

Planning Application
177 York Way, London N7 9LN

DESIGN

I. Context

The property a three-storey plus basement mid-terraced Victorian terrace building located on York Way in the London Borough of Camden, in Camden Square Conservation Area.

II. Existing Use

The property comprises a retail unit used housing a hot-food take-away at ground and basement levels, and a single residential unit on the two upper floors.

III. Description

The property was built circa 1860 in traditional solid construction with the principal front and rear facades built of London yellow stock brick, and a clay tile valley roof set behind a parapet. A split level closet wing extension to the rear of the property comprises three storeys at the half-landings adjacent the stair, and two storeys at the principal levels [ground and first]. The extension has a flat asphalt roof and white render finish to the external facades facing the rear.

The rear garden/yard is accessed via three steps from the rear of the ground floor take-away kitchen. The yard is paved over and at the rear boundary there is a small outbuilding housing ancillary storage and food preparation for the take-away.

The rear closet wing extension currently houses the following:

<i>Lower gr floor:</i>	<i>staff shower room and kitchen serving the take-away</i>
<i>Ground floor:</i>	<i>half landing: storage principal level: take-away kitchen</i>
<i>First floor:</i>	<i>half landing: kitchen to residential flat principal level: dining area serving residential unit</i>
<i>Second floor:</i>	<i>half landing: shower room serving residential unit</i>

The main building currently houses the following:

<i>Lower gr floor:</i>	<i>storage, staff resting area serving take-away & storage area leading to under-pavement vaults</i>
<i>Ground floor:</i>	<i>take-away front of house and take-away kitchen</i>
<i>First floor:</i>	<i>residential unit: living/dining, study & bedroom</i>
<i>Second floor:</i>	<i>residential unit: three bedrooms</i>
<i>Third floor:</i>	<i>access to small storage area at top of stair which leads to flat roof of rear closet wing extension from which the valley roof of the main building can be accessed.</i>

Design cont'd

IV. Pre-planning Advice

An application for pre-planning advice [ref. 2016/1766/PRE] was submitted on 26 March 2016 to Camden Council to obtain feedback regarding a scheme to:

- a] convert the existing residential unit on first, second and third floors of the existing building and rear closet wing into 3no. self-contained flats
- b] demolish of the rear closet wing and reconstruct with
- c] create a subterranean extension to rear garden to create of a courtyard maisonette

Following advice received, the subterranean extension element was omitted from the scheme and the scheme presently being submitted primarily consists of points a] & b] above.

V. Proposals

[A] Internal Proposals

[i] Common areas:

The existing entrance and corridor which leads to the stair to the proposed residential units on the upper floors is being maintained. The same corridor serves as a secondary fire/ emergency escape route for the Take-away Kitchen and Basement.

It is proposed to hand the stair from its present arrangement to allow access via the main ground floor corridor to the rear room at the back of the property which will serve as a common facility serving the proposed residential flats for rubbish storage, recycling, and cycle storage.

[ii] Take-away:

The circulation to the Take-away Kitchen has been designed to allow escape from the Take-away kitchen or basement to the street level should there be a fire or other emergency in the Take-away front of house which would render the use of the main entrance impossible. The Kitchen has been dropped four steps to allow the roofline to proposed Flat A above it to be low enough to maintain views out from the rear first floor bedroom [Flat B].

[iii] Residential unit:

It is proposed to convert the existing 4-bedroom residential unit on the first and second floors of the main building and existing rear closet wing into three self-contained flats, Flat A on the first and second floors of the proposed [rebuilt] closet wing extension which will be a one-bedroom flat, Flat B on the first floor of the main building which will be a one-bedroom flat, and Flat C on the second floor of the main building which will also be a one-bedroom flat. The private stair at the top of flat C leads to the third floor where there is a small storage room from which the rear flat roof can be accessed for maintenance.

[B] External proposals

[i] Front facade:

There are no changes proposed to the front facade.

[ii] Re-construction to rear Closet wing extension
& creation of self-contained Flat A:

It is proposed that the rear closet wing extension be demolished and rebuilt entirely because it is in poor physical condition and the due to the fact that the existing configuration and levels do not suit the Client brief;

It is proposed that the rear closet wing extension be rebuilt a few steps lower than in the existing condition to allow views and natural light from/to the rear first floor bedroom of the main building to be maintained. It is also proposed that rear face of the half of the closet wing extension closer to Camden Road be extended to align with the rear face of the rear extension to neighbouring property no.179 York Way. The external corner of the rear closet wing along the boundary to neighbouring property no. 175 York has been chamfered at 45 degrees in order to maintain natural light to no.175.

It is proposed that the rear closet wing extension house the following:

Lower gr floor: storage serving take-away [limited headroom]

Ground floor: Take-away kitchen

& common facilities for residential accommodation

[refuse store recycling and cycle storage]

First floor: self-contained residential Flat A: 1-bedroom maisonette

Second floor: self-contained residential Flat A: 1-bedroom maisonette

The materials for the rear closet wing extension are proposed to be: external walls in white render [to match existing], double-glazed timber sash windows to traditional design, **and a flat asphalt roof to falls [to match existing] with lead flashings and black PVC guttering and rain water pipes to the lower flat roof [over the Kitchen/Dining of proposed Flat A].** For the flat roof above to the Bedroom to proposed Flat A, it is proposed that the roof be an asphalt roof covered with hardwood decking [both as existing] as access will be required to this roof for maintenance of the main building's roof. This upper closet wing extensions flat roof will be concealed behind a parapet and will therefore not be visible by any neighbouring property.

[iii] Front Pavement grilles & basement windows:

It is proposed to create 2no openings to front pavement, in accordance with Structural Engineer's design, detail and specification, and in compliance with LB Camden / Islington's requirements for openings to public footpaths, and install 2no. pavement grilles. It is further proposed to reinstate two original openings to front facade at lower ground floor level and to install 2no. double-glazed timber sash windows to traditional design to these openings. The purpose of the pavement grilles and reinstated windows is to provide natural ventilation and some light to the front of the basement floor which is currently dingy, lacking in natural light, and poorly ventilated.

Design//V. Proposals cont'd

[B] External proposals cont'd

[iv] Rear Facade

It is proposed to drop the apron of the window to the rear bedroom at second floor level and increase the opening size in the brickwork wall to allow the installation of a double-glazed timber French door to traditional design, and installation of a black painted cast iron Juliette balcony railing, in accordance with Structural Engineer's detail, design and specification.

[v] Roof

It is proposed to install 2no. roof lights [matching the size of the 1no existing roof light] to the valley roof to the main building, to provide additional light and ventilation to the Bathroom and Kitchen to proposed residential unit Flat C. As these will be concealed behind the parapet and will not be either from the street [York Way] nor from the properties on the garden side, it is proposed that the new roof lights match the existing [raised, and not flush conservation type rooflights]

[C] Change of use

It is proposed to change the use of the rear room to the ground floor in the rebuilt closet wing extension from Ancillary A5 to Ancillary C3. The room currently serves as a storage room to the hot food take-away, and it is proposed to change its class to allow it to serve as a communal room serving the flats as the bicycle store, refuse and recycling store.

V. Justification for Proposals

[A] Internal proposals

Conversion of single residential unit into self-contained flats

Given the existing pressing shortage of housing in Central London and Camden, and present national, and Council policies supporting the creation of new residential units, the proposed conversion of the single four-bedroom residential unit into 3no.self-contained flats is justified and in line with current urban policies

Dwelling mix

In the initial application submitted for pre-planning advice, excluding the subterranean extension which has now been abandoned, the dwelling mix comprised: 1no. one-bed unit, 1no. two-bed unit and 1no. three bed unit. The pre-planning advice report advised that the proposed dwelling mix was considered satisfactory but pointed out that neither the floorspace of the two-bedroom nor that of the three-bedroom flat would be sufficient to meet the minimum requirements for the National Space Standards.

Whilst various layouts and options has been studied and every effort has been made during the redesigning of the current scheme to achieve a suitable dwelling mix meeting the required priorities, this has not been possible, due to the existing layout and structure of the existing building/ closet wing extension. The creation of 2no. larger self-contained flats rather than 3no. one-bedroom flats being proposed would have required disproportionate structural work with budgetary implications making the project unfeasible.

[B] External proposals

Reconstruction of closet wing extension

The existing rear closet wing extension is being proposed to be demolished and rebuilt in order to align with the rear face of neighbouring building at no.179. Furthermore it is in poor condition and the materials are of poor quality and require updating and improved design. The levels and configuration of the existing rear closet wing do not lend themselves to the Client brief.

[C] Change of use

Th logical place for the bicycle store, refuse and recycling store serving the flats is the rear room at ground floor level and therefore the proposed change of use of the from Ancillary A5 to Ancillary C3 can be considered justified. This loss of space to the take-away will not have any effect on the functioning of the business and this storage space will be relocated to the basement level.

ACCESS STATEMENT

Access to Take-away:

Access to the public areas of the Take-away restaurant remains unchanged.

Access within the kitchen of the Take-away restaurant will be affected due to the change in level to the Take-away kitchen which will be four steps lower. However, in the existing condition there is already one step up at the entrance to the Take-away, [as there is for most of the businesses/shops in that parade of shops on York Way] which means that the Take-away staff are not benefitting from a step-free work place in the present condition. In the present condition, staff need to be able to negotiate steps: a) to come in the Take-away entrance [1 step up], to access the food storage and freezers in the outbuilding in the rear yard [3 steps down] and to access the basement storage facilities [16 steps down] Therefore the proposals in this application to lower the kitchen by 4 steps will not worsen the existing access conditions.

Access to Residential Units:

Access to the residential units will remain unchanged

ARTIA GOLESTANI
ARCHITECTURE LTD