

## Camden Square Conservation Area Advisory Committee

Land adjacent to 35 York Way

London

NW1

**Date:** 28 September 2016

**Planning application Reference:** 2016/3750/P.

**Proposal:** Construction of a four storey building to provide nine self-contained flats (2 x 1 bed, 2 x 2 bed, 4 x 3 bed and 1 x 4 bed) (Use Class C3) following demolition of the existing single storey garages

**Summary:** We **object** to the current proposal as it fails to enhance the conservation area. Apart from issues of scale, proportion and rhythm, there are major concerns with the design of the proposed development. Until these concerns are addressed the application should be rejected.

### Comments:

1. We have a number of concerns about the technical adequacy of the drawings.
  - 1.1. No roof plan has been submitted.
  - 1.2. There is no cross section drawing drawn, ideally between stair and lift well to show more clearly the relationship of staggered ground and first floors to 35 York Way and the extension of Juliet balconies from the face of the building.
  - 1.3. The position of the south flank wall to 35 York Way is in the wrong position on the proposed section drawing (03) 14 such that the external wall faces of existing and proposed do not align on the York Way frontage as indicated on the proposed plans.
  - 1.4. There are no material details for windows and 'contrasting' infill panels in window openings.

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- 1.5. There is insufficient detail for 'opaque glass surrounds', i.e. balustrades to roof terraces.
- 1.6. No details have been provided of essential external lighting to the proposed entrance way
2. We also note that the drawings have been submitted at 1:100 scale on A1 paper. Ideally plans would have been at 1:50 to be more easily read.
3. The proposed 4 storey development does not maintain the scale or proportion of the adjacent Victorian 3 storey terraced housing
4. The proposed 4 storey development neither maintains nor contrasts in a complementary manner with the rhythm of the neighbouring predominantly 3 storey Victorian terrace buildings
5. Whilst some details of the materials to be used are itemised - London stock brickwork, part zinc cladding and concrete window surrounds - no actual details of the windows themselves are provided
6. With respect to the landscaping we note that
  - 6.1. The repetition of 'front' gardens to York Way could provide an improvement in green spaces however as there is apparently no direct access to the space from the two ground floor flats it is not clear how the spaces will be maintained.
  - 6.2. The proposed entrance from Marquis Road and secured amenity space (behind entrance gates) could be an improvement on the existing garage access way
7. As it stands, the proposal is likely to cause light pollution which will affect neighbouring buildings
  - 7.1. As already noted, there are no details of external lighting to the common areas which has the potential for intrusion on 22 Marquis Road and 35 York Way.
8. The overall design needs to be reconsidered
  - 8.1. The original proposal for 7 flats stressed why a mix of 4x2 and 3x3 bedroom apartments had been chosen to meet the high and medium priorities of DP5 stating that 1 bed flats are low priority.
  - 8.2. This revised 9 flat scheme includes 2x1 bed, 2x2 bed, 4x3 bed and 1x4 bed flats suggests that Council priorities have been overlooked
  - 8.3. The siting of living rooms over bedrooms is not desirable.
  - 8.4. The 4 bed unit at 1<sup>st</sup> floor with no dedicated external amenity space is ill conceived.

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9. Although the site may be appropriate for residential development, the proposal as it currently stands fails to enhance the conservation area and should be rejected



**Signed:**

David Blagbrough

Chair

Camden Square CAAC

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