



81 York Way

Design and Access Statement

Boheme
Development

BACKGROUND

This Design & Access Statement is submitted in support of the full Planning Application for forming 3 flats with a new single storey rear extension with roof terrace replacing the existing rear extension with roof terrace.

The application is made to replace the existing dilapidated mid-19th century rear extension with a new structure of high design and construction standards, high quality, environmentally friendly, and suitable for modern life. The existing host building is to be repaired, some essential structural alterations to be made to accommodate the new apartments. The current owners have bought the property from Mr Bancroft who had lived there for over 50 years leaving it in great disrepair and is currently uninhabitable. The owners have every interest in having the amendments to the property be deemed inoffensive, sit well with its neighbours and to be a positive addition to the area. The design achieves their objectives and aspirations. This document will demonstrate that the proposed building alterations are of an appropriate scale and design that will positively adopt the current construction and environmental standards and will make a positive contribution to the Conservation Area.

This document should be read in conjunction with the other documents submitted in support of the Application.

PROPOSAL

This Submission is part of the Planning Application for the above property at 81 York Way, London N7.

The proposal is to:

- Convert property in to 3 separate self-contained apartments of mixed size
- replace and extend the existing dilapidated mid-19th century rear extension with a new structure of high design and construction standards;
- introduce a new terrace and add a mansard to improve living space and thus increase more viable, affordable housing stock;
- re-model the existing rear garden/patio by forming better transition between the rear extension and the existing garden.
- Reinstate original front garden which shall house discretely all services equipment in purpose built safety cupboards, conduit, boxed-in or (in the case of gas meters) externally and out of sight and a small garden

SITE ANALYSIS

Conservation Area

The site is in Camden Borough, Camden Square Conservation Area.

The Conservation Area Statement notes: Camden Square Conservation Area is a primarily nineteenth century inner London suburb, a planned development, in a gridded street layout. The special character of the area is that it is diverse in detail. The architecture is not uniform, phased development is evident in groups of buildings, and some plots have been developed individually.

The streets run in a planned grid layout set out from Camden Road which tapers to a point at the meeting of York Way and Agar Grove. The character of these streets is created by varied terraced housing and a few semi-detached. On York Way all properties are either 3 or 4 storey high, and are predominately similar in appearance. The rear gardens quietly add to the quality and biodiversity of the area and are almost all hidden from the street.

No. 81 York Way is a neglected mid-terrace property, with a typical elevated main entrance to the raised Ground Floor, a modest rear garden and mid-19th century double storey kitchen/bathroom extension with terrace at Second Floor level.

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Planning History (small selection of many)

Camden Council Planning Records show a number of relevant Planning Applications relating to the Street and Marquis Road with which it overlooks. Planning Consents have been Granted for a number of recent Planning Application for developments consisting of rear extensions with associated building alterations.

- 44 Marquis Road London NW1 9UB • 2015/5433/P - PP Granted (01-10-2015) - Replace ground floor part width extension and first floor roof terrace with full width ground floor extension and roof terrace above.
- 72 Marquis Road London NW1 9UB • 2015/1603/P - PP Granted (11-06-2015) - Erection of single storey ground floor rear extension.
- 74 Marquis Road London NW1 9UB • 2012/2615/P - PP Granted (02-07-2012) - Erection of a single storey rear extension at lower ground floor level, (-).
- 68A Marquis Road London NW1 9UB • 2011/1559/P - PP Granted (23-05-2011) - Erection of single storey rear extension including the provision of new rooflights and green roof to residential dwelling (Class C3).
- 91 York Way N7 9QF - 2010/2275/P - PP Granted (15-07-2010) - Erection of mansard roof extension, ground floor rear extension and installation of new rear facing second storey window in association with reconfiguration of and refurbishment of existing 3 flats (Class C3)
- 93 York Way N7 9QF - 8500416 - PP Granted (13-05-1995) - Change of use and works of conversion of house into 1 2-bedroom flat 1 1-bedroom flat and 1 3-bedroom maisonette with a new roof extension rear extension and rear roof terrace
- 87&89 York Way N7 9QF - 8802494 - PP Granted (1998 and 1993) - Conversion part demolition and rebuilding of existing building including roof extension at third floor level for residential use and a rear extension at ground floor level to provide B1 office units at ground floor 2 X 3 bedroomed flats at first floor level 2 X 2 bedroom maisonettes and 1 X 1 bedroom maisonette on second and third floor levels. Change of use of the ground floor from office to residential use (3 flats).

In fact, the recently added single storey full-width rear extensions are a prevailing feature of the rear gardens in properties on Marquis Road where the said property backs onto. In this context the proposed works to the existing rear extension will not be out of character.

The proposal seeks to address any concerns regarding this application.

LAND USE

The site and the locality are residential, largely made up of houses converted to 3 flats. Close-by, within walking distance, is a shops parade with retail and office facilities. The area has good public transport links to other parts of town.

EXISTING HOUSE

The house is a 4 bed, 2 bath mid-terrace single dwelling arranged over 3 floors with west-facing rear garden. Built in

the 1860s, appears in a poor state within but reasonably well-preserved original state externally.

In 1998 the front entrance was re-built to allow disabled access whilst the previous owners partner was alive (as per plan P9700918) however this was meant to have been put back in line Camdens' conservation requirements. Currently the staircase to the entrance is situated behind the boundary wall approx. 1metre in height to the left hand side of the front door running adjacent to the wall with a disability access lift bolted below the front window. The new owners are proposing to remove, rectify and regenerate this area as well as the entire front facade as per the drawings along with a small garden to the front to contribute positively to the surrounding area.

The front door opens into a standard sized entrance hall. To the left is a reception room and a second reception room which had been adapted to an invalids' bedroom/bathroom. Straight ahead is a kitchen, leading to a bathroom.

The rear extension is in a dilapeted condition with a reasonable amount of work being required to make it habitable, this area currently houses the 2 kitchens and bathrooms.

The rear garden is accessed via a door off the entrance hall, beyond the second reception room; there are no trees on the site of the Premises.

First Floor: Landing. First bedroom, second bedroom, second kitchen leading to second bathroom

Second Floor: Landing. Third bedroom, fourth bedroom and access to rear terrace/flat roof.



Back extension to existing property

Current Front façade of 81 York Way

Current condition of back extension internally

DESIGN PROPOSALS

Access

The site access will be rectified in line with neighbouring properties. The general arrangement of the property internally to remain and access to each apartment will be via the entrance/staircase.

The access to the rear garden will be improved for small children and persons with impaired mobility by the introduction of more comfortable and safer access with the rear of the house with the garden.

Scale, Setting, Materials and Articulation

The proposed development seeks to keep largely within the existing building envelope of the Premises, but to offer increased habitability. The owners' intention is to protect and improve the amenity of the Borough's residents and

visitors, by fostering a safe, pleasant and healthy environment in which to live and by encouraging a more balanced use of the property allowing a more flexible use and attract a diversity of occupants. Given the property's situation on the main road / roundabout it lends itself far better to flats and increases the number of affordable dwellings in to the area. The hope is to attract those wishing to work in the King's Cross development, thus maximising the return and retention of income within the direct locality and borough.

The property is vacant as was the upper floors for the last 17 years and given the surrounding properties histories there is concern of squatters; its' disrepair and current internal layout/facilities are cause for concern; with the application being granted the owners feel confident that the property be usefully occupied within the criteria discussed above.

The proposal intends to bring back into use good, decent housing stock that is reasonably centrally located. The property remains largely the same but widens the pool of possible occupants to increase the level of affordable housing, increasing usable and habitable floor space and providing additional residential accommodation of quality (providing guarantees to purchasers through Zurich or NHBC as an example).

The new owners intend to clean the bricks of the front façade, once the stairlift and entry staircase has been rectified, exacting numbers 75&73 York Way - to bring back its original features; matching bricks in the works to minimise any incongruity in materials. Materials will be in keeping and matched with what already exists on site and its context. New windows will retain existing proportions and materiality with any additional external alterations to continue to be in matching materials.

Externally owners are keeping property in its form and shall only use materials sympathetic to the surrounding properties and its environment and would be happy to be guided by the local authority on any points that may make their proposals fall in line with current legislation, should they fall short.

The current staircase access is through a corridor that's approx. 80cm wide which is intended to increase to 1m+ with access to the proposed apartments to ground, first, and duplex proposed with the mansard.

The proposal consists of an enlargement of the existing rear extension with a new structure designed to better standards architecturally and constructionally, replacing the unsightly and technically inadequate rear extension with a contemporary technically advanced structure. Fully replacing the existing extension with a new structure, rather than adding yet another structure to the existing outdated/dilapidated one, will ensure sufficient design quality and integrity of the proposal.

Although the site of the proposed replacement extension is not visible or accessible from the public realm, the design

of the proposed extension is carefully considered, of contemporary style, in line with the recommendation within the Conservation Area Statement:

Successful modern design can be of the 21st century and enhance the conservation area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.

The proposed replacement extension will span the full width of the property, covering the currently disused small paved patio to the side of the existing extension, leaving a small internal garden of 2m x 2m where an Olive tree is set to be planted for more biodiversity and to allow this additional space to provide plenty of light into what will be the Ground Floor apartment.

The proposed structure will go only a further 2m into the garden, making it subordinate to the existing property, whilst giving the Ground Floor Apartment a fantastic light and roomy living space ensuring that the replacement extension will not affect the light, outlook and privacy of the neighbours.

The proposed replacement extension on Ground Floor will have wide vertical sliding/foldings glass doors opening in the Dining-Family Area of the apartment linking it with the rear garden/patio whilst offering lightness and transparency; in its current layout it does not exist. Introducing good quality materials and finishes to the most important part of the Ground Floor Apartment, the intention being to achieve simplicity and transparency within a simple architectural form, subservient to the property, so that the new structure has negligible impact. The sliding/folding doors to be in thin metal frames in blue-grey colour to blend with the natural colour of the glass, and there shall be frameless terrace guarding, continuing the theme of lightness and transparency in the proposed structure.

The internal alterations to the Ground Floor layout associated with the proposed rear extension will convert the existing kitchen/bathroom to communal open plan TV, Dining Area and Kitchen Area. This will modify the existing layout of the house where the Dining and Reception Areas are at the front of the property. The daylight penetration and ventilation into all corners of the rear part will be improved by the creation of an open-plan large glazed area. In the new proposal, all Family Areas, Kitchen and Dining are grouped together as one space, leaving the former Reception Rooms to be converted to bedrooms, which incidently is how the previous owner used it for the last 17 years.

The current extension has a flat roof terrace and pleasantly looks towards gardens that already have first floor roof terraces, currently overlooks properties to rear which have roof terraces and mansards. This as well as the property location has inspired the owners to create a rear terrace in keeping with the neighbouring properties and its

surroundings. With the wonderful foliage in the garden behind this terrace will not overlook any properties in Marquis Road and will overlook in the exact same manor as its' original terrace did with the other surrounding properties. The position and the scale of the proposed rear extension and the roof terrace will not change the existing relationship of the house with its neighbours as all these elements already exist at the rear of the property. The roof terrace on the existing extension on Second Floor will be reinstated in line with the neighbouring properties and remain entirely the same in size.

In accordance with UDP the owners will provide roof or terrace gardens above ground level in keeping with the immediate adjacent properties having the benefit of such terraces both on first and second floors.

The existing minimal foliage of the Rear Garden will not be affected and more plants/shrubs/trees (and on terraces) will be introduced finished with restored natural grass lawn and perimeter planting. The accessibility of the recreational areas of the Rear Garden will be far more accessible and thus more integrated with the property.

All changes proposed to the property will enhance the spaces contained within while remaining true to the building's surroundings.