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ARCHITECTURE
+
PLANNING

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Design & Access Statement

Project Ref	371
Site Address	167a York Way, London, N7 9LN
Date	19.05.2023
Revision	A (First Issue) B (Planning)

1.0 The Application

- 1.1 A Householder application for a roof extension.



Aerial view of York way.

2.0 Site Context:

- 2.1 York Way is a mixed-use road, made up of commercial ground floor units and primarily residential upper units.
- 2.2 The application property is not a Listed Building.
- 2.3 The application property falls within the Camden Square Conservation Area.
- 2.4 The application site consists of a Freehold (flying) two storey terrace building occupied as a single dwellinghouse.

- 2.5 There are no proposed vehicle access changes.
- 2.6 There are no proposed pedestrian access changes.
- 2.7 A roof extension has been built following the partial collapse of an old roof/ceiling. The clients intended to build a roof extension to comply with permitted development rights however the contractor did not construct the roof extension correctly. Please refer to the **proposed** set of drawings for the design of the amended proposal. As-built drawings have been provided for information and clarity only.

3.0 Precedents

- 3.1 A roof extension at 169 York Way, London, N7 9LN is visible from street level. This property is a direct neighbour to the application site. It also contains two street facing dormer windows.



View of roof extension to no. 169.

- 3.2 A roof extension at 177 York Way, London, N7 9LN is visible from street level.



View of roof extension to no. 177.

- 3.3 A roof extension at 12 Brecknock Road, London, N7 0DD is also visible from street level and is within 100m of the application site.

4.0 Design

- 4.1 The **proposal** (which represents a significant alteration to the as-built structure) will result in the roof extension being entirely concealed from public view therefore not having any visual impact on the street scene, street frontage or terrace.
- 4.2 The current dwelling is occupied by a family [REDACTED]
[REDACTED] Access to safe and secure outdoor amenity space is vital to their health and wellbeing. The submitted proposal seeks to, in part, cater to these needs.



View of proposed roof extension to application site. (It will not be visible from public view)

5.0 Conclusion



View of current terrace streetscape.

May 2023



View of current terrace streetscape.

May 2023

- 5.1 It should be noted that the current terrace between nos. 155 – 183 has suffered from a number of alterations over the years affecting its uniformity. Changes to fenestration have been made upsetting the rhythm. Furthermore the large external cornice that did originally run the full width of the terrace has in some places been removed completely or changed. As previously referenced there remain the two existing roof extensions (outside of the application site) that are visible from public view and disrupt the skyline.
- 5.2 On the basis of the above we believe this planning application should be granted.