

46 Holmdale Road

Design & Access Statement | August 2019

REVISION A



Introduction

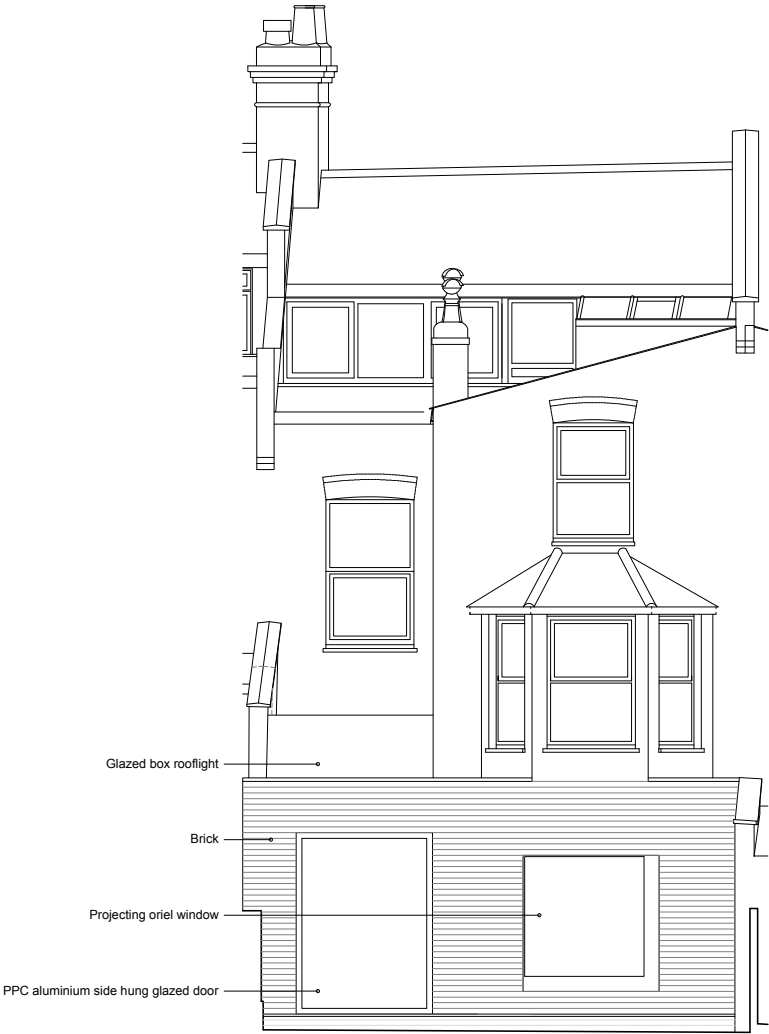
Existing Context

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.

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.

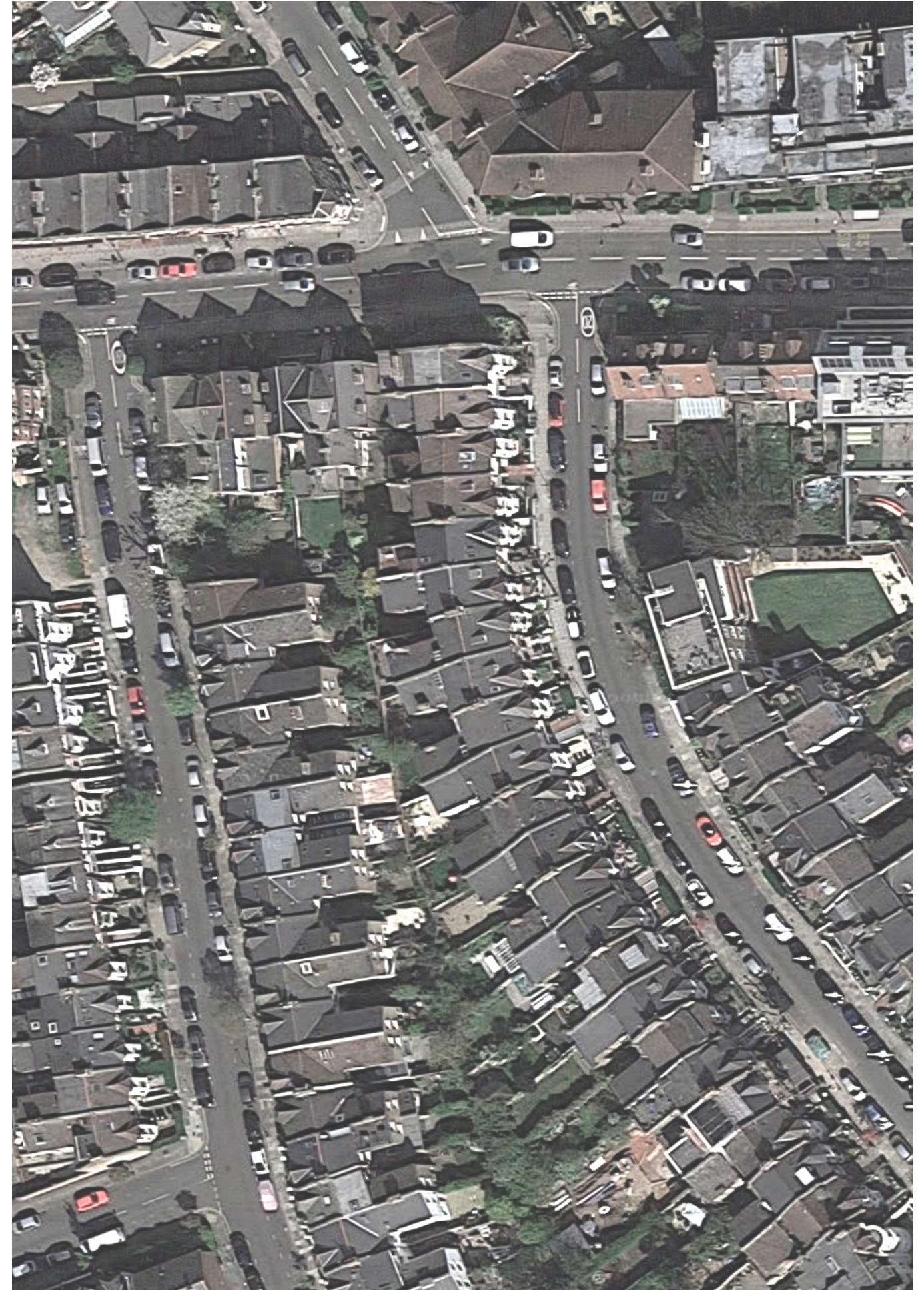


Opposite:
- Proposed rear elevation @1:100
- Precedent image of proposed projecting oriel window

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.

There is no relevant planning history for 46 Holmdale Road available on the council's planning register.



Site Photographs

