

46 Holmdale Road

Design & Access Statement | January 2018



Introduction

Existing Context

46 Holmdale Road is a Victorian terraced house in the West Hampstead ward of Camden. The property is not in a Conservation Area and is not Listed. The area is predominantly Victorian terraces creating a rhythm to the street elevation however there have been numerous modern inserts to the streetscape, 33 Holmdale Road one of the most recent, which is directly opposite the application site.

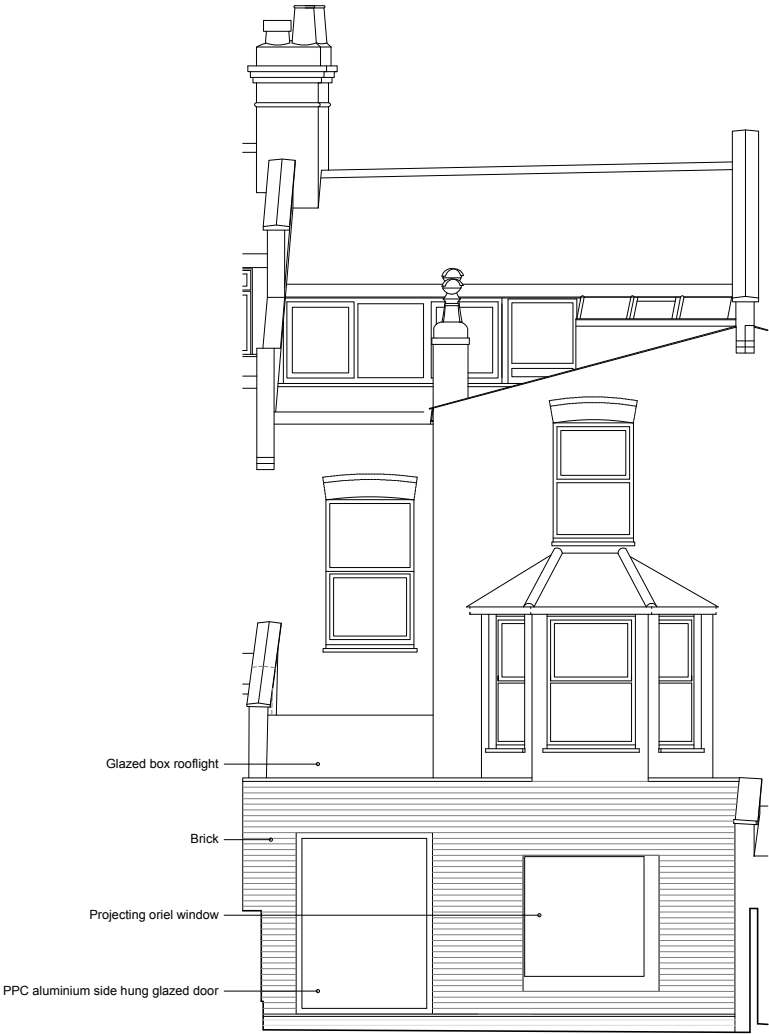
The Proposal

The proposal is for a rear, side infill extension to this single family dwelling and to extend the existing cellar to create a usable basement within the footprint of the existing building.

The rear extension is proposed to rationalize the rear elevation by providing a single flat elevation at ground floor level in line with the outer line of the existing rear bay window, infilling the side section. The extension is proposed to be connected to the existing main rear elevation with a glazed box to accommodate the change in level internally. The new rear section of façade will feature a projecting modern oriel window and large side hung glazed door.

The basement is proposed to give more family accommodation to the household to include utility, bathroom and playroom whilst additionally proposing to enlarge the front lightwell, which adds external amenity space and allows greater natural daylight to penetrate into the basement space. This should not disrupt the street elevation, which has been preserved with no alterations.

Opposite:
- Proposed rear elevation @1:100
- Precedent image of proposed projecting oriel window



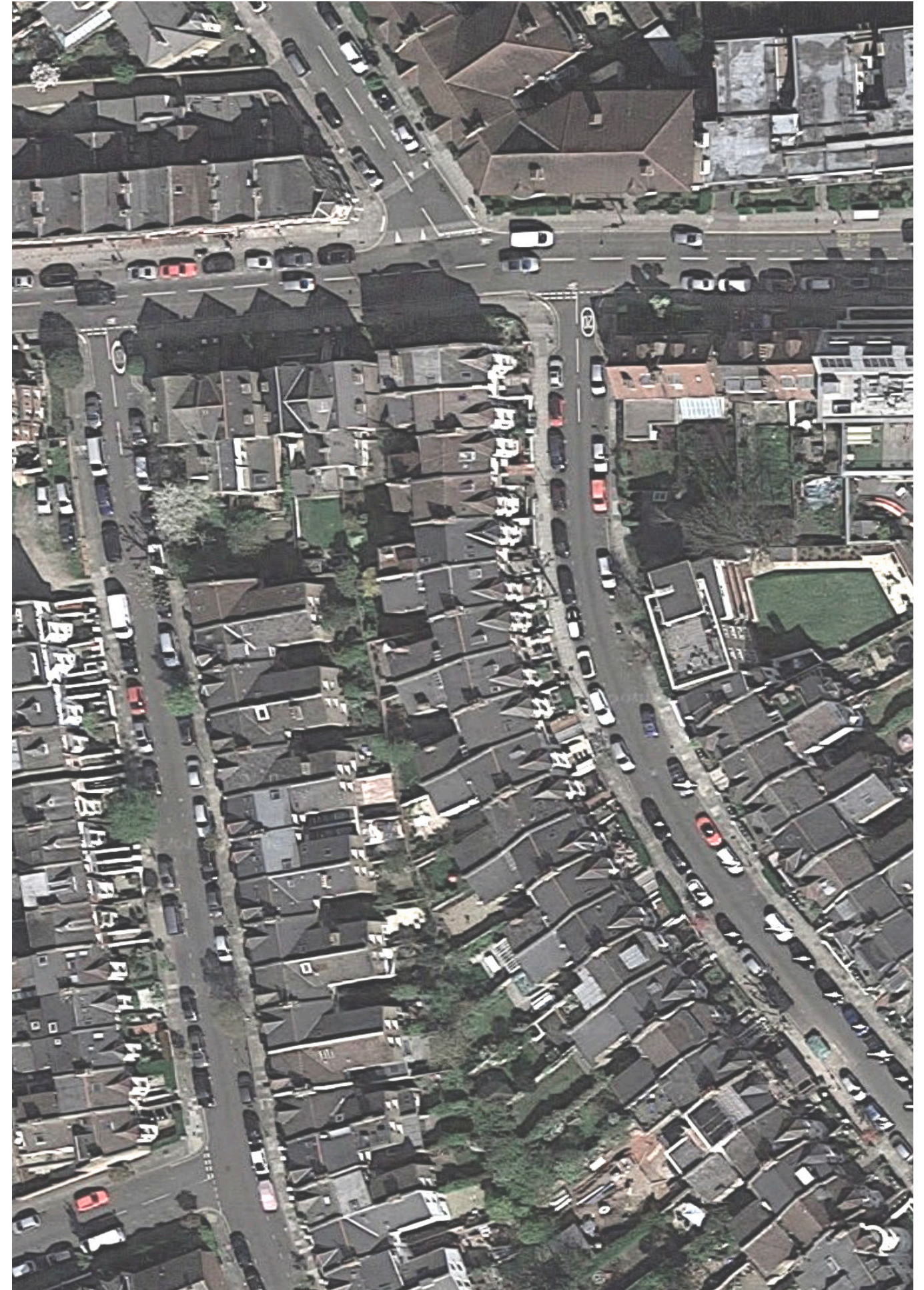
Planning

As stated previously, the property is not within a Conservation Area, nor is it Listed. Nevertheless both Camden and the London Plan require all proposed developments, including alterations and extensions to existing buildings, to be of the highest standards. The proposal aims to rationalize the rear elevation using materials to match the existing whilst introducing new modern features in a projecting oriel window and large glazed, side hung door. Similarly it is proposed to enlarge the extents of the front lightwell to create a usable external space, as has been permitted elsewhere in the area, and allow more daylight into the proposed extended basement.

There is no relevant planning history for 46 Holmdale Road available on the council's planning register however there are numerous applications permitted for similar basement and extension proposals in the area with numerous applications on the same road, including but not limited to:

- 25 Holmdale Road, ref: **2011/1614/P** (2011)
Excavation to lower existing basement floor level by 0.85m and creation of front basement lightwell with staircase and extension beneath existing entrance pathway - all to existing dwellinghouse (Class C3) and erection of new front boundary wall with bin store.
- 52 Holmdale Road, ref: **2010/5709/P** (2010)
Excavation of existing basement to provide sufficient headroom to enable the provision of additional habitable accommodation for the existing raised ground floor flat (Class C3), together with alterations to fenestration at ground floor level.
- Flat A, 20 Holdale Road, ref: **2006/1700/P** (2006)
Excavation of existing basement and provision of lightwells to the front and rear, plus the erection of a single storey extension to the rear, all to create additional accommodation for the ground floor flat.
- 31 Holmdale Road, ref: **PW9902770** (2000)
The creation of lightwells to the front and rear, installation of a new bay window at basement level to the front and a sash window to the rear to provide additional rooms for the ground floor flat.
- 48 Holmdale Road, ref: **PW9802826** (1998)
The excavation of lightwells to the front and to the rear, together with the installation of new basement windows and a new entrance to the front and new ground floor window and french doors to the rear, in association with the use of the basement as additional habitable accommodation for the existing ground floor flat.

It is also noted that basement extensions within the footprint have up until recently have fallen under Permitted Development rights and have not required planning permission from the council.



Site Photographs

