

T2S  
ARCHITECTURE  
LTD

Newmarket Ale House  
17 York Way, Camden  
London, N7 9QG  
Mendoza Limited  
Design and Access Statement  
116\_D&A Rev G





APPLICATION SITE:  
17 YORK WAY, CAMDEN

YORK WAY

AGAR GROVE

YORK WAY  
MOSQUE

YORK WAY

BREWERY ROAD



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## 1.0 INTRODUCTION

### 1.01 EXECUTIVE SUMMARY

1.1.1 T2S Architecture Ltd has produced this Design and Access Statement on the behalf of the applicant, Mendoza Limited, regarding approval for a potential planning application for the development at 17 York Way.

1.1.2 17 York Way is a unique site and is key to its local context. Redevelopment of it provides an exciting opportunity to utilise successful urban design principles and create a vibrant high quality mixed use development.

1.1.3 A full design team has also been assembled to ensure that the proposals are fully investigated, technically achievable and viable.

1.1.4 Two pre-application have been arranged to attain the LB of the Camden's thoughts and comments on the proposals. These meetings took place remotely on the 16th of November 2022 and 5th of April 2023. Commentary on the advice that was received have been taken into account and can be exemplified further in the document.

### 1.2 CONTENT OF THIS SUBMISSION

1.2.1 The proposal involves the renovation of ground floor and basement, and reconfiguration of the first and second floors to include a third floor within the same facade. An additional floor is proposed within a mansard roof extension. The proposal will improve the existing public house use and convert the hotel use to high-quality residential units.

1.2.2 The proposed residential mix is:

1 x 1B/2P  
1 x 3B/5P  
5 x 2B/3P

1.2.3 Further commentary on the site location, historical context, and proposal information, is provided later in this document.

## 2.0 SITE DESCRIPTION

### 2.01 SITE CONTEXT

The site is located within the London Borough of Camden, situated in North London.

Within the LBC, the proposal sits in the ward of Kentish Town, north of Euston, King's Cross and St Pancras stations.

The borough was formed in 1965 from parts of the metropolitan boroughs of Hampstead, Holborn and St Pancras.

The southern parts of the borough reflect their central London location, with a robust economy and many major headquarters located here. It has a large number of parks and open spaces, including Hampstead Heath, Regents Park, Highgate Cemetery and Regent's Canal.

There are 40 conservation areas in Camden. The site which is the focus of this document is situated within a boundary area of the Camden Square Conservation Area, which is explained later in the document.



### 2.02 TRANSPORT NETWORKS

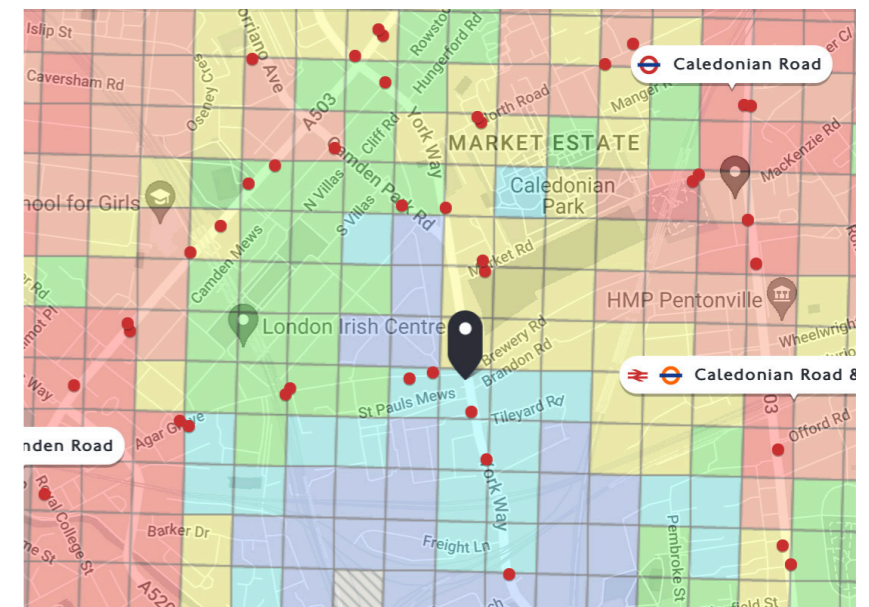
The site is in the London Borough of Camden and benefits from good public transport links including Caledonian Road tube station located 0.6 miles away, Caledonian Road & Barnsbury Overground station located 0.6 miles away and Camden Road Overground station located 0.6 miles away.

Additionally, key bus routes run along York Way. These stations are all within TFL zone 2.

According to Transport for London, the overall PTAL of the site, which is a recognised category for the reliability of public transport on a specific site, is 2.



CALEDONIAN ROAD TUBE STATION IS LOCATED IN TFL ZONE 2



THE TFL PTAL OUTPUT FOR THE SITE IS 2