

FULL PLANNING APPLICATION

Proposed 7th floor extension to existing ground plus 6 storey student accommodation with B8 warehouse + showroom to ground and basement levels.
(as approved under application reference 2017/6786/P)

65 Holmes Road
London
NW5 3AN



1.1 Introduction

This D&A Statement update has been prepared by Contemporary Design Solutions LLP for 65 Holmes Road Ltd in support of a full planning application to form a 7th floor extension to the approved scheme 2017/6786/P.

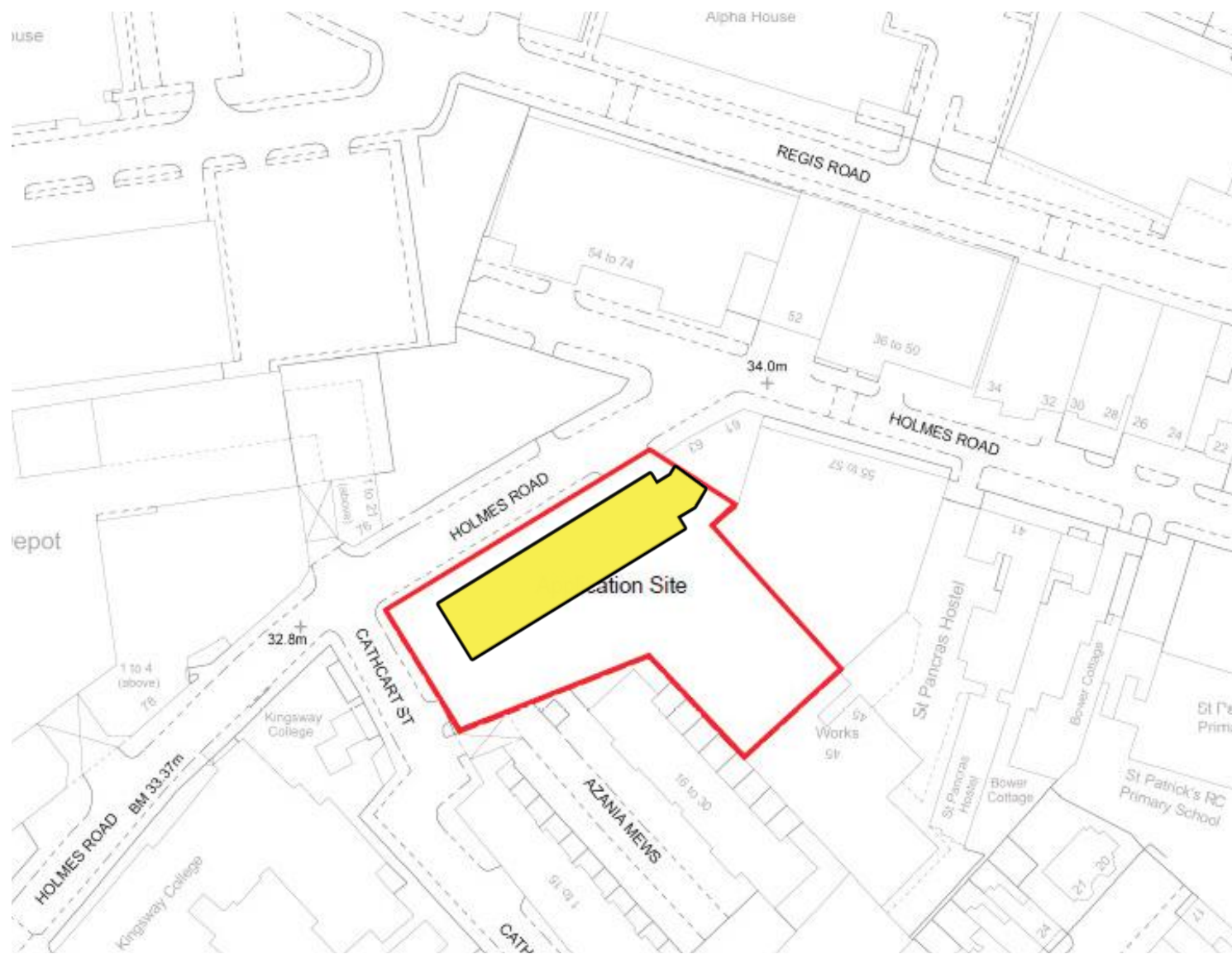
This update is focused on documenting the proposed seventh floor extension to provide an additional 25 student accommodation units.



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 by the red line. The yellow area is the extent of the proposed development area.



Site Plan

2.1 Existing Site Photographs / Information

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

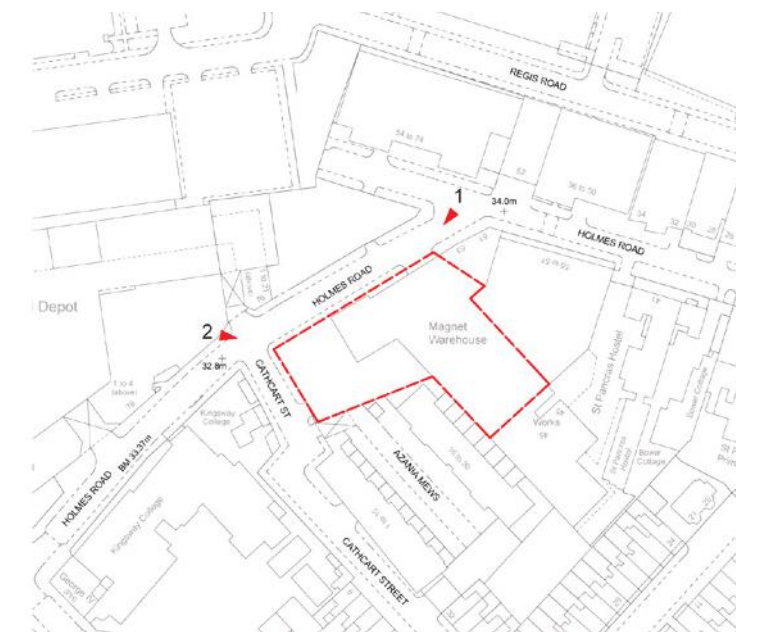
View 2 - View from Holmes Road looking east towards Holmes Road and Cathcart Street.



Existing View 1

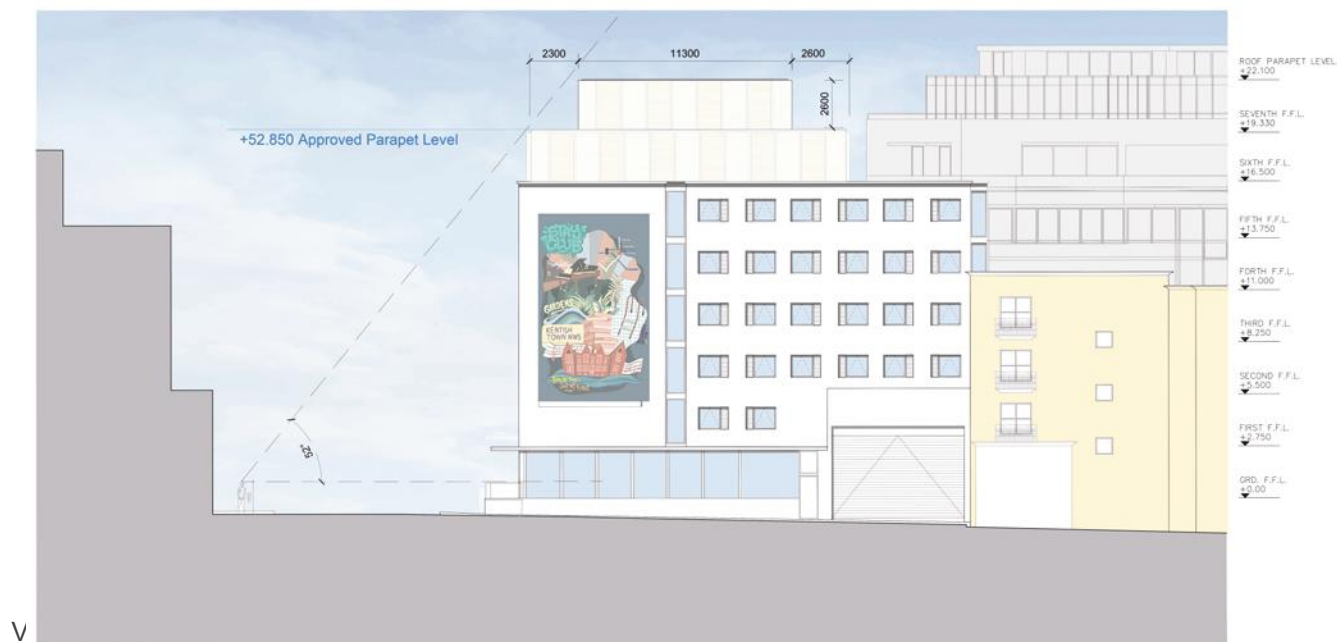


Existing View 2





Existing Cathcart Street Elevation



Proposed Cathcart Street Elevation

3.1 Use

The use remains as per the approved scheme with an additional 25 student rooms formed by the proposed 7th floor, resulting in a total of 298 student units.

There is no change to the B8 warehouse space which remains as per the approved scheme.

3.2 Cathcart Street Elevation - Scale and Massing

The existing Cathcart Street elevation contains a varied palette of simple geometric shapes and colours. It is primarily a rendered elevation but broken up by a strip curtain wall glazing at the ground floor, a large metal entrance roller shutter to the warehouse loading bay and a regular grid of aluminium windows that form the student accommodation levels. A vertical line of windows represent the end of the accommodation level corridor. A large feature public wall art has been created to give the building corner a distinctive identity.

The existing sixth floor set back is overlaid with distinctive aluminium mesh panels in a simple alternating colour pattern. The proposed 7th floor is clad with the same mesh cladding of the 6th Floor to match patterns on the overall facade while also generating a homogenous form with simple detailing to integrate with the existing architectural language.



Key Plan



Existing Holmes Road Elevation

3.3 Holmes Road Elevation - Scale and Massing

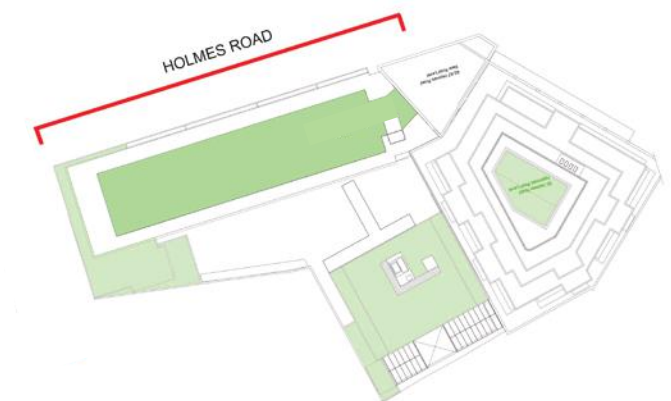
The existing Holmes Road elevation is mainly comprised of a white rendered facade punctuated by a regular grid of windows. At the upper levels, a castellated parapet is formed with the contrasting aluminium mesh cladding filling in the gaps and finishes with the set back 6th floor level. A horizontal strip of curtain wall glazing defines the ground floor show room facade.

The proposed 7th floor is defined by a simple box that is set back from the 6th floor and covered with matching aluminium mesh to create a unified homogenous form.

By using the same facade treatment as on the floor below, the aim is to not undermine the existing architectural style. This results in a minimal aesthetic that is complementary in relation to the existing building form. The set back of the new floor aims to reduce the visual impact from street level as well as to neighbouring properties.



Proposed Holmes Road Elevation



Key Plan



Existing South facing courtyard elevation



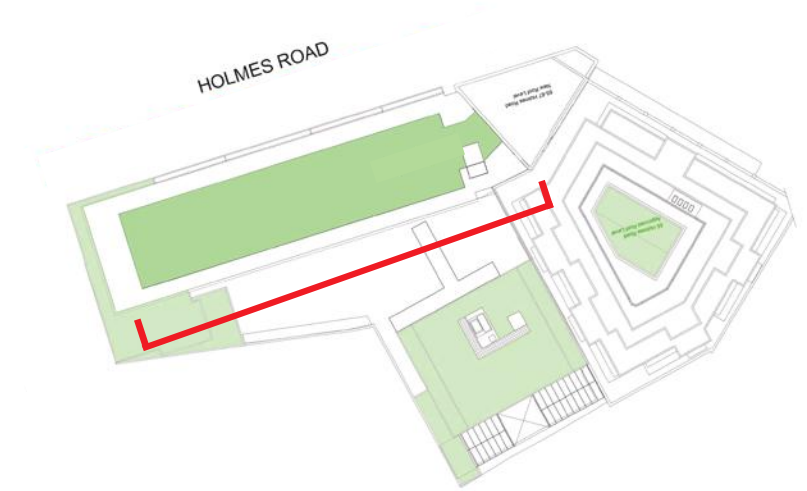
Proposed South facing courtyard elevation

3.3 Courtyard Elevation Facing Azania Mews - Scale and Massing

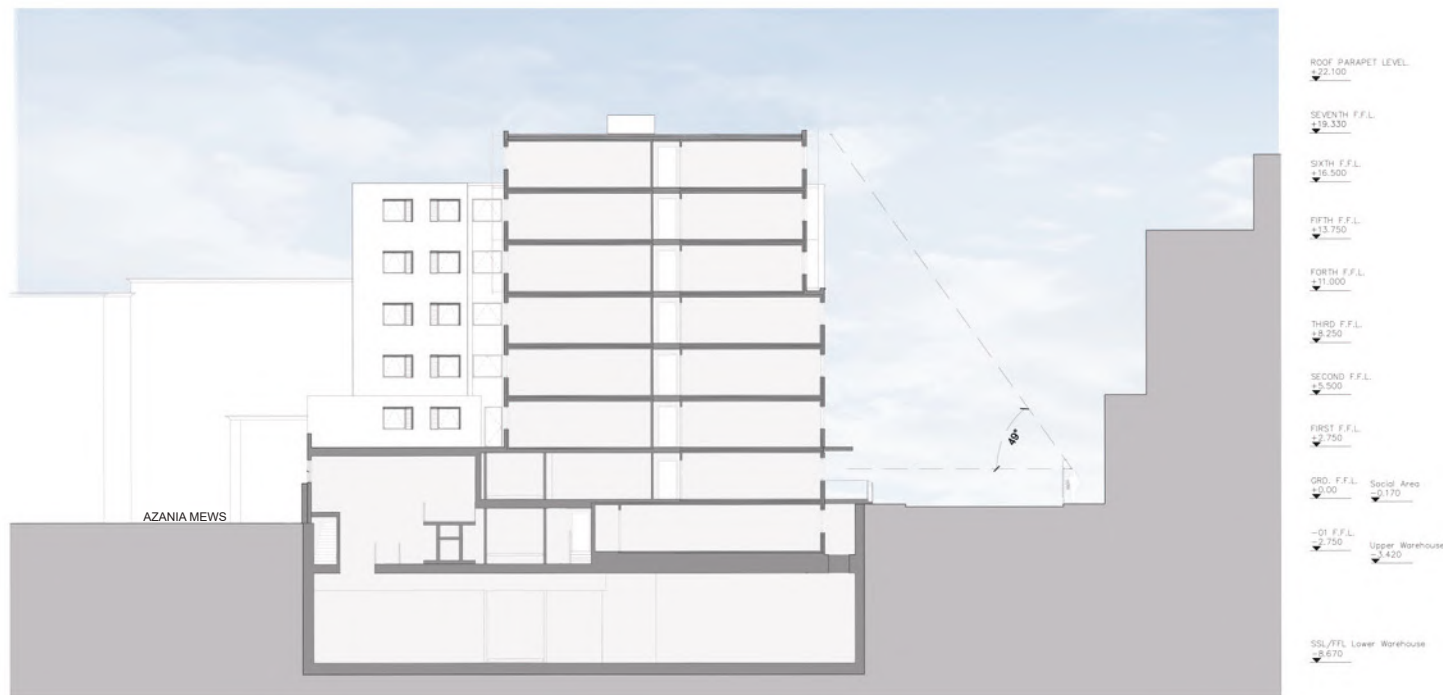
Similarly, on the rear courtyard elevation, the proposed 7th floor is defined by aluminium mesh panels to match the existing 6th-floor cladding and keep the facility integrated.

Replicating the method of using the metal mesh panels to unite the existing 6th-floor elevation allows the creation of a harmonised 7th-floor aesthetic which sits comfortably on top of the existing building form.

The semi transparency of the mesh panels will also create a visual lightness to the additional massing and reduce the visual impact from street level and neighbouring buildings.



Key Plan

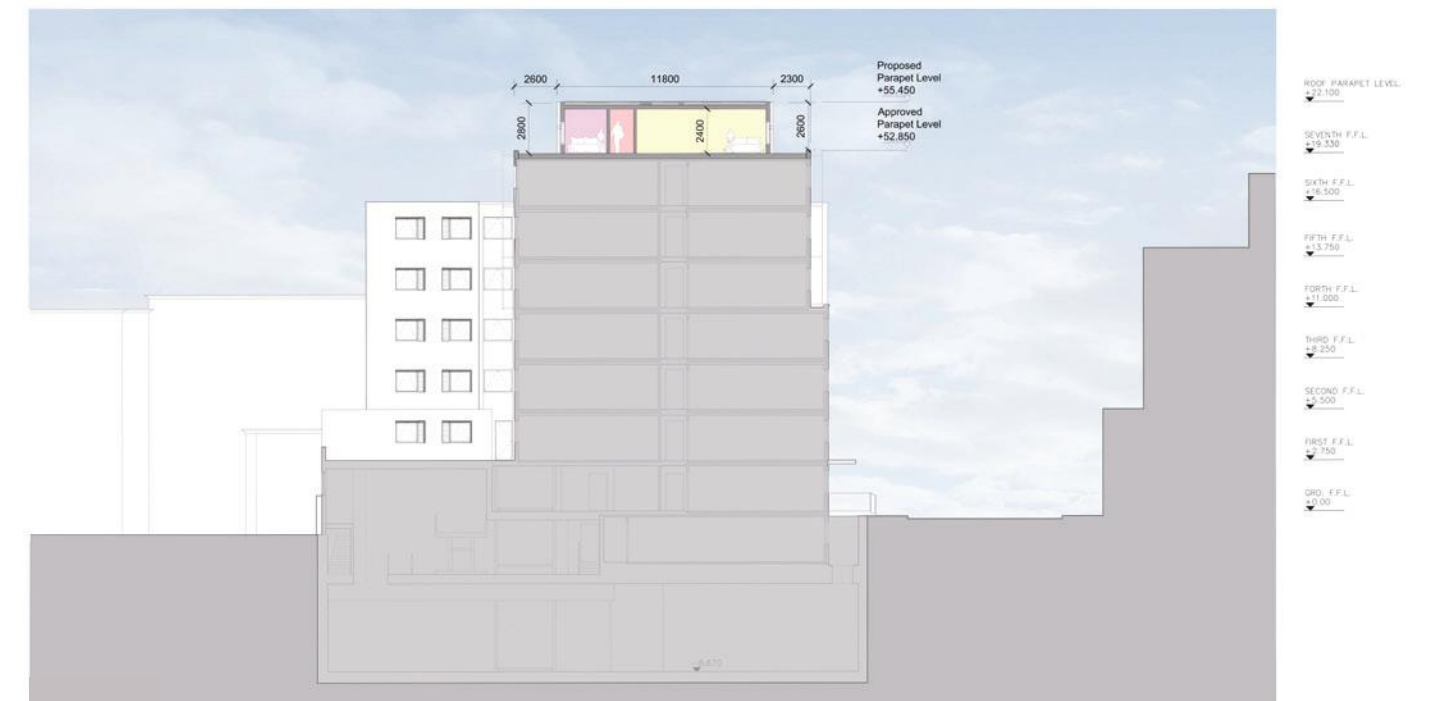


Existing Section AA

3.3 Section AA - Scale and Massing

The internal floor to ceiling height is 2.4m across the whole proposed 7th floor.

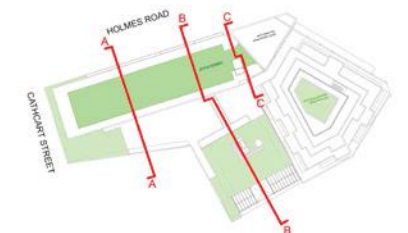
The proposed section shows the setback of the new external walls to be 2.3m from the existing Holmes Road 6th floor elevation and 2.6m from the existing courtyard elevation.



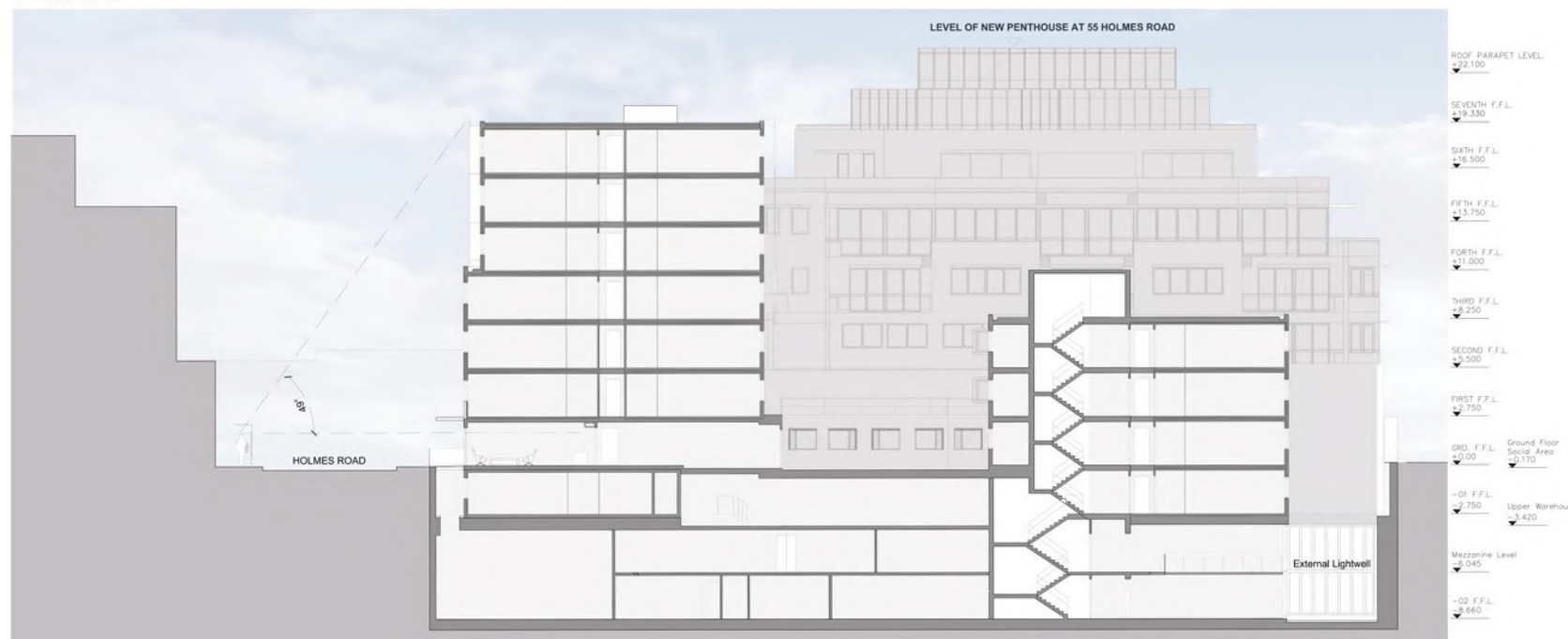
Proposed Section AA



Proposed Detail Section AA



Key Plan



Existing Section BB

3.3 Section BB - Scale and Massing

The internal floor to ceiling height is 2.4m across the whole proposed 7th floor.

The proposed section shows the setback of the new external walls to be 2.3m from the existing Holmes Road 6th floor elevation and 2.6m from the existing courtyard elevation.

The purpose of the increased setback to the rear courtyard elevation is to minimise the massing impact on the neighbouring buildings at 55 Holmes Road and Azania Mews.

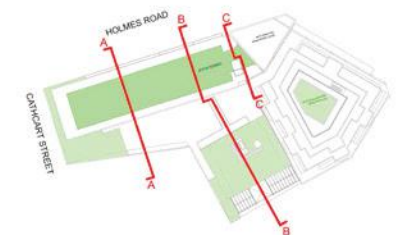
The below section CC detail through the lift lobby shows a greater set back relative to the adjacent 55 Holmes Road building, to further minimise visual and overshadowing impacts.



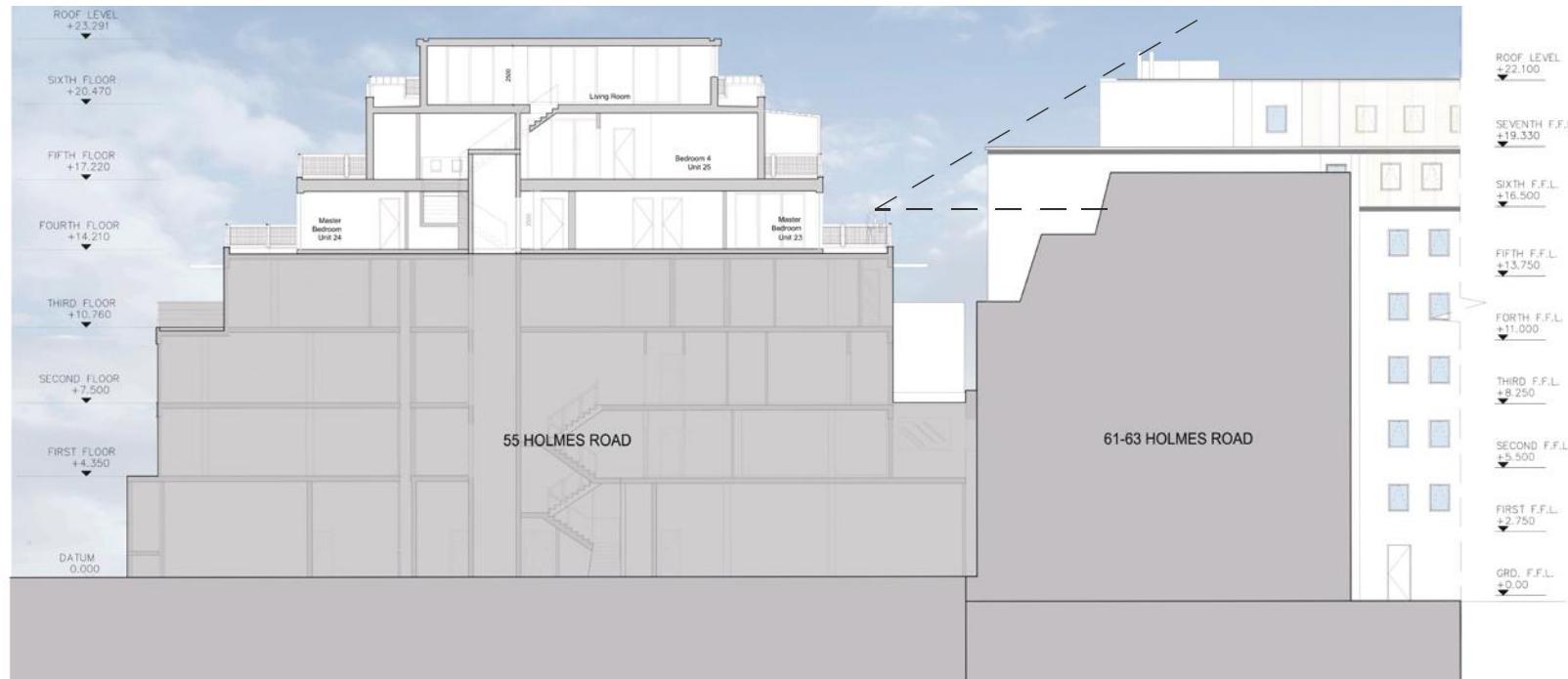
Proposed Section BB



Proposed Section CC



Key Plan



Proposed East Elevation and D-D section through 55 and 61-63 Holmes Road - Line of view from terrace.

3.4 East Elevation and Section EE - Impact on neighbouring properties

The purpose of the increased setback to the rear courtyard elevation is to minimise the visual and overshadowing impacts on the neighbouring buildings at 55 Holmes Road and Azania Mews.

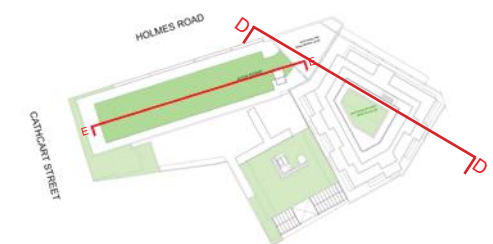
The proposed section and elevation shows the setback of the new external walls to have no impact on neighbouring properties. As shown, the view from the next door property is not blocked and the extension does not impact sunlight what is indicated and proved in the Daylight and Sunlight Report.

The below, long section EE through the lift lobby, new staircase and rooms, shows a greater set back relative to the carhart st, by recessing the extension of 5 metres back from the current 6th-floor parapet, the proposed extension is almost unnoticeable from the street level of Holmes rd, what is shown on the page 22.

There is a minimal visual impact on the neighbouring terrace and bedroom at 57-55 Holmes Road. Section D-D shows the existing condition where the adjacent 61-63 Holmes Road already impacts the view from the neighbouring terrace.



Proposed Long Section E-E



Key Plan

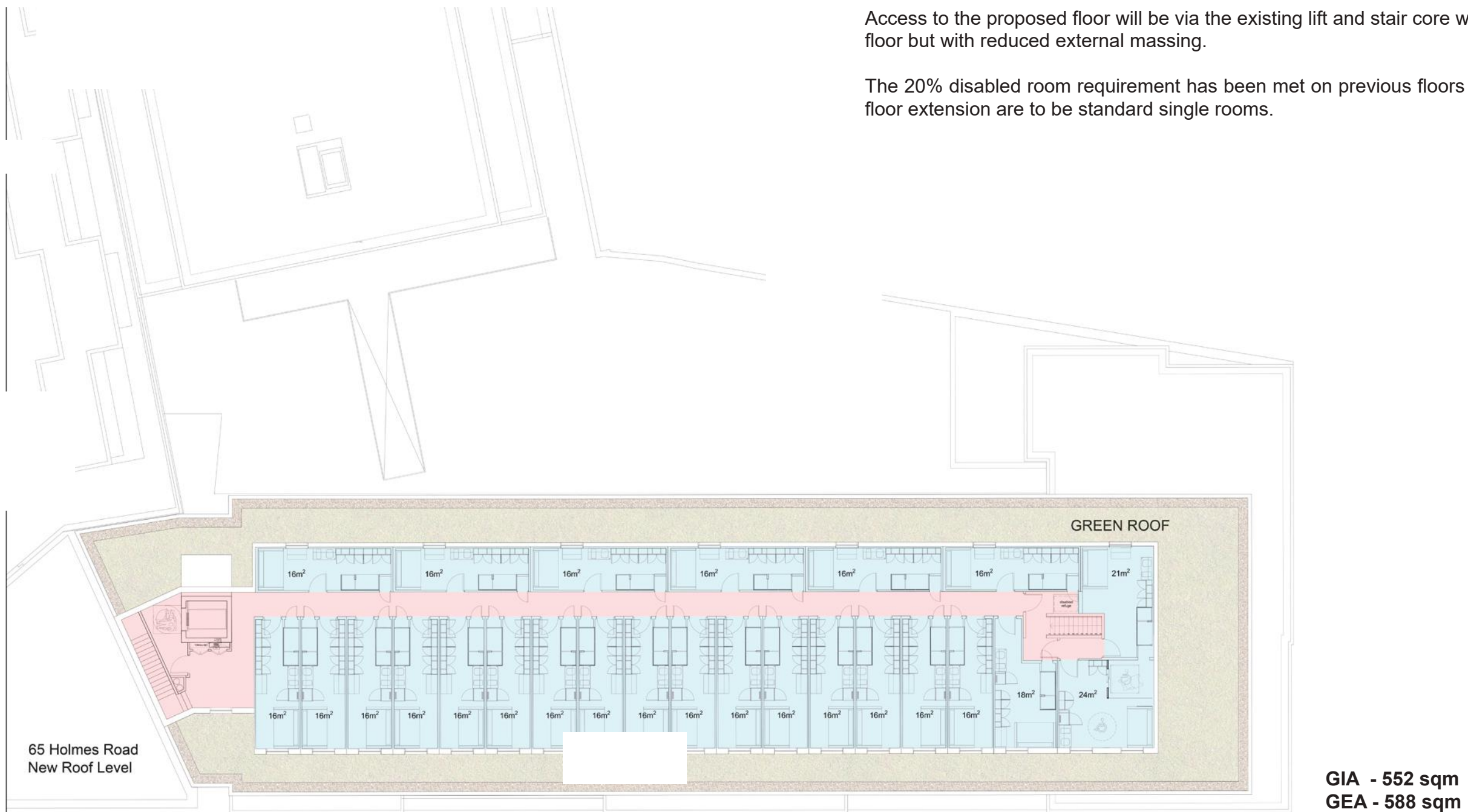
3.4 Proposed 7th Floor Plans

On plan an outer L shaped building (block 1), central courtyard and lower inner building (block 2) reflect the current as-built design.

The proposed 7th floor layout will accommodate 25 studio units of similar size as the existing student accommodation units.

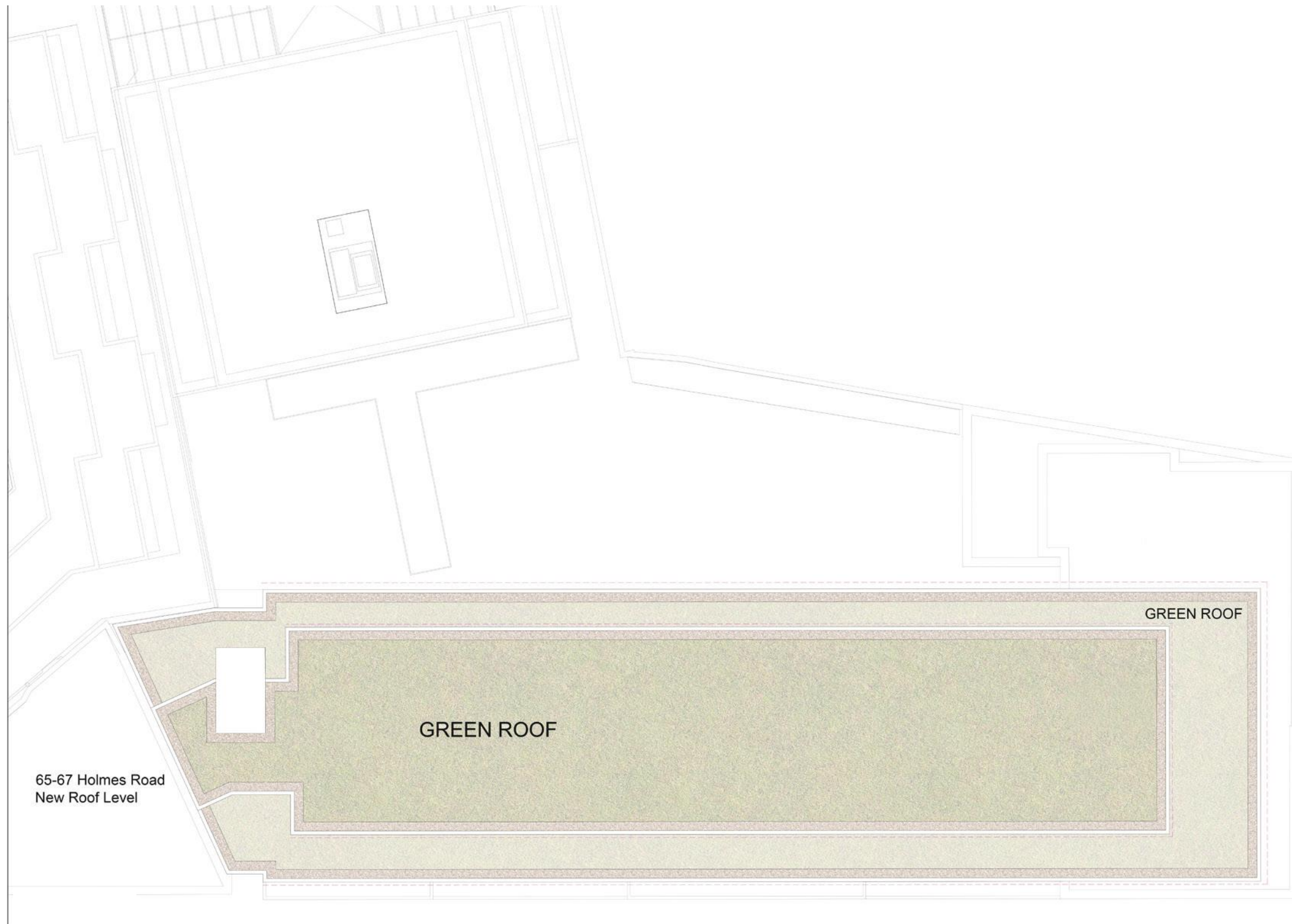
Access to the proposed floor will be via the existing lift and stair core which will extend up to the proposed floor but with reduced external massing.

The 20% disabled room requirement has been met on previous floors therefore all the rooms on seventh floor extension are to be standard single rooms.



Roof Plan

A green roof system is proposed on 6th floor and 7th floor roof level, which is in line with the existing approved scheme of roof finishing.



Proposed Roof Plan



Existing

3.5 Appearance and Visual Impact

The overall height has increased with the addition of the seventh floor extension but the use of the mesh cladding minimises the visual impact from long views.



Proposed



Existing

3.5 Appearance and Visual Impact

The setback of the proposed seventh floor aids in minimising the visual impact.

The mesh cladding would blend in the current design of the sixth floor and create a uniform image of the building.



Proposed

Existing



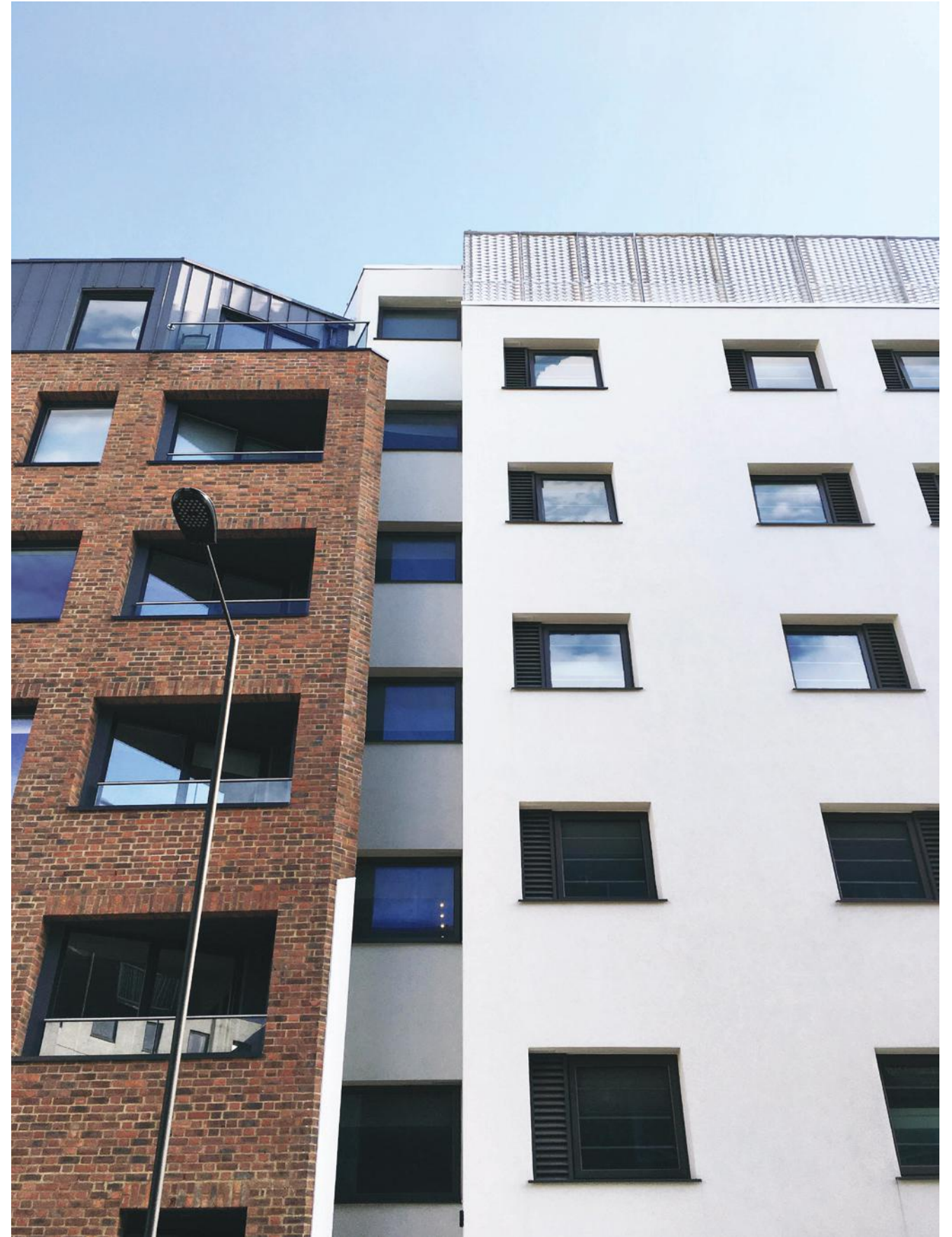
Proposed



Existing



Proposed



Existing



Proposed



Approved view



Proposed view



Existing



Proposed



Key: red line marks
proposed roofline.



Existing



Proposed



Existing



Proposed



1



2



3



4

3.4 Holmes Road to Willes Road Photo Journey

The adjacent images show a progression of views moving away from the site towards Willes Road.

- The five metre set back of the proposed 7th floor extension has minimal visual impact at street level when viewed at 20m from the building on Holmes Road.
- The proposed extension becomes visible between 30-40m away from the site.
- At 60m distance, the existing trees on the boundary of the French school CFBL obscures the view of the building and proposed extension.
- At 80-100m distance, the site development is not visible, being completely obscured by the trees of CFBL.



5



1
20 metres

2
40 metres

3
60 metres

4
80 metres

5
100 metres

4.1 Accommodation Schedule

- The number of student rooms has increased to 366, total bed space: 464, total units: 298
- There are no changes to the warehouse use in this application.

KEY TO ROOM TYPES / NUMBER OF BEDS:



Proposed accommodation schedule

FLOORS	SINGLE ROOMS 14.5 - 26.8 sqm	TWIN ROOMS 17.7 - 30.3 sqm	DOUBLE ROOMS 28.7 - 47.7 sqm	DISABLE ROOMS 16.3 - 17.3 sqm	CLUSTER ROOMS 14 - 20 sqm	ROOM TOTAL	UNIT TOTAL	BED SPACES
LOWER BASEMENT	0	0	0	0	0	0	0	0
MIDDLE BASEMENT	0	0	0	0	0	0	0	0
UPPER BASEMENT	11	8	12	0	0	31	25	39
GROUND	10	3	6	0	0	19	16	22
FIRST	23	18	14	1	0	56	49	74
SECOND	21	13	10	6	8 (inc. 1x twin room - 20sqm)	58	46	72
THIRD	12	11	8	7	8 (inc. 1x twin room - 20sqm)	46	35	58
FOURTH	12	13	8	5	8 (inc. 1x twin room - 20sqm)	46	35	60
FIFTH	10	13	10	5	8 (inc. 1x twin room - 20sqm)	46	34	60
SIXTH	8	15	12	4	0	39	33	54
SEVENTH	25	0	0	0	0	25	25	25
TOTAL	132	94	80	28	32	366	298	464

Total Bedspaces = 464 Total Rooms = 366 Total Units = 298

Warehouse B8 space gross internal area:

Lower Basement warehouse space	1080 sqm
Upper Basement mezzanine warehouse space	130 sqm
Upper Basement warehouse space	723 sqm
Ground Floor goods yard / showroom space	384 sqm
Total area	2317 sqm

Internal communal area:

Study/meeting room/reading room/social area	1185 sqm
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Amenity area:

Central courtyard	549 sqm
Lower basement lightwell	31 sqm

Student accommodation GIA (sqm)

Upper basement	942
Ground Floor	628
First floor	1350
Second floor	1385
Third floor	1100
Fourth floor	1079
Fifth floor	1079
Sixth floor	915
Seventh floor	552
Total gross internal area	9030 sqm

Existing/ approved accommodation schedule February 2018

FLOORS	SINGLE ROOMS 14.5 - 26.8 sqm	TWIN ROOMS 17.7 - 30.3 sqm	DOUBLE ROOMS 28.7 - 47.7 sqm	DISABLE ROOMS 16.3 - 17.3 sqm	CLUSTER ROOMS 14 - 20 sqm	ROOM TOTAL	UNIT TOTAL	BED SPACES
LOWER BASEMENT	0	0	0	0	0	0	0	0
MIDDLE BASEMENT	0	0	0	0	0	0	0	0
UPPER BASEMENT	11	8	12	0	0	31	25	39
GROUND	10	3	6	0	0	19	16	22
FIRST	23	18	14	1	0	56	49	74
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FIFTH	10	13	10	5	8 (inc. 1x twin room - 20sqm)	46	34	60
SIXTH	8	15	12	4	0	39	33	54
TOTAL	107	94	80	28	32	341	273	439

Total Bedspaces = 439 Total Rooms = 341 Total Units = 273

Warehouse B8 space gross internal area:

Lower Basement warehouse space	1080 sqm
Upper Basement mezzanine warehouse space	130 sqm
Upper Basement warehouse space	723 sqm
Ground Floor goods yard / showroom space	384 sqm
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Internal communal area:

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Student accommodation GIA (sqm)

Upper basement	942
Ground Floor	628
First floor	1350
Second floor	1385
Third floor	1100
Fourth floor	1079
Fifth floor	1079
Sixth floor	915
Total gross internal area	8478 sqm

5.1 Accessibility Statement

The proposed 7th floor extension will include the extending of the passenger lift to provide wheelchair access to the new floor level. The existing stairs will continue up to the new floor level.

Building Entry is as per the existing with the main entrance directly from street level off Holmes Road. A disabled chair lift provides wheelchair access to reception level.

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.

There are pre-existing 28 disabled rooms in the current student accommodation. There will be one additional disabled room proposed on the 7th floor extension.