

DESIGN STATEMENT



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CHARTERED ARCHITECTS

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PROJECT

157 York Way
London
N7 9LN

DRAWING TITLE

Site Location Plan

DRAWN BY

HV

SCALE

1:1250 @ A4

DATE

Nov 2016

REV

CHECKED BY

MC

PROJECT NO.

16913

DRAWING NO.

1.0 SITE LOCATION AND LOCAL CONTEXT

The application site comprises an early Victorian Terraced property situated in York Way, at its northern end and close to the junction with Camden Road.

The terrace forms part of a parade of shops, generally with residential accommodation in the upper floor.

The site location has good access to the public transport network and local facilities.

The site has a PTAL rating of 3. On street parking locally is subject to a CPZ.

The site is located in the Camden Square Conservation Area, see Conservation Area Impact Assessment document.

2.0 EXISTING SITE

The existing commercial unit occupies the ground floor, the basement is unoccupied and has been in this situation for some considerable time.

The upper floors currently comprise 2 self contained residential units (see As Existing Plans).

Photographs follow that show the application property in its street context and in elevation detail to the front and rear.

A number of areas in the existing property are dilapidated and require renovation, particularly the basement space and the lower floors of the back addition. The applicant wishes to undertake improvement works to the property in conjunction with bringing currently redundant space into beneficial use.

Context photographs follow.

EXISTING FRONT ELEVATION AND STREET CONTEXT



NO.155

NO.157 YORK WAY



NO.155

NO.157 YORK WAY

NO.159

EXISTING REAR OF 157



General elevation and rear garden



Back addition detail

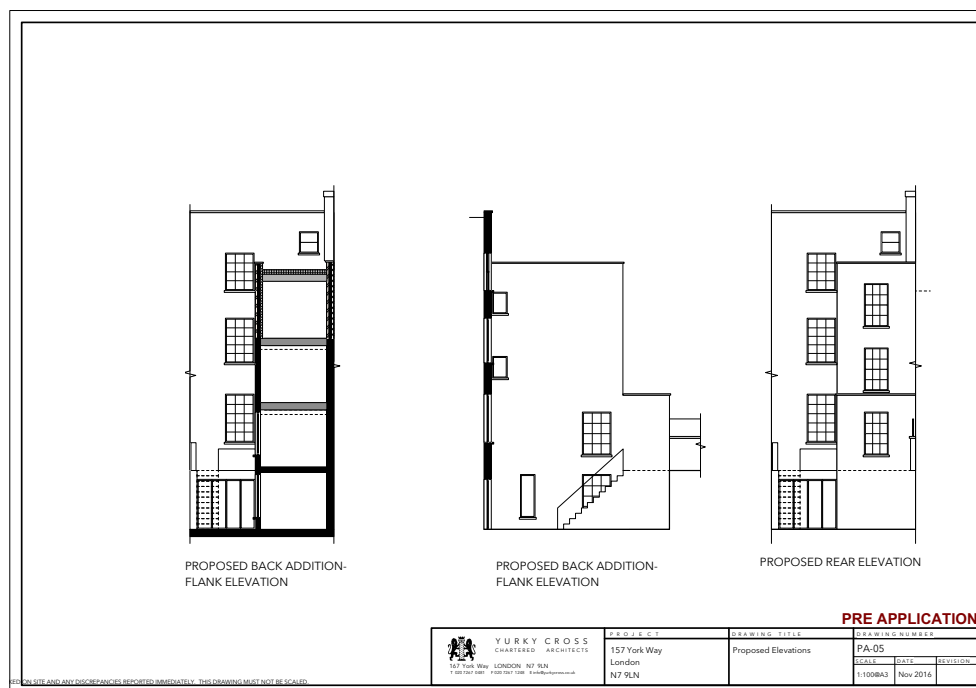
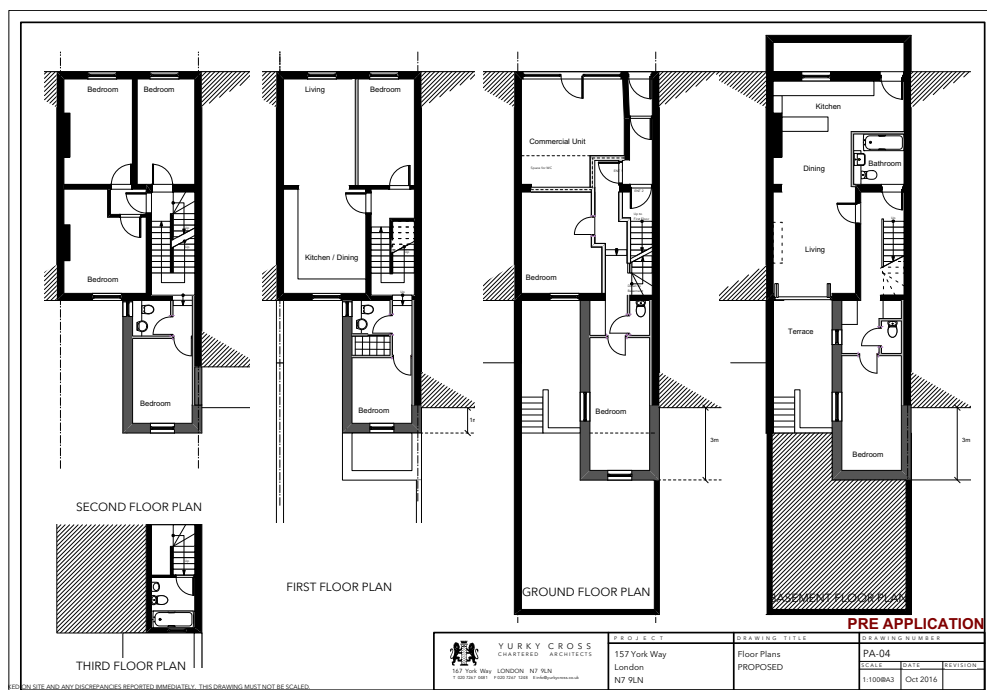
3.0 DESIGN DEVELOPMENT

3.1 PRE APPLICATION

The initial proposed works are shown on the following design drawings and were submitted for a pre application consultation on the 30th November 2016 (pre app reference: 2016/6581)

The proposals comprised:

- 1 Renovation of the basement space to create a new self-contained 3 bed flat (a historic use).
- 2 Reconstruction of the back addition, extended to enable improvement to the existing 4 bed residential unit, creating an additional bedroom.
- 3 Refurbishment of the commercial space.



3.1 PRE APPLICATION RESPONSE

Following a site visit, the case officer provided a written response to the proposals on the 9th March 2017.

Concerns were expressed over the impact of the proposals, which in summary were:

- 1 The resulting development would disrupt the established building line to the rear and harm the rear elevation of the building as well as the character and appearance of the Camden Square Conservation Area.
- 2 The loss of 50% of the street level shop floor space would likely result in a space that is not viable and successful in the long term and would therefore be resisted.
- 3 The proposed retention and increase in residential accommodation, of various types, is considered acceptable subject to standards of accommodation and design.

The upper level unit would benefit from a dual aspect, however, the lower level unit raises concerns over being single-aspect and of poor light and ventilation prospects, given the basement level not benefiting from a front light well.

- 4 Whilst the refurbishment of the building and alterations to fenestration is considered acceptable, further extensions to the building are objected to due to them not appearing subordinate to the main building.

3.2 DESIGN RESPONSE

In light of the advice received the proposals were reassessed to address the key concerns. A revised design has resulted that is considered to be a positive response to these issues as follows:

- 1 The existing commercial unit has been essentially retained and improved with provision made for a wheelchair wc at the rear. Additional space is proposed by the addition of a stair to the basement where the front half of the space is refurbished to create viable commercial accommodation. As a result the commercial space provision is enlarged from the current 34 sq m gross to 50 sq m.
- 2 The rear basement and ground floor area has been designed to create an additional 2b4p residential unit with improved daylight/aspect characteristics, created by extending a short back addition across the full width of the plot. A generous terrace space is also proposed that will promote good levels of daylight into the principle habitable rooms and also provide a meaningful amenity space for the occupants.
- 3 The existing residential unit at first and second floors is reconfigured to create a 5b6p unit, which incorporates a small two storey back addition that is limited in extent to the rear building line established by the adjoining property 155 York Way. The existing loft bathroom is retained and refurbished, including a replacement window.

- 4 The design proposes the creation of access to the rear garden area for both new units and the space re-configured to give a garden amenity area to each unit. This also enables cycle storage to be provided for each to the required standard.
- 5 The existing arrangement for refuses collection is for occupants to place general waste and re-cyclables out on the street frontage on allocated days for collection. This method is carried forward in these proposals and adequate internal storage provision will be made within the kitchen spaces of each unit.

CONSERVATION AREA IMPACT ASSESSMENT

An assessment of the contribution the existing building makes to the character of the Camden Square Conservation Area and the impact the new proposals will have on it is provided with the application.

SUNLIGHT/DAYLIGHT

A specialist report is provided with the application. This demonstrates that the required levels of daylight are achieved in all of the new habitable residential spaces.

MATERIALS

The proposed new back addition is design with facing brickwork to match the existing yellow stock and includes lintel details to match the existing in the same material. New windows are white and the existing rear windows are replaced with new that revert to the original sash designs.

APPLICATION DRAWINGS:

16913/ PA-01- Site Location Plan
16913/ PA-02- Existing Floor Plans
16913/ PA-03- Existing Elevations
16913/ PA-04- Existing Context Elevations
16913/ PA-05- Proposed Floor Plans
16913/ PA-06- Proposed Floor Plans
16913/ PA-07- Proposed Elevations
16913/ PA-08- Proposed Context Elevations