

Planning application for proposed basement mezzanine level to approved scheme - 2017/6786/P

February 2019
65 - 69 Holmes Road
London
NW5 3AN



1.1 Introduction

This D&A Statement has been prepared by Contemporary Design Solutions LLP for 65 Holmes Road Ltd in support of a full planning application to form a mezzanine basement level within the student accommodation use of the approved scheme 2017/6786/P involving the erection of part seven, part three storey building above two basement levels to provide student accommodation comprising 273 units (341 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 application is focused on proposing a mezzanine level over the lower basement student area in response to the recent approval which resulted in loss of student floor space student in order to maintain sufficient warehouse floor area. To compensate for the loss in student area, a mezzanine level is proposed to provide supporting floor space for study/social and admin use.

This document should be read in conjunction with the drawings prepared by Contemporary Design Solutions LLP and supporting information by S.M. Planning.



Aerial Photograph Showing Site Location

2.1 Site Location

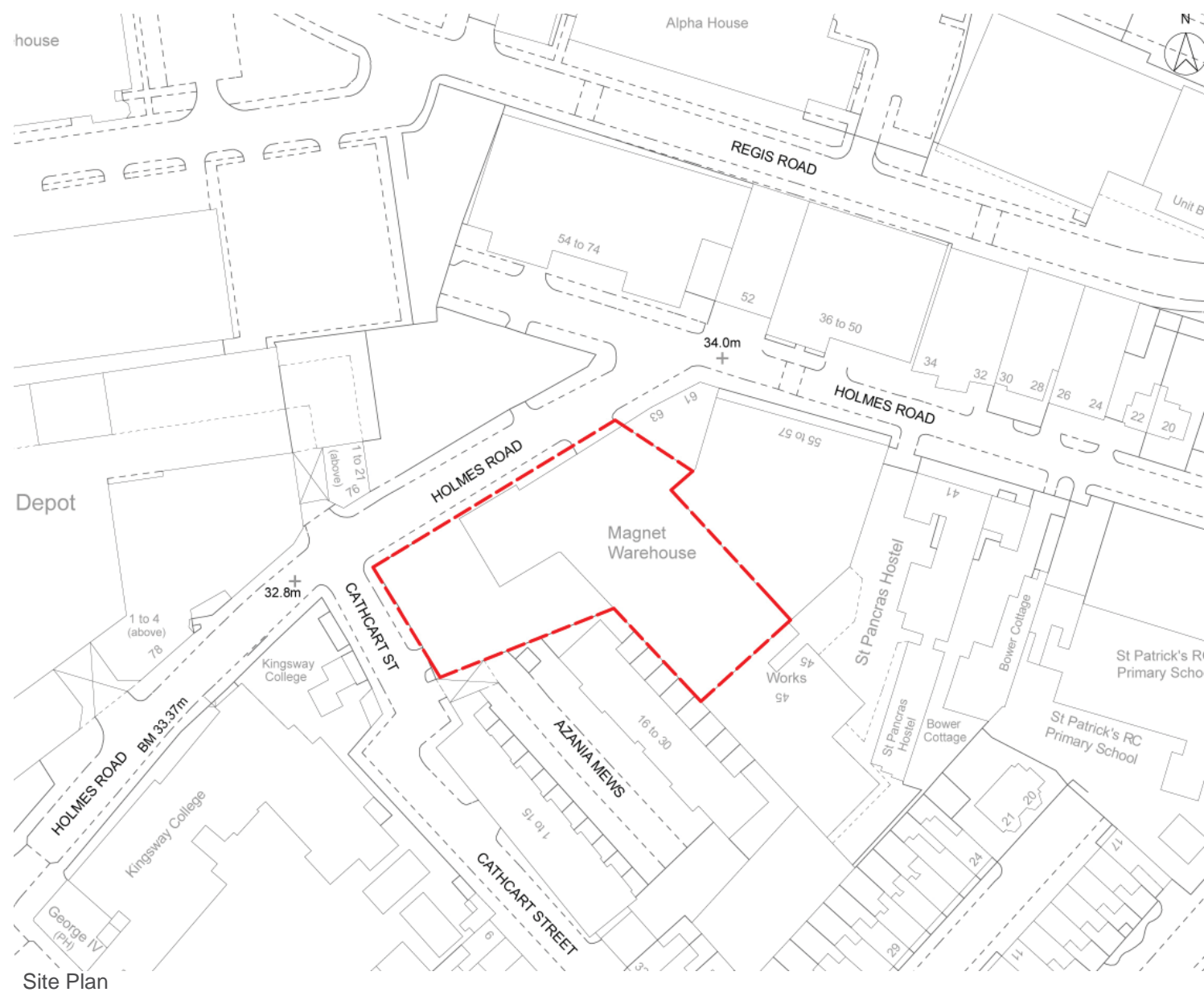
Building Type: Student Accommodation (Sui Generis) + B8 Warehouse Use

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

The site is an L-shaped plot of land with an area of 2470 sqm, situated off Holmes Road to the North West and Cathcart Street to the South West. The site was 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.

Construction works commenced on the site in February 2017.





View 1

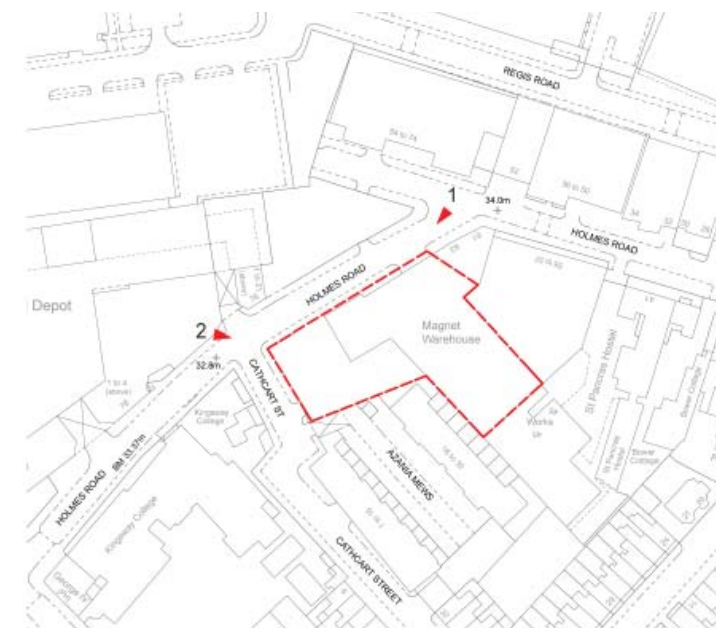


View 2

2.1 Site Photographs / Information

View 1 - 2018 November view from north end of Holmes Road looking to the South west.

View 2 - 2018 November view from Holmes Road looking east towards Holmes Road and Cathcart Street.



Key plan

3.1 Warehouse and Student areas reconfiguration

The approved scheme (2017/6786/P) accommodated 2296 sqm of warehouse storage spread across 4 main levels : Lower Basement, Upper Basement, the mezzanine level and ground floor. It also accommodated 1601 sqm of student / social areas spread across Lower Basement (1011 sqm) and Ground Floor (590 sqm).

In line with the approved application, the approved warehouse area of 2296 sqm is maintained by appropriating areas that were originally associated with student use.

The proposal is to introduce a mezzanine level in the student area to compensate for the area lost to the warehouse in the current approved scheme. The student mezzanine level will accommodate a gym, staff administration / office, storage area and study/quiet rooms. The student lower basement level remains as per the approved. All the warehouse levels remain as per the approved scheme.

There is an overall gain of 620 sqm in the student area between lower and upper basement as a result of the introduction of the new mezzanine level. The plans on the following pages will show the layout of the new student area. The aim is to form study rooms and social break-out area. The gym and kitchen/store will provide additional services for the benefit of the student use. The admin/meeting rooms will provide needed support space for the Stay Club management. The Stay Club plan to relocate their main marketing and operations team to Kentish Town due to it's central location, so the additional area will help facilitate the move.

The below schedule details the basement to ground student social / study / ancillary areas from the original approved 2013 application (2013/7130/P) through to the recent 2018 S73 approved scheme (2017/6786/P) and the current mezzanine proposal. There is a total gain of 874sqm compared to the 2013 scheme.

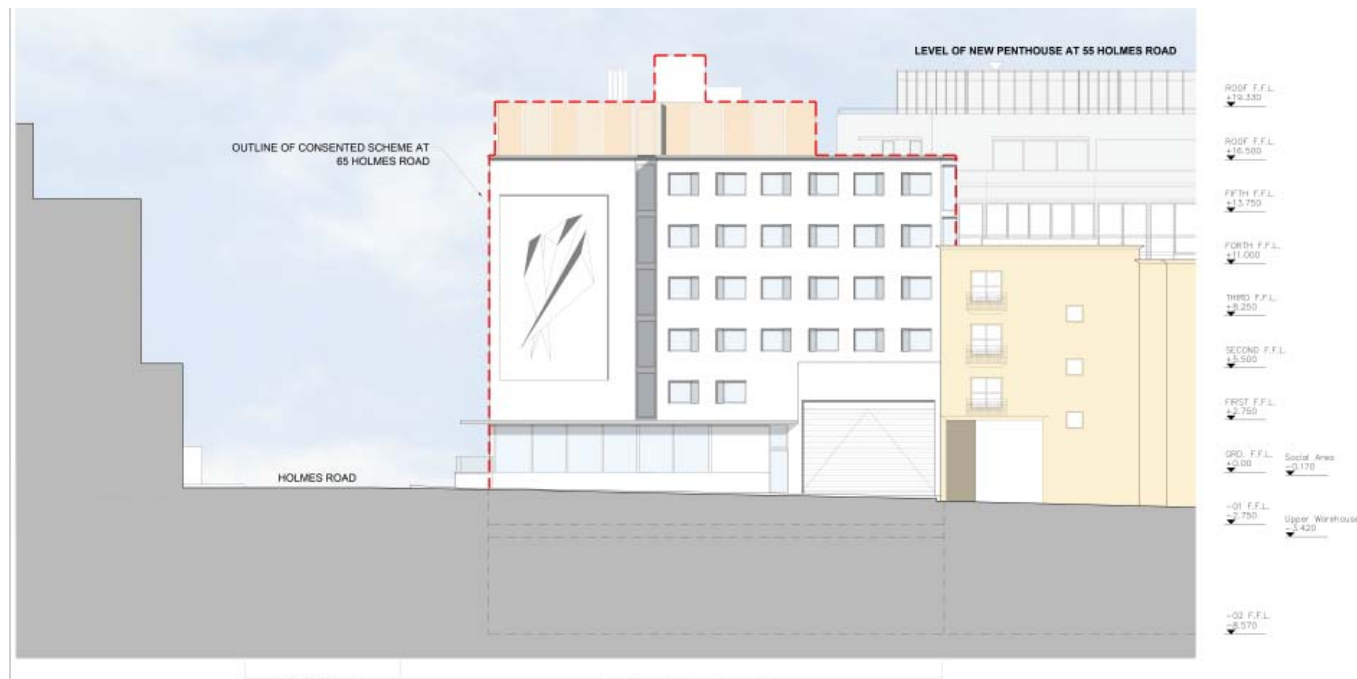
65-69 HOLMES ROAD - STUDENT USE COMPARISON OF APPROVED AND PROPOSED AREAS - February 2019							
		APPROVED 2013/7130/P		APPROVED (2017/6786/P)		PROPOSED	
Level	Area Name	GIA - m ²	height (m)	GIA - m ²	height (m)	GIA - m ²	height (m)
Lower Basement	Study Area/Meeting and reading/ Ancillary Areas (inc Plant Room/cycle store)	1347	3.8 - 4.2	1011	4.65-5.42	1011	2.4-5.42
Mezzanine level	Study rooms/admin offices/meeting room/gym/kitchen/store					620	2.4-2.54
Ground Floor	Social Space (including study areas)			590	2.5-2.6	590	2.5-2.6
		Total = 1347		Total = 1601		Total = 2221	

3.2 Use

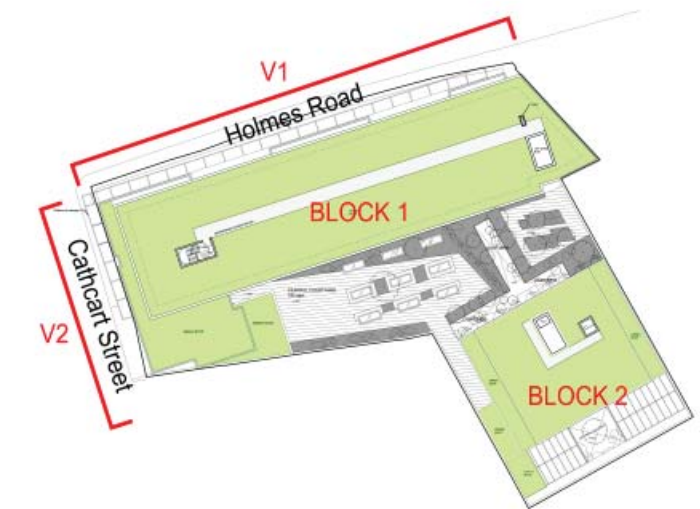
The use remains as per the approved scheme - to provide 273 units (439 bed spaces) of student accommodation and to incorporate a mix of B8 warehouse space and student areas on the ground floor, upper and lower basement with an additional proposed mezzanine level.

3.3 Cathcart Street Elevation - 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 elevation of Cathcart Street is 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 floor and curtain walling to the ground floor showroom.



V2 - Extant Cathcart Street Elevation



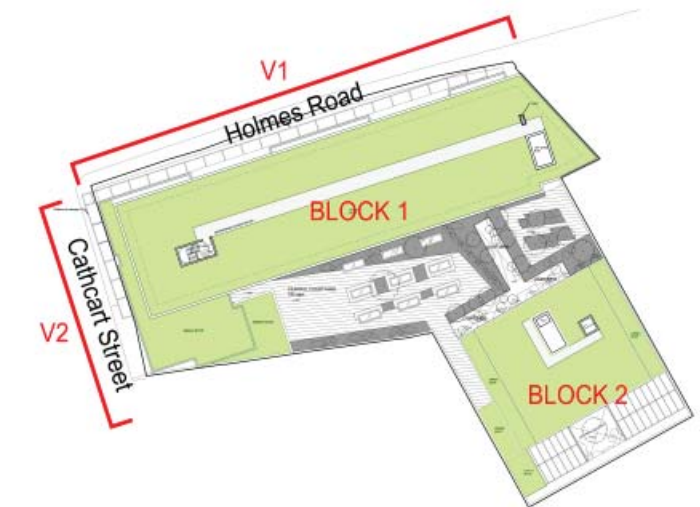
Key Plan

3.3 Holmes Road Elevation - Scale and Massing

The overall scale and massing are as per planning approved. The elevation treatment follows the approved scheme with the use of white render to the external walls and metal screen panels to the top three floors.



V1 - Extant Holmes Road Elevation



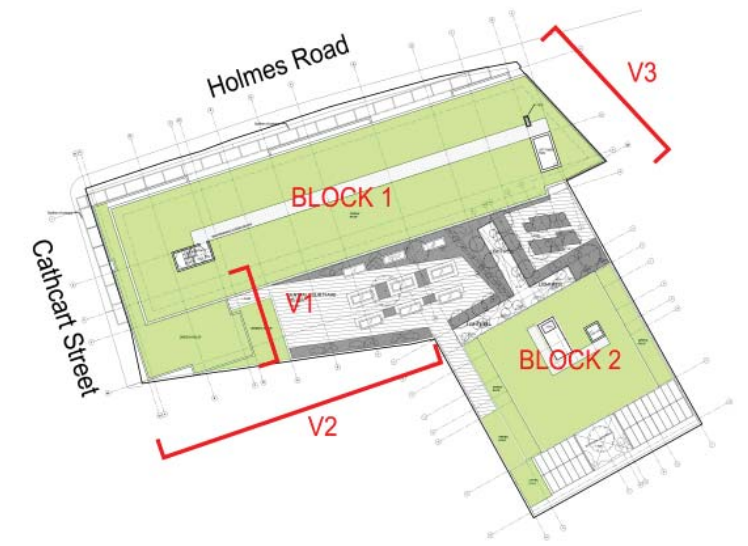
Key Plan

3.3 Side elevation Facing Azania Mews - Scale and Massing

The scale and massing and elevation treatment follows as per the planning approved scheme with the use of white render to the external walls and metal screen panels to the top three floors.



V2 - Extant South facing boundary elevation



Key Plan

3.3 Section BB - Scale and Massing

There is no change to the building outline in terms of scale and massing.

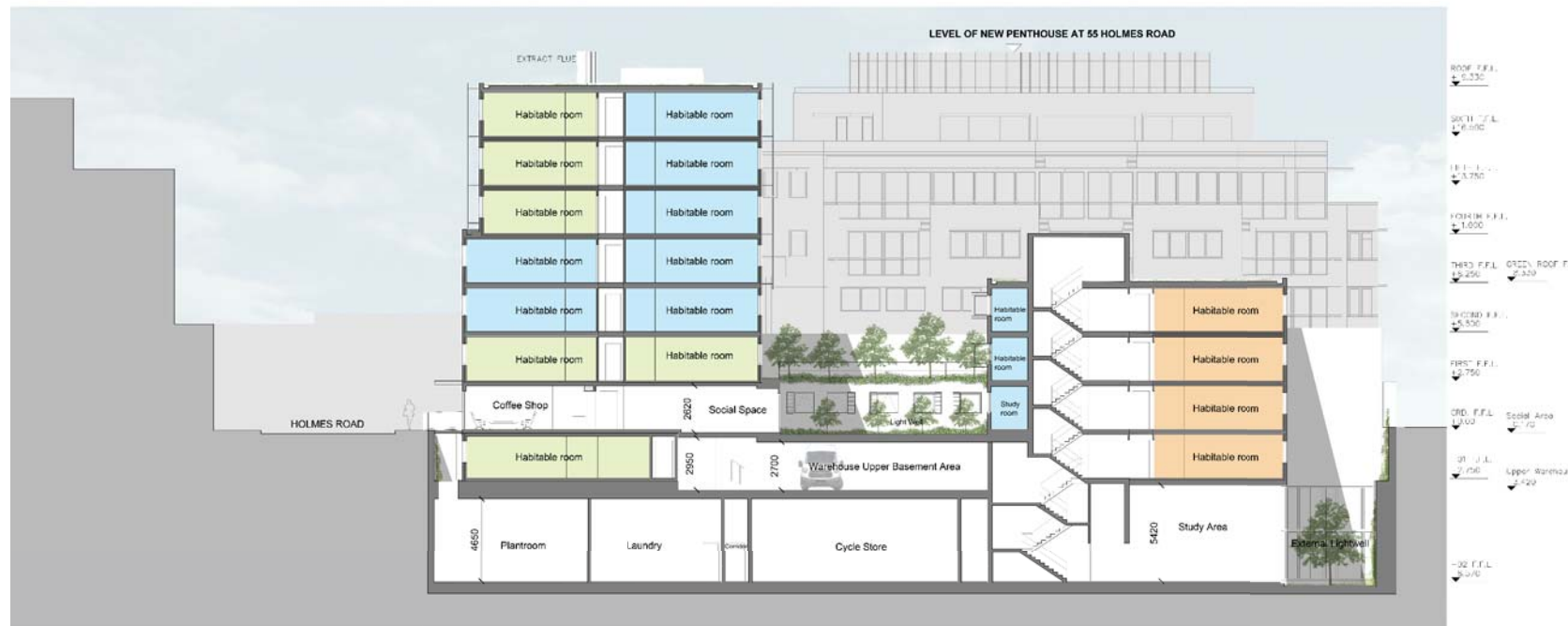
The main change is the introduction of the new mezzanine level in the student area to create an additional 620 sqm of floor area.

There is a proposed gym facility (mezzanine), storage/kitchen, study rooms, administration rooms, meeting rooms and management offices with a breakout area.

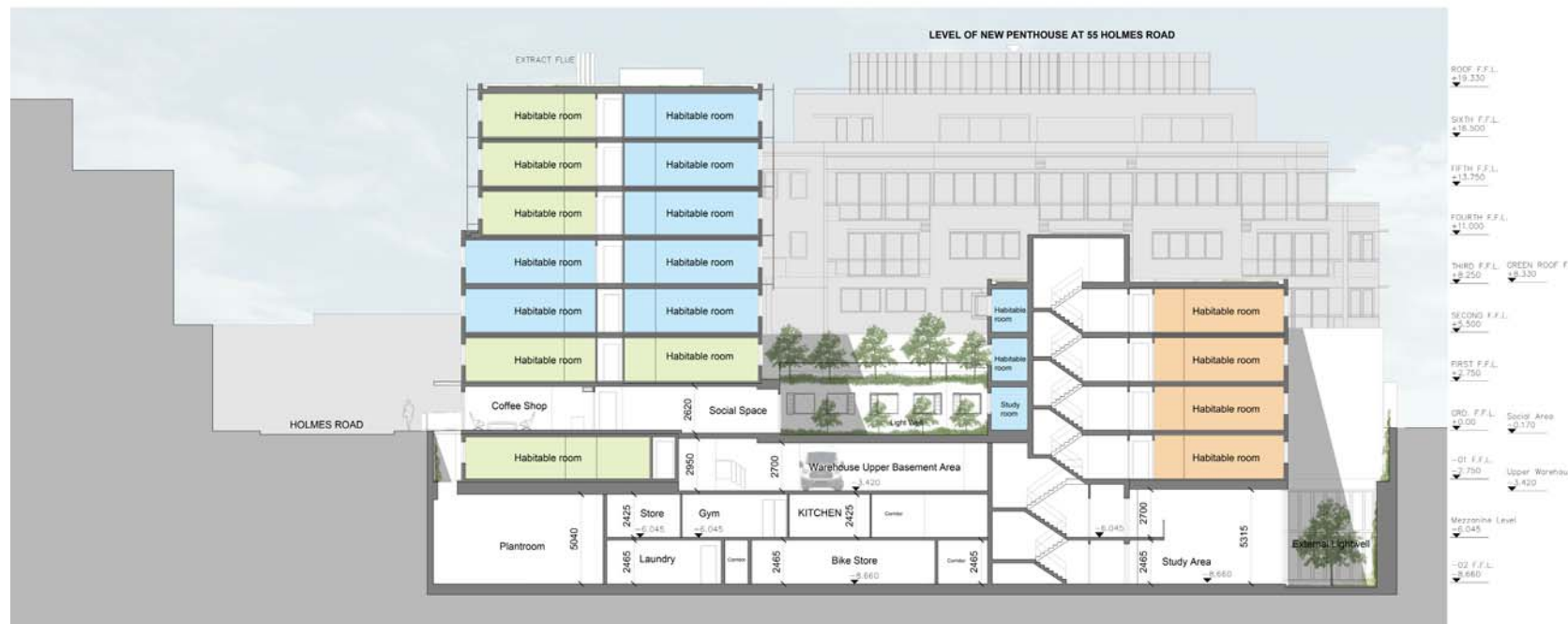
The lower basement layout remains as per the approved scheme with cycle storage and student study/social areas with supporting meeting and reading areas. The lower and upper basement warehouse level remains as per the approved scheme.

The proposal to introduce a new mezzanine level will compensate for the student area lost to warehouse use in the 2017/6786/P scheme.

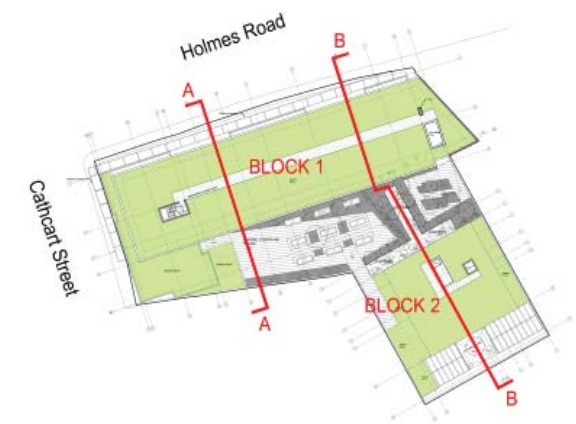
A double height void is formed to link both levels spatially with a viewing balcony formed to overlook the high space and the external courtyard.



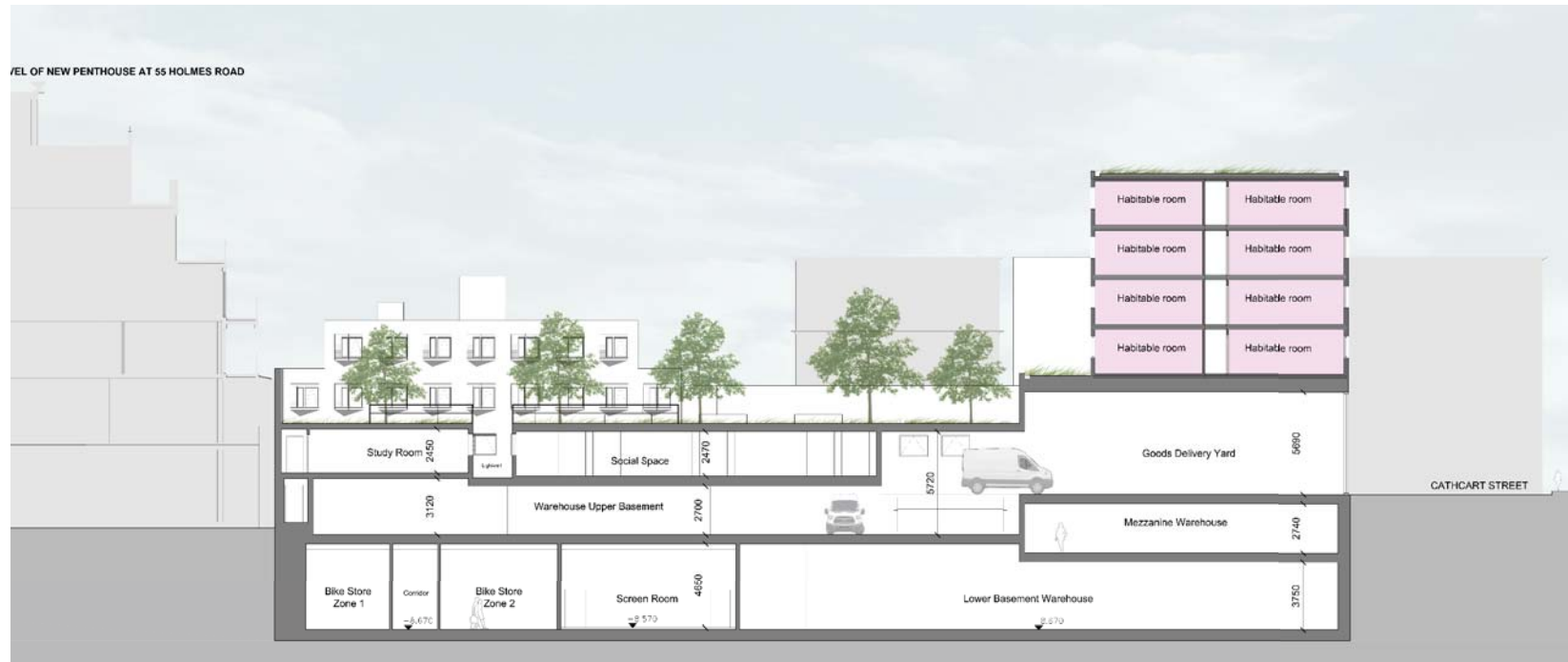
Extant Section BB



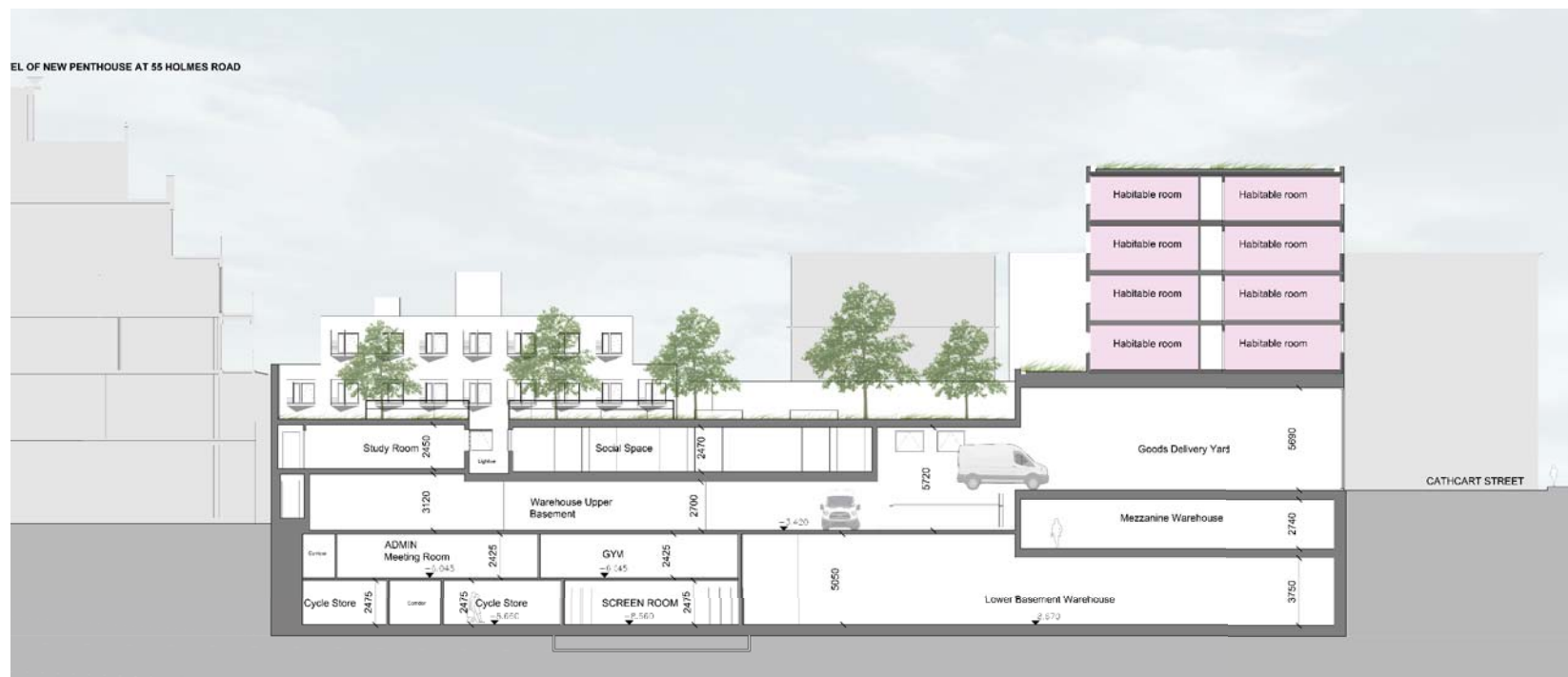
Proposed Section BB



Key Plan



Extant Section CC

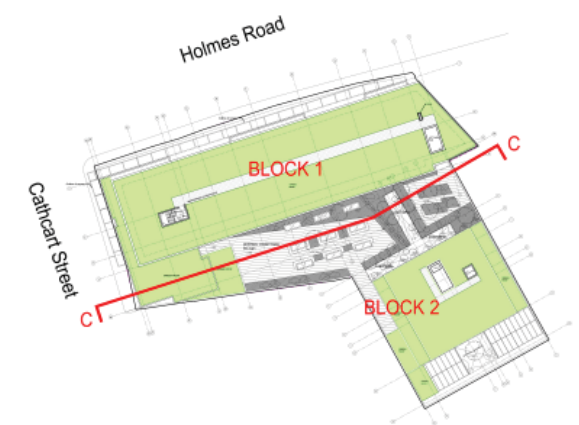


Proposed Section CC

3.3 Section CC - Scale and Massing

There is no change to the building outline in terms of scale and massing, with the section outline following the approved scheme.

The main change is the insertion of a new mezzanine level in the student area. The section shows the location of the newly added kitchen and gym facility. The warehouse area remains as per the approved scheme.



Key Plan

3.4 Scheme Design - Floor Plans Comparison

Lower Basement:

In order to maintain the gross area of 1080 sqm for the warehouse use space, the approved scheme (2017/6786/P) removed areas from the lower basement student area including the gym facility.

This application maintains the approved lower basement plan containing plantroom, cycle store, laundry, screen room and study/social/meeting and reading rooms.



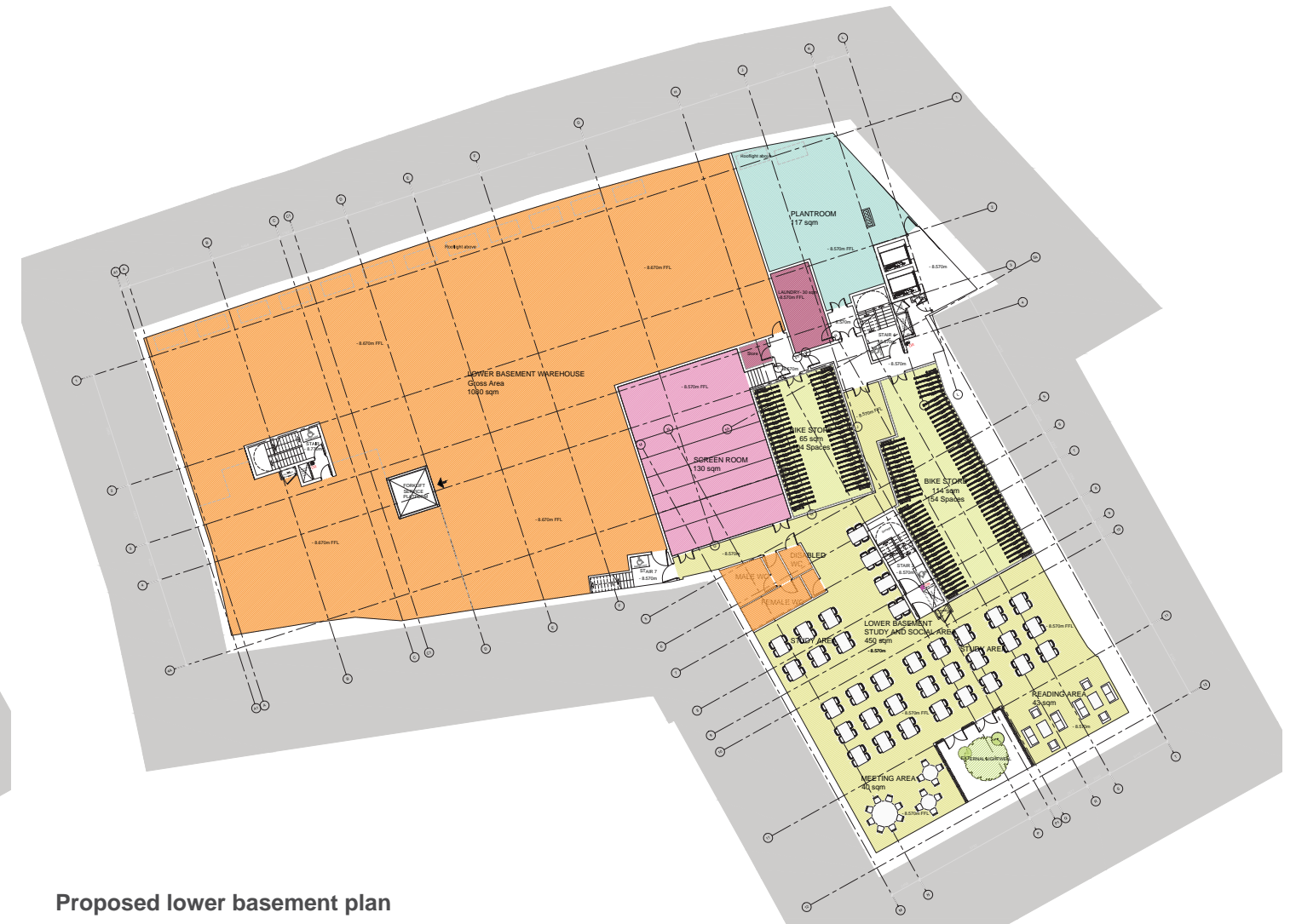
Approved lower basement plan

Student Accommodation

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

B8 Warehouse:

- 1080sqm



Proposed lower basement plan

Student Accommodation:

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

B8 Warehouse:

- 1080sqm

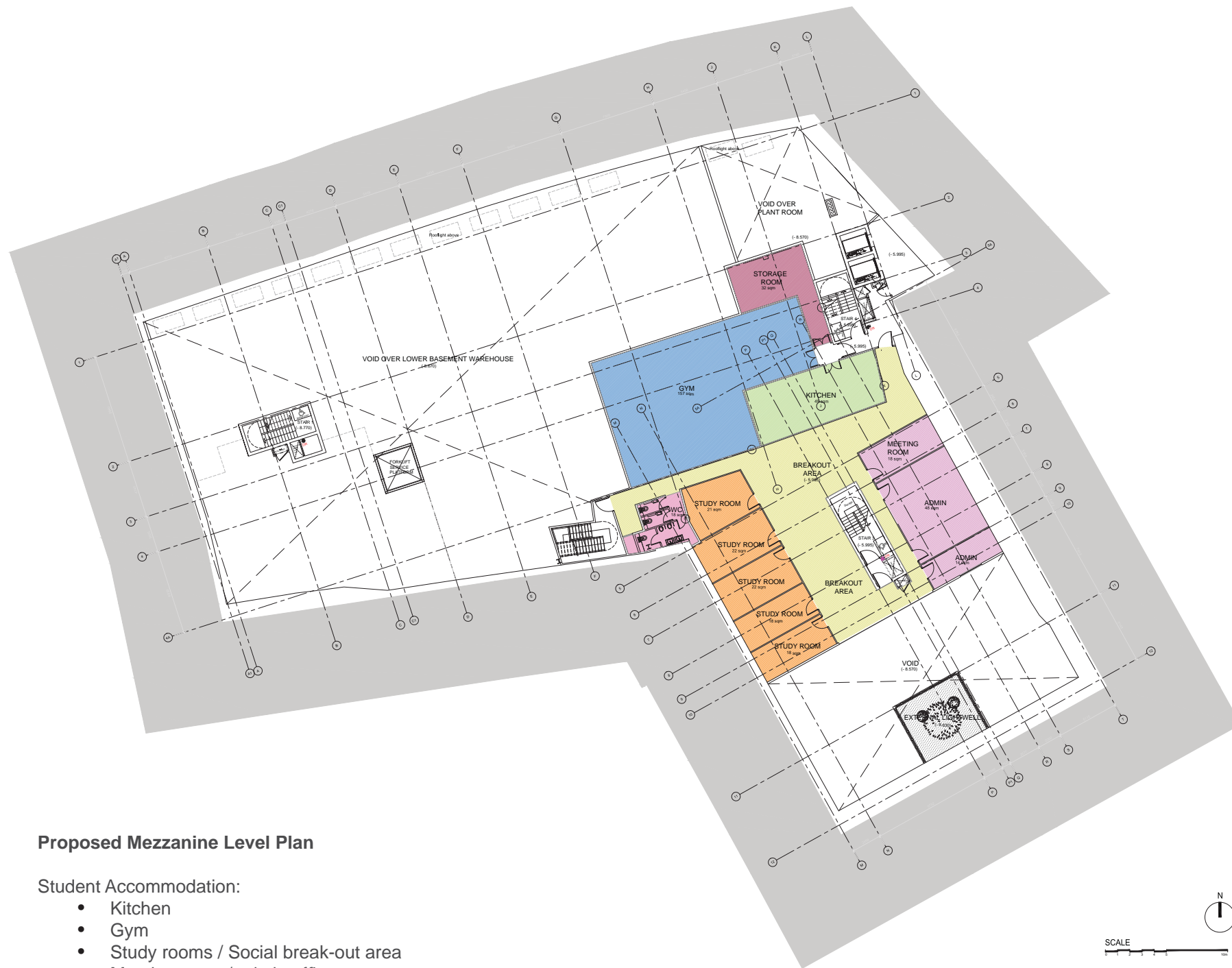
3.4 Scheme Design - Floor Plans Comparison

Mezzanine Level:

The new mezzanine level between the lower and upper basement is proposed to compensate for the student area lost to warehouse use in the current approved scheme (2017/6786/P). It will provide additional social area/study rooms, gym and kitchen facility that will enhance the student accommodation function.

The admin/meeting rooms will provide needed support space for the Stay Club management. The Stay Club plan to consolidate their main marketing and operations team to Kentish Town due to it's central location, so the additional area will help facilitate the move. A double height void links the two levels facing the lightwell with a balcony formed which overlooks the lower basement double height area and the external lightwell.

Access to the mezzanine level is via an existing vertical circulation core.



Proposed Mezzanine Level Plan

Student Accommodation:

- Kitchen
- Gym
- Study rooms / Social break-out area
- Meeting room / admin offices
- Store

3.4 Scheme Design - Floor Plans Comparison

Upper Basement - The proposed upper basement is as per the approved scheme. There is a central area for warehouse use and linear configuration of student accommodation units to the north and south boundaries.

The area of the upper basement warehouse remains as 723 sqm.



Approved upper basement plan

Student Accommodation

- 11 Single Units
- 8 Twin Units
- 6 Double Units

B8 Warehouse:

- 723sqm

3.4 Scheme Design - Floor Plans Comparison

Ground Floor - The ground floor plan remains as per the approved scheme. The warehouse showroom, loading bay area, goods lift is as the approved scheme.

The double height volume is maintained over the larger part of the upper basement warehouse level. Rooflights are maintained over the warehouse void to allow for natural daylight into the space below.

The student area layout remains the same with entrance reception and coffee shop facing Holmes Road and large social area and study rooms and bedrooms to the rear.

The upper floor accommodation levels remain as per the approved scheme..



Approved ground floor plan

- Student Accommodation
- 10 Single Units
 - 3 Twin Units
 - 3 Double Units
 - Entrance reception
 - Coffee shop
 - Social area / study rooms
- B8 Warehouse:
- Show room
 - Goods loading bay area

3.5 Appearance, Visual Impact

The physical changes primarily occur internally in the basement levels. Externally the overall massing, height and scale remain as per the approved scheme.

The proposed changes have no impact on the overall massing and appearance as seen in the sketch views below.



Proposed Sketch View - Corner of Holmes Road



Sketch View - Holmes Road and Cathcart Street Junction

5.1 Accessibility Statement

The proposed design maintains the accessible design from the approved scheme.

The scheme has been designed to ensure the building is fully accessible by all people including the disabled. This is with specific reference to the requirements of the Camden UDP, Supplementary Planning Guidance, Part M and Building Standards.

Building Entry: The building entrance is directly from street level off Holmes Road. From the entrance door, access is available to the wider building via the reception lobby, which will have seating areas beside the main reception desk for guests and visitors to wait. The reception area will be manned on a 24 hour basis to ensure access to the building and assistance is provided as necessary. There is a part M compliant disabled WC in the reception accessed from the coffee shop.

Disabled access to the mezzanine and lower basement levels are via the existing passenger lifts entered from the main student reception lobby.

Communal Facilities: The communal areas of the building including corridors, principle doors, lifts and stairwells have been designed to provide sufficient width and ease of circulation throughout. The main corridors are all minimum clear 1200mm width. Shared service accommodation such as laundry rooms and bin stores are accessible for wheelchair users.

General access to the basement student areas is via the existing lift cores as per the approved scheme (2017/6786/P)

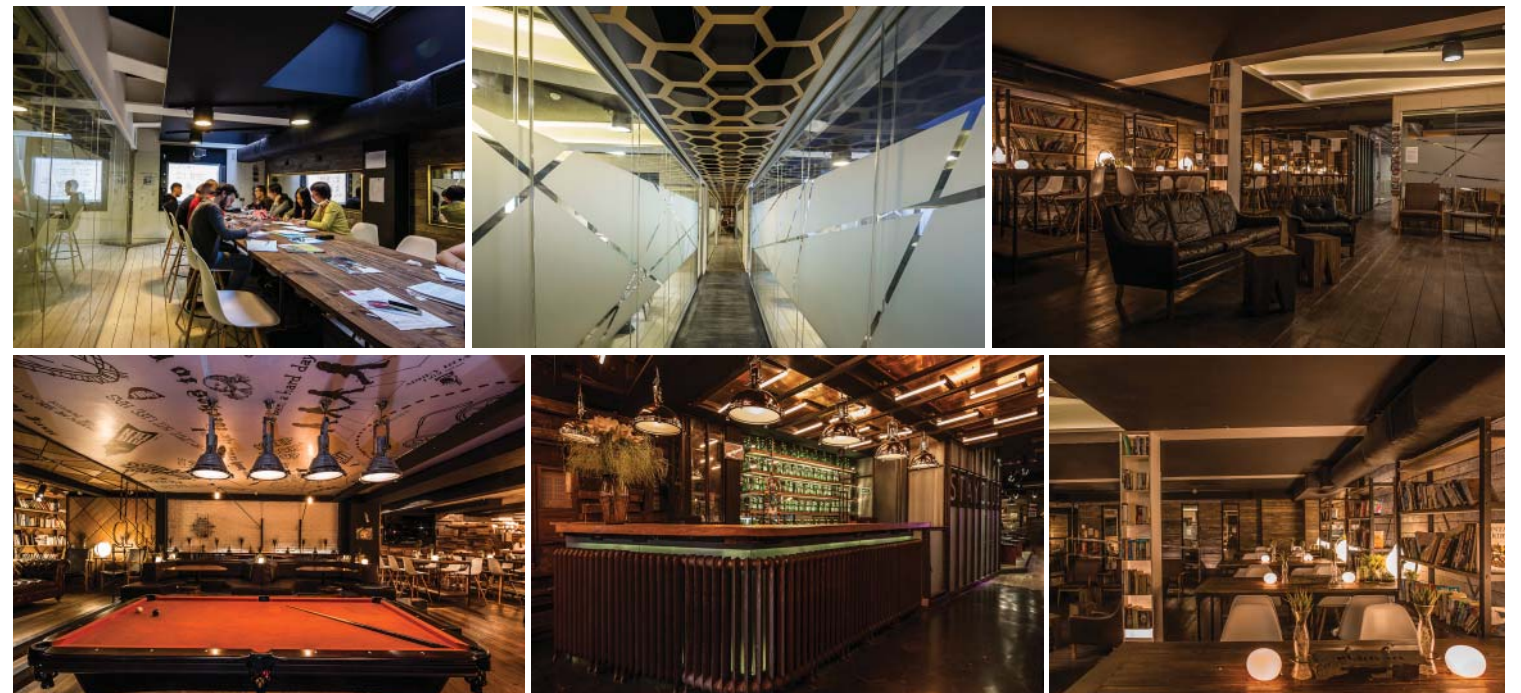
The Stay Club Ltd

The Stay Club is an established company that will be managing the student accommodation. All the current Stay Club buildings (Willesden, Camden, Colindale) have on-site study / meeting facilities and social areas which help to enhance the student experience. The screen room, gym and additional communal/study/meeting areas will provide leisure facilities that benefit the resident students.

Go to www.thestayclub.com for more details.



The Stay Club Colindale



The Stay Club Camden