

52 Holmes Road

Proposed Variations to Approved Development.

Background.

One of the key constraints of the site is the change in level between Holmes Road and Regis Road. Regis Road is 2.5m Higher than Holmes Road. This means that a Ground Floor set level with Holmes Road is effectively a basement at Regis Road. A basement formed below this will have its ground floor some 5-6m below Regis Road and a narrow lightwell as indicated on the approved plans will provide very little light. The approved drawings do not accurately reflect the required construction of Secant Piles required to support Regis Road with this level of excavation. (The correct width is shown on the Basement Impact Assessment but was not carried through to the Architect's plans.) Once this construction is accurately placed on the plans it is clear that no rear lightwell can be formed to the basement and that the majority of GF glazing would also be obscured. Unless addressed use of the commercial area would be restricted.

It should be noted that the width of the Secant Piles reduces the effective GIA of the commercial area. This was addressed, in part, by introducing a small Mezzanine above the Ground Floor. However due to effective floor heights both the Mezzanine and the space below it have restricted headroom of approximately 2.2m.

It should also be noted that the Approved scheme does not make provision for a Part M compliant lift and as such would not comply with Building Regulations.

A second constraint is the depth and narrowness of the site. The approved scheme does not address this satisfactorily leading to a high level of circulation floor area in the dwellings that has no natural light or ventilation. This impact extends also to the ground floor of the commercial unit and the residential common stairwell and lift lobby, neither of which have natural light or ventilation.

The proposals contained in the Section 73 Application address these issues as set out below.

Floor/Category:

Variation.

Basement

Reducing the depth of the Basement excavation removes the need for Secant Piling and allows a reduced thickness of external wall, which increases the GIA of the commercial floor space. The external walls of the basement reduce from 750-800mm thick to 300mm thick. It also improves the light entering the basement at the front and rear by allowing a rear lightwell to be formed and increased glazed areas to basement and ground floor.

The central staircase is extended into the basement to provide a Fire Exit from the rear Commercial area up to the Ground Floor residential communal area and thence to Holmes Road to ensure compliance with Part B (Fire).

The bicycle store is moved to the Ground Floor and the former area is allocated to the Commercial unit for storage etc. This further increases the GIA of the Light Industrial Unit.

Ground Floor

The Ground Floor level is raised above Holmes Road by 1m above the existing FFL to allow reduced basement excavation whilst improving greatly the light entering the rear at Regis Road which is 2.5m higher than Holmes Road.

Wheelchair platform lifts are provided to the Residential and Commercial Entrance lobbies to ensure disabled access to the whole development as required by Part M of the Building Regulations.

The Bicycle store will accommodate electric meters as well as bicycles. Bicycles will be stored on double height Josta or similar stands.

Bins are removed to stores outside building as per the Consented scheme.

First to 4th Floor

The approved flats were designed as long thin apartments with no natural light to central areas. Natural light was restricted to narrow frontages. Flat one for example measured 23.5m from front to rear with light entering only on the facades. The entrance hall was 8.3m long and had no natural light, and due to the depths of the rooms served by it no light 'borrowed' from the rooms would alleviate the darkness. Artificial light would be needed at all times. Flat 2 would fare slightly better but natural light would be very poor. There would be no natural light to the communal lift & stair core, it would rely 24/7 on artificial lighting and ventilation.

Recesses are formed in the side elevations to each side of the central lift and stair core to bring natural light and ventilation to the centre of the building. The layouts of the flats are revised to reduce the area lost to internal circulation. The revised flats have higher levels of floor area occupied by habitable rooms. One flat has its principal elevation facing Holmes Road and the other facing Regis Road, both flats are dual aspect with light drawn from the recessed flank elevations.

The revised dwellings have the full width of the front and rear elevations of the building and the elevations facing into the side recesses to provide natural light and ventilation. The same applies to the communal stair and lift core and flat entry corridors both of which benefit from natural light and ventilation. Due to the compact design of the internal layout the entry halls of the flats will benefit from borrowed light from the adjoining rooms. They will be much less reliant on artificial light. Windows giving on to the lightwell facing No 48 will be obscure glazed and fixed shut.

Fifth Floor.	<p>The approved fifth floor flat suffers from a lack of natural light & ventilation to the whole of its core area. Borrowed lights could mitigate the lighting level but it would need artificial light 24/7 and would lack natural ventilation to the core area. The revised dwelling benefits in the same way as those located at lower floor levels from the recessed side elevations bringing natural light and ventilation to the entrance hall, bathrooms and ancillary rooms, as well as creating a dual aspect for light and ventilation in the living room. The layout also introduces a second living space (study) which is a valuable addition on a 6 person dwelling.</p> <p>The proposed dwellings have very similar internal GIAs to the approved flats. The main improvement is that circulation space is changed to increased living space in the revised designs.</p>
Roof.	<p>The revised roof plan allows an increase in the quantity of solar panels and an increase in area of the Living Roof which will be Bio-diverse.</p>
Living Roofs.	<p>The net area of living roofs remains the same as the approved scheme.</p>
SUDs and Rainwater Storage/Discharge	<p>The drained areas of the scheme remain the same as the approved development. The strategy for storage and discharge of rainwater to the Public Sewer at 5L/sec will be unchanged. A 10m³ storage tank will be constructed below the basement slab and the water pumped away to the public system at the controlled rate.</p>
External Finishes	<p>The materials for the external finishes will remain as the approved scheme. The elevation to Holmes Road is virtually unchanged. The elevation to Regis Road is changed but is brought into closer harmony, in terms of design, to that of Holmes Road.</p>
Private Amenity Space	<p>Each of the flats has private amenity space, in the form of open balconies, that meets or exceeds the London Plan requirements.</p>