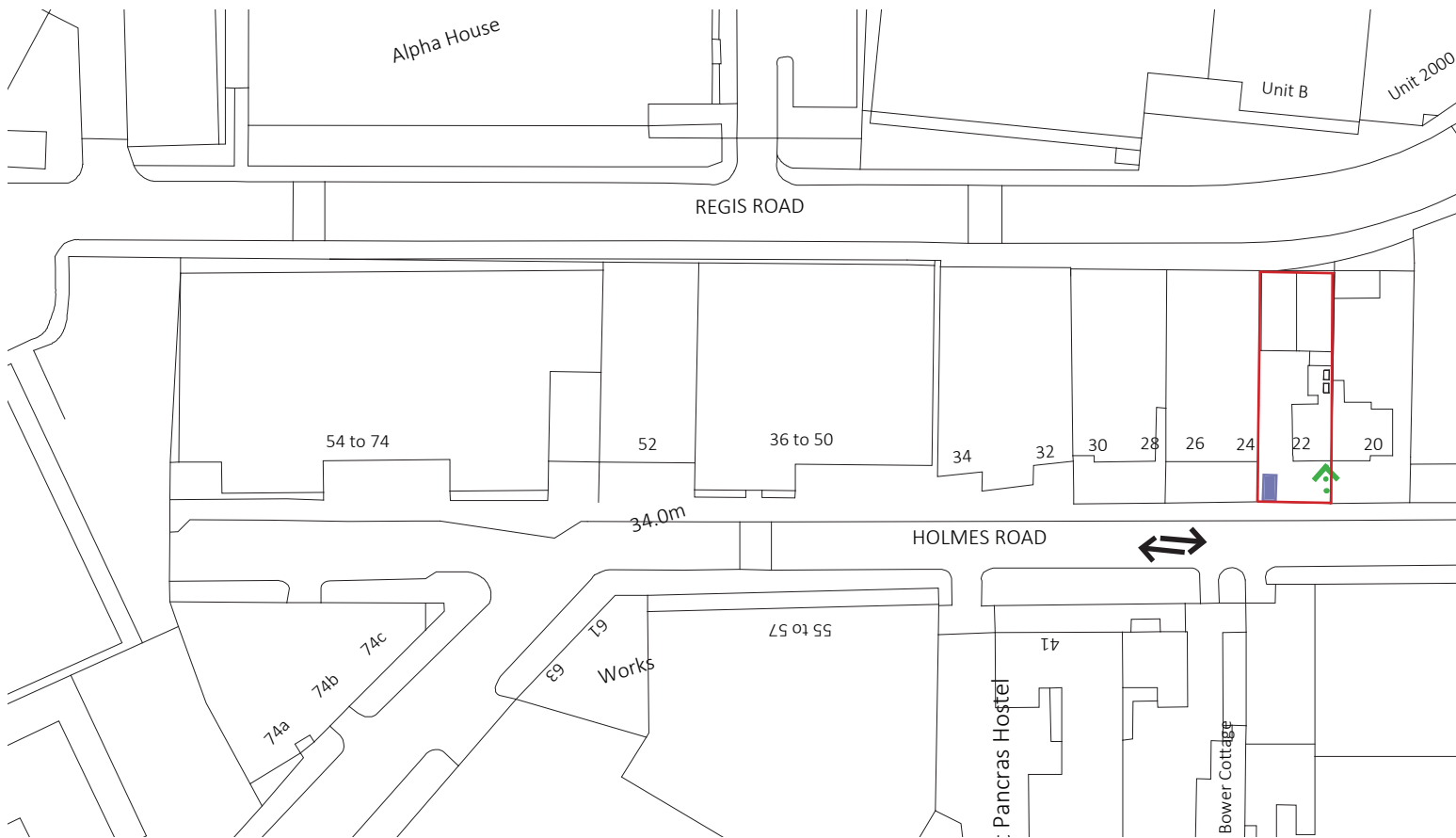
Aerial View Looking South

(Google)



2.5 Access

- 1 Access is from the pavement in front of the property.
- 2 On street parking is located in a continuous band on both sides of the street.
- 3 No changes to the present arrangement are proposed.



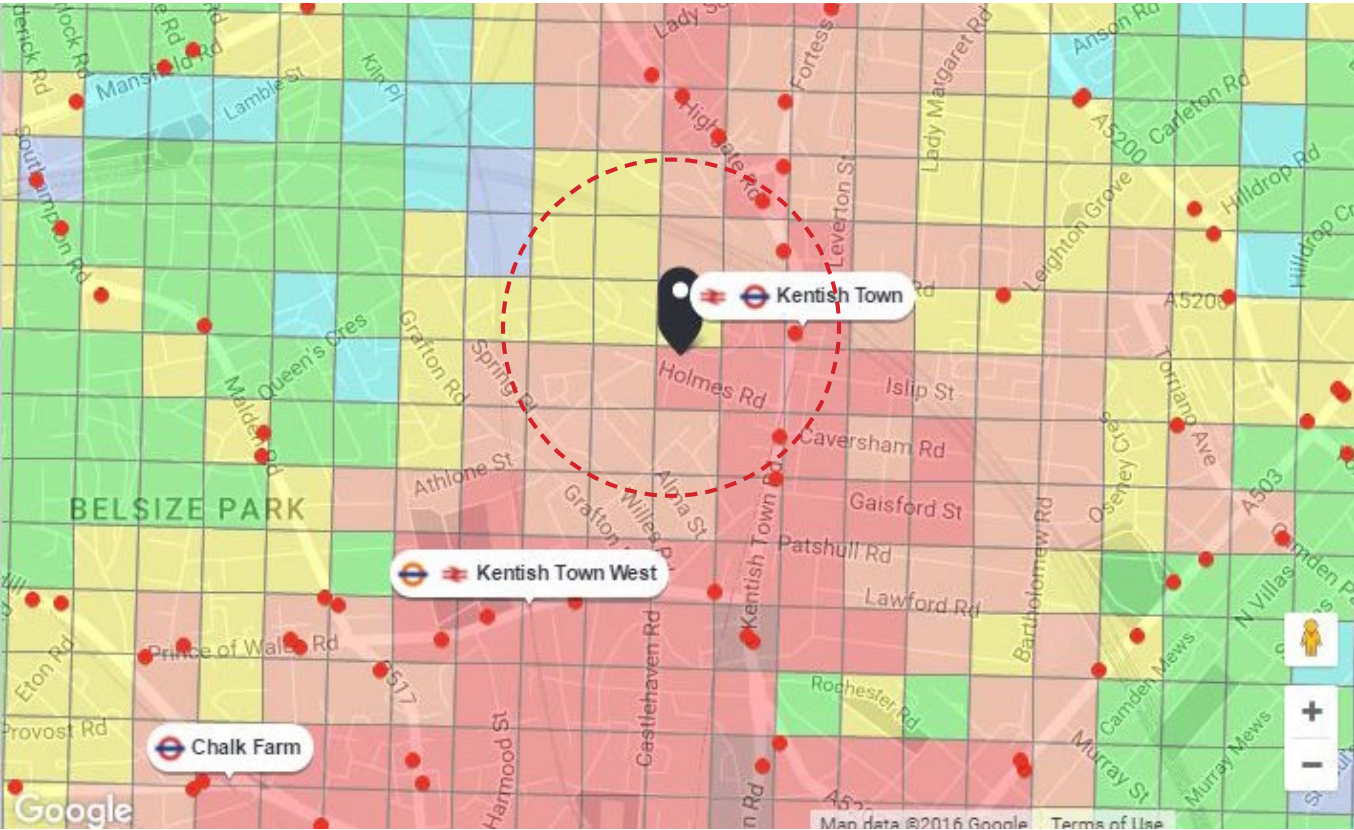
Key

- Parking
- traffic flow
- Property entrance
- Site



2.6 Transport

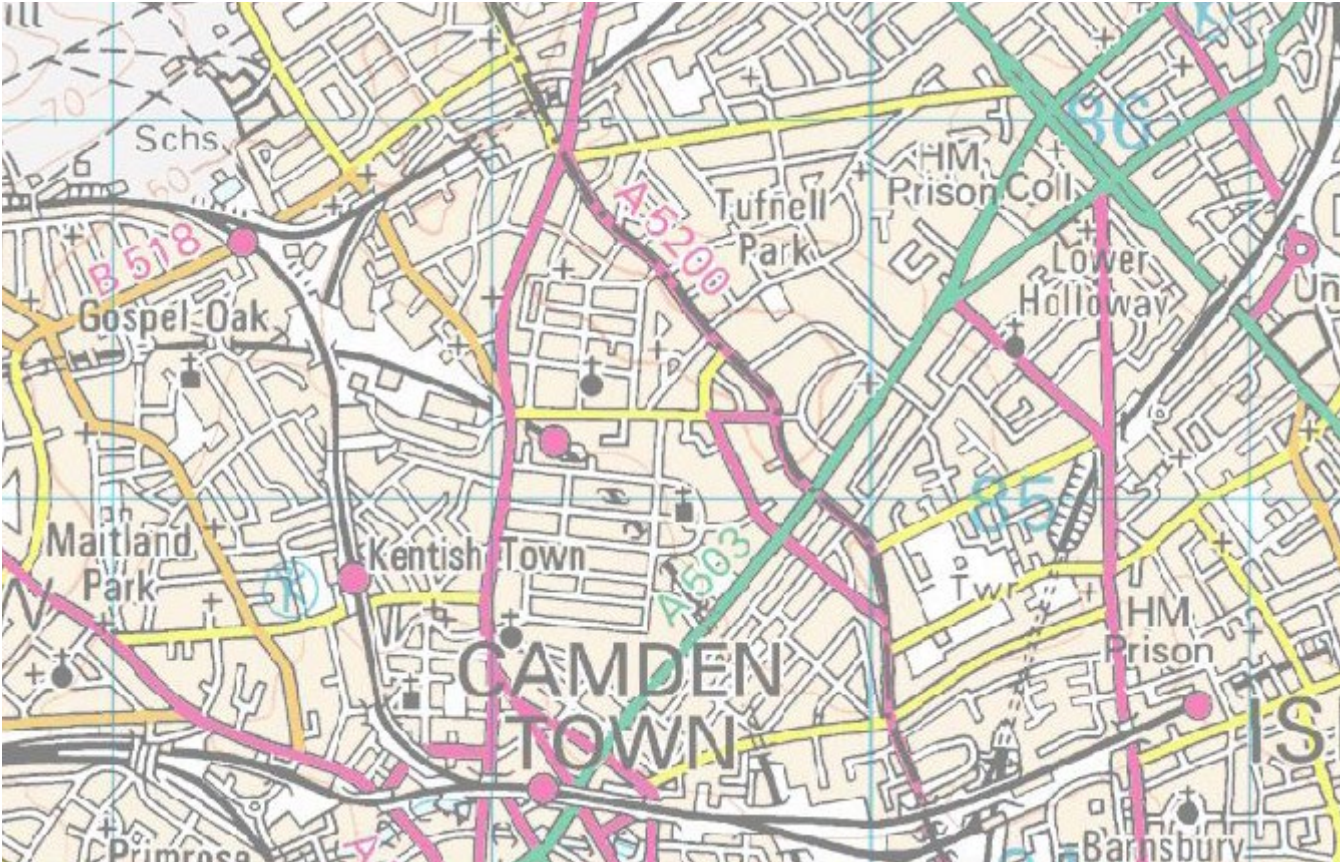
1 The property has a PTAL of 6a.



Public Transport Accessibility Map showing bus stops in a radius of 250m (WebCAT www.tfl.gov.uk)

2.7 Flood Risk Areas

1 The property not located within a Environment Agency Flood Risk zone.



Environment Agency Flood Risk Map (<http://maps.environment-agency.gov.uk>)



2.7 Conservation Area

- 1 The site is not located within a conservation area.

3.0 Scale

- 1 The proposed rear extensions will add approximately 56 Sqm to the existing property which would be a great improvement to the family's current spatial requirements. The mansard will add approximately an additional 21 square metres of space, with the rear studio adding approximately 35 sqm.

3.2 Use

- 1 The application seeks permission for a mansard roof extension and the extension of a studio workspace to ground and first floor level to the rear of the property. The use of the property remains unchanged.

3.4 Amenity

- 1 The scale of the proposal has been designed to ensure no loss of privacy to surrounding properties. .

2.8 Listed Buildings

- 1 The property is not listed:

3.1 Amount

- 1 The erection of the proposed will not be visible from the front of the property and will only be visible from the service road behind (Regis Road).

3.2 Appearance

- 1 Traditional materials in keeping with local materials will be used in accordance with planning guidance.

3.5 Environmental Impact

- 1 The design will be dependant on using natural light and ventilation. The windows shall be manually openable allowing for moderation of the climatic condition by the resident.

The design will be conducted in compliance with current building regulations including thermal insulation and sound insulation regulation to current standards.





Contemporary Rear Extension's





Mansard extension



Rear brick extension

Contemporary Extension





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