

Addendum to Design & Access Statement

Rev A

to accompany

Planning Submission

For a Residential Development

at

Land Adjacent to 35 York Way
Camden
London
N7 9QF

for

The Prosperity Group
June 2016

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1.0 Introduction

This statement is submitted on behalf of The Prosperity Group in support of their planning application submission for a revised proposed residential development at York Way Camden, London.

This statement is to be read in conjunction with the original Design & Access Statement and the following documentation:

Box Architects drawings numbered:

- (03) 10Rev A - Site and Location Plan
- (03) 11Rev A – Existing Site Sections
- (03) 12 Rev F – Proposed Plans - Site, Ground and First
- (03) 13 Rev F - Proposed Plans -Second & Third
- (03) 14 Rev B - Proposed Sections
- (03) 15 Rev D - Proposed East Elevations
- (03) 16 Rev D – Proposed West Elevation
- (03) 17 Rev D – Proposed North Elevation
- (03) 18 Rev D – Proposed South Elevation
- (03) 19 Rev B – Proposed Visual from York Way
- (03) 20 Rev B – Proposed Visual from Marquis Road

The purpose of this addendum statement is to communicate to the Local Planning Authority and other interested parties the revisions to the original application in terms of design principles and the contextual response of the proposed residential development.

2.0 The Site & Context

The application site currently contains existing single storey garages with a walled site frontage onto York Way and a smaller vehicular access onto Marquis Road in Camden.

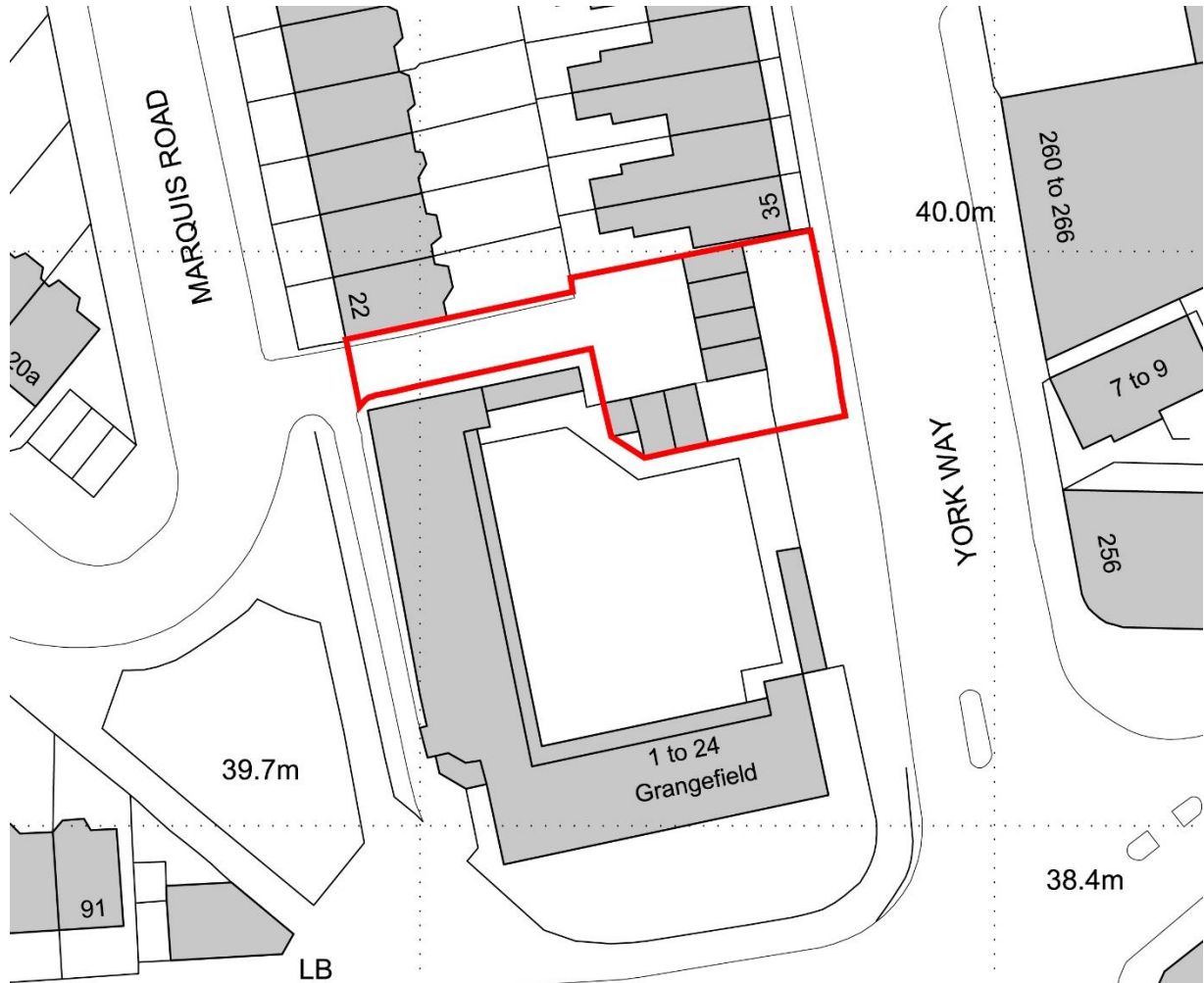


Figure 1: Site Location Plan
Not to Scale

Situated within the Camden Square Conservation area the site is neighboured to the north by traditional 2 storey houses with basements to Marquis Road (Character Area 4) and a 3 storey terrace to York Way with simple detailing and parapet roofs designated within Character Area 3c. The York Road houses and Marquis Road properties provide a positive contribution to the character and appearance of the conservation area.

The site boundary has now been amended to include the York Way frontage area in line with the existing adjacent residential garden boundary wall.



Figure 2: View from York Way identifying the additional area of site

3.0 Use & Amount

The previous planning application provided 7 no apartments with a mix of 4 no 2 bed and 3 no 3 bed apartments with internal areas and amenity spaces in accordance with the minimum areas specified in section 4 of Camden Planning Guidance 2 Housing.

With the incorporation of the additional site area the scheme now provides 9 no apartments with 2 no 1 bed, 2 no 2 bed, 4 no 3bed and 1 no 4 bed apartments.

The apartment sizes and the provision of 2, 3 and 4 bedroom apartments in particular have been provided to meet the requirements of the Dwelling Size Priority Table under Policy DP5 which states that 2 bedroom properties are a very high priority and 3 bedroom dwellings a medium priority. The apartments have also been designed to meet the minimum areas specified in section 4 of the Camden Planning Guidance for Housing.

4.0 Access, Siting & Massing

The massing of the building has been informed by the sunlight / daylight constraints of the neighbouring properties as well as the protection of amenity of these properties. The massing of the building to the rear has essentially remained unchanged from the previous scheme therefore it has no adverse effect on the previously agreed right of light or overlooking parameters which is confirmed within the specialist report prepared by Syntegra.

With the introduction of the additional site area to the York Way frontage this allows the opportunity to provide a continuation of the historic building line to York Way. The new proposal provides not only a continuation of the terrace building frontage but also a continuation of the

front garden space and front boundary wall to further integrate the scheme proposals and repair the current “termination” of the terrace.

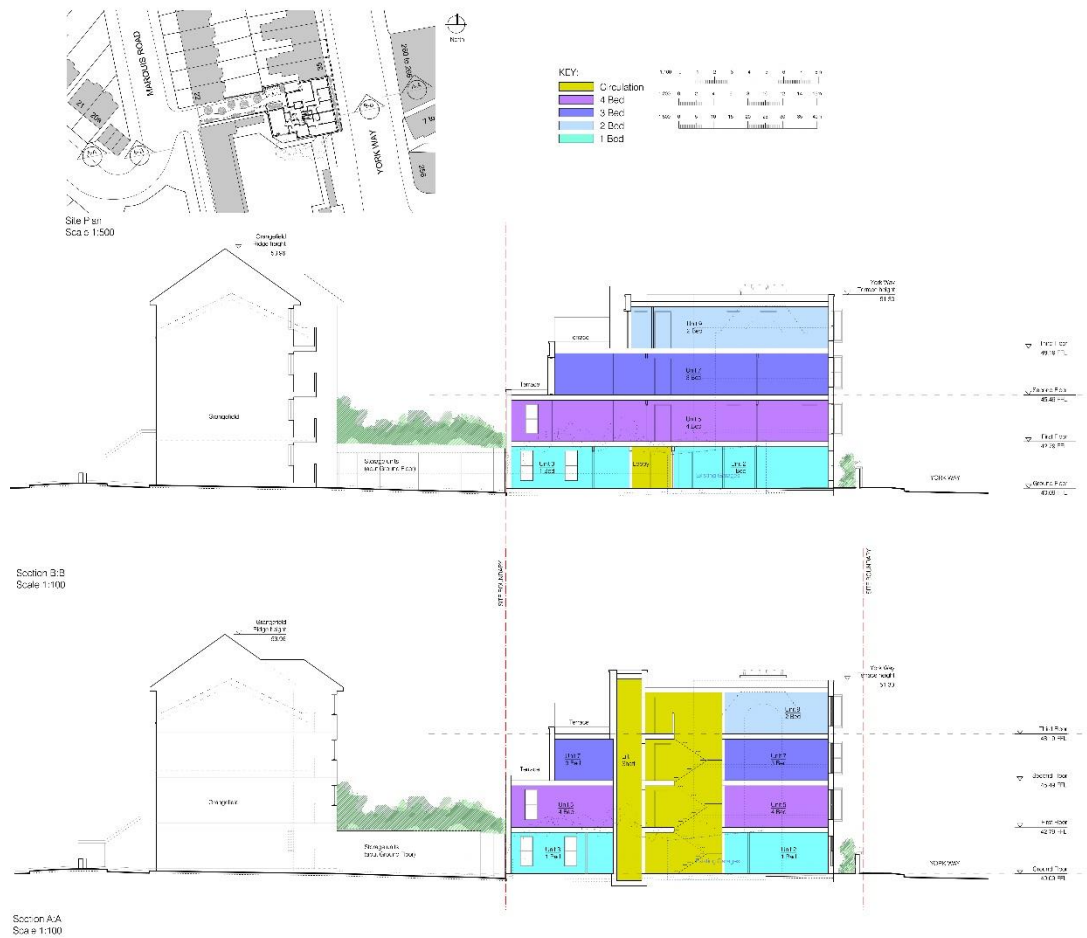


Figure 3: Proposed Site Sections, not to scale

The site access, rear siting, amenity space, cycle store location and bin store location remain unchanged from the previous scheme.



Figure 4: Proposed Site Plan and Ground Floor Plan, not to scale

5.0 Appearance & Design

The principles of the appearance and design of the proposals remain unchanged from the previous proposals. As the overall depth of the building has increased to form a continuation of the existing terrace a step in the southern elevation has been introduced to match the depth of the existing terrace whilst the standing seam has been continued around the stepped element to further emphasise the “terrace” gable element.

A new boundary wall has been included to the York Way frontage as a continuation of the existing terrace frontage, this includes openings in the wall to make reference to the terrace entrances, these include railings to provide containment of the landscaped areas behind which creates a defensible space in front of the proposed units. Larger full height glazing has been located behind the wall openings to reflect the door openings of the adjacent terrace houses whilst the building access has been maintained from Marquis Road, which is more attractive, defensible, secure and attractive.



Figure 5: Visual from York Way



Figure 6: Visual from Marquis Road



Figure 7: Proposed East Elevation



Figure 8: Proposed West Elevation



Figure 9: Proposed North Elevation



Figure 10: Proposed South Elevation

6.0 Layout

The internal layout has been amended to take advantage of the additional site area whilst the key principles remain as per the previous application. Outlook, key amenity and terrace spaces remain as per the previous layout, with the principle of a central stair and access maintained.

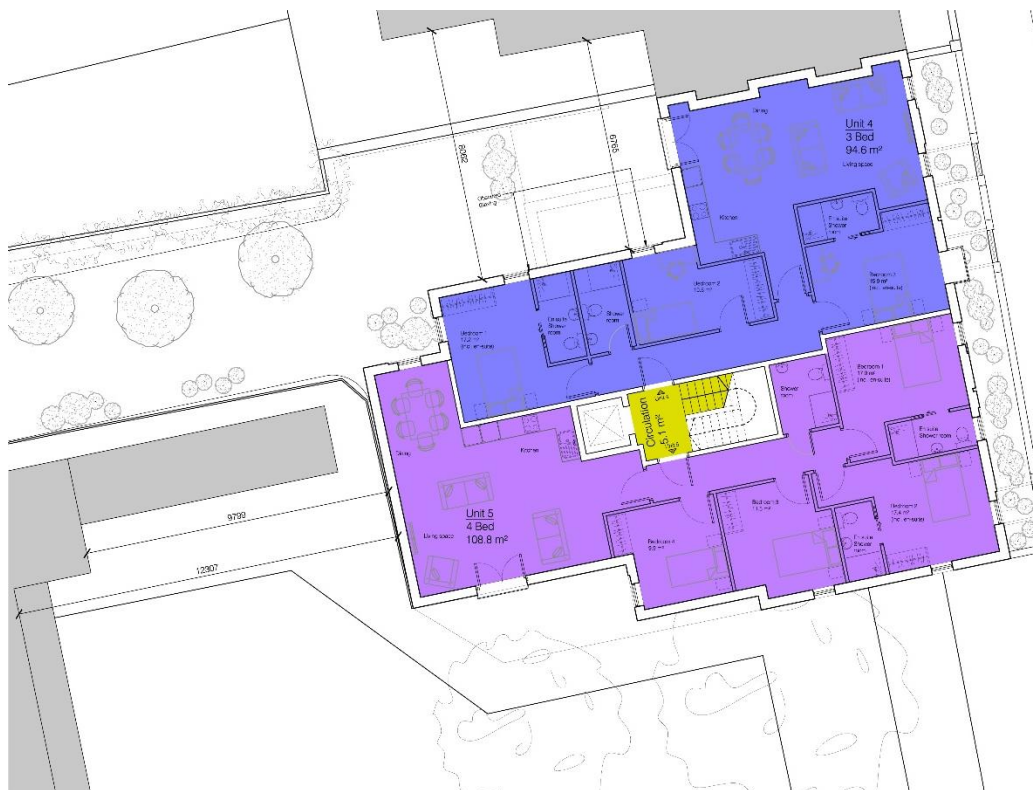


Figure 11: Proposed First Floor Plan, not to scale

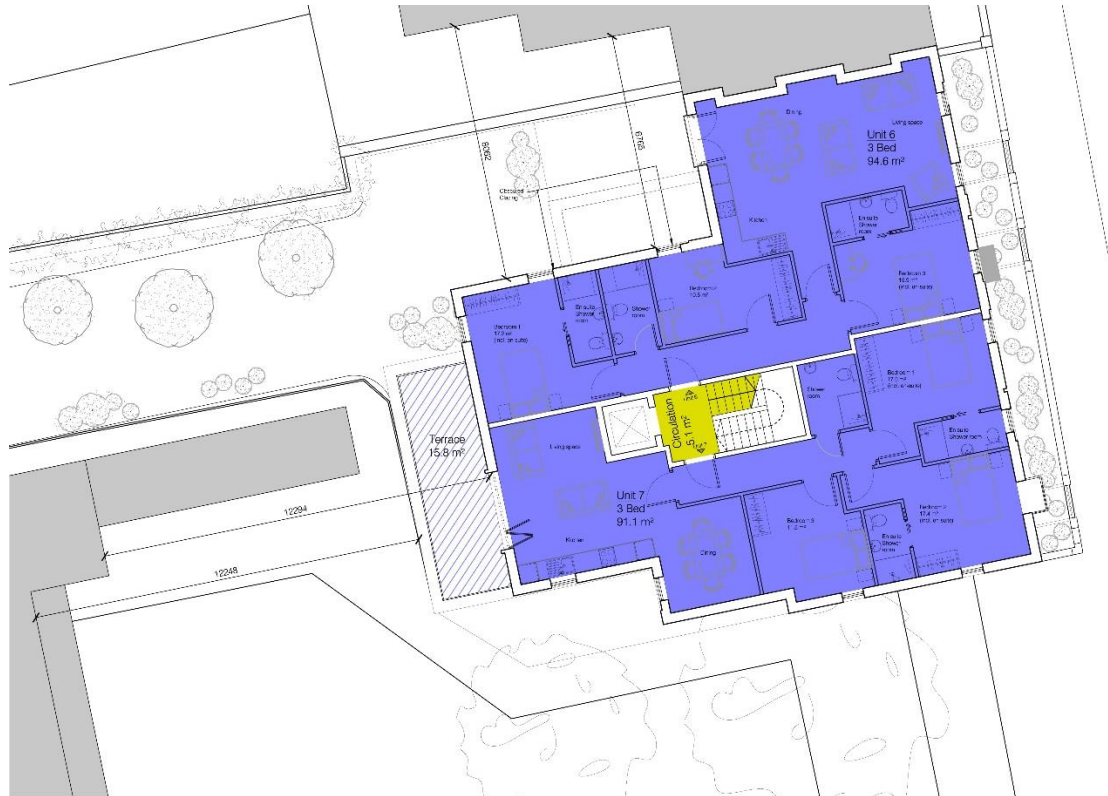


Figure 12: Proposed Second Floor Plan, not to scale

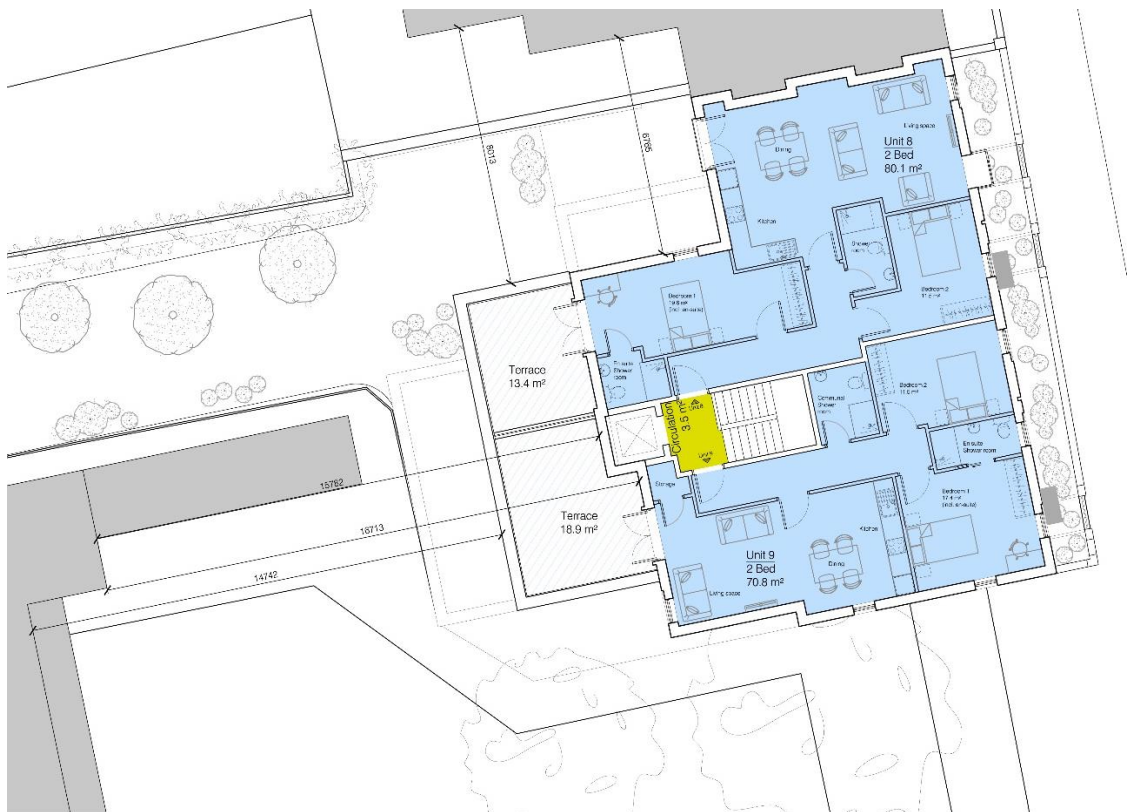


Figure 13: Proposed Third Floor Plan, not to scale

7.0 Heritage and Conservation

The Heritage and conservation benefits of the scheme remain unchanged from the previous submission with the additional benefit of reinstating the former building line of York Way and the creation of defensible space by wall, railings and front gardens. The new building line addresses issues that were identified in the case officers report for the previous 7 unit scheme (ref 2015/5300/P) as well as neighbour comments submitted on the application.

We set these out below:

Case Officers Report –

Paragraph 6.5 “The constraints of the site limit the opportunity to provide the continuation of the historic building line along York Way as the piece of land sits outside the ownership of the freeholder”.

Neighbour comment-

Paragraph 4.5 “As the development is sited stepped back from the York Way Terrace it breaks the rhythm of the terrace”.

8.0 Sustainable Design

The revised design maintains the sustainable design principles highlighted within the original submission.

9.0 Conclusion

The original proposed residential development meets the policy requirements of the local authority whilst providing a positive contribution to the character of the conservation area. The revised design proposals provide the ability to continue the existing terrace and introduce a defensible boundary frontage to match the existing further enhances the historic nature of the conservation area context through the use of contemporary contextual design. The revised design will further enhance the setting of the heritage assets through the repair of York Way streetscape.

The revised design maintains the principles which have been carefully designed so as not to have a negative impact on the neighbouring properties and their amenity.