

DESIGN & ACCESS STATEMENT



Conversion of existing dwelling house(C3) to three self-contained flats including rear single storey extensions to the ground floor and second floor level as well as roof conversion into Mansard style to provide two habitable bedrooms.

OUR REF: N79QF

47 York Way
LONDON
N7 9QF

REPORT DATE: 22/11/2017



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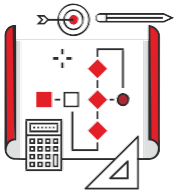


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INTRODUCTION

- Urbanist Architecture Ltd. have been appointed by the applicant to prepare the necessary drawings and supplementary drawings for pursuing planning consent. This vacant dwelling has the potential to provide the borough with a sustainable opportunity, offering three self-contained flats within an existing building, whilst retaining the historical characteristics of the property. These new dwellings will provide Camden with homes of different sizes, as is needed in the local area.

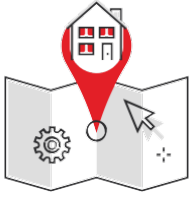
- According to Camden's LDF policies, the core strategy seeks to provide housing that will help to ease the London Housing Crisis, with the London Plan statistics stating over 500,000 new homes need to be built between 2011 and 2021 to keep up with housing demand. The conversion of existing large dwelling houses into self-contained flats provide additional homes without the need for over-intensification of additional new build homes; especially as Camden is a borough which already has a dense urban fabric, which makes full use of Camden's capacity for housing Policy DP2, 2.8 and 2.9.

2.8 "Housing is regarded as the priority land-use... and the council will make housing its top priority when considering the future of unused and underused land and buildings."

2.9 "High development densities are one way of making the maximum use of a site..."

- This application should be favourable by Camden Council, as it seeks to sympathetically restore and extend existing property to provide good quality housing and living standards, without altering the properties streetscape character.

- This application has been designed in accordance with the Camden LDF and London Plan living standard size requirements to provide high quality spaces.



LOCALITY

- York Way is a particularly busy road situated in Camden, with heavy vehicular and pedestrian traffic.

The property has access to multiple open spaces and sports facilities including the Caledonian Park and Islington tennis centre and gym, all within walking distance.

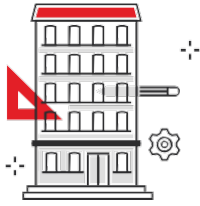
- The closest stations (Kings Cross Station and St Pancras Station) are within 10 minutes' bus ride, both with direct access to most of London's underground systems.

- The site is a terrace property with terraced residential properties surrounding.

- The site is situated opposite commercial units, for building suppliers and parcel delivery warehouses.

- The property has good access to Camden Town, Holloway and Kings Cross areas, which is ideal for commuting professionals. These areas provide mixes of use including employment, local shops and community facilities.

- The site benefits from a good level of accessibility via various public transport modes, with a PTAL rating of 4.



SETTING

- York Way is a very long and busy main road, with heavy pedestrian and vehicular traffic, as it leads to areas of shopping and employment. It has a well-defined linear grid pattern to the residential areas and mixed-use ununiformed grid to the south and east of the site.
- The property is a mid-terrace dwelling house of Victorian styling, and is uniform to the rest of the long terrace. There is a small low-walled garden to the front of each property with a small rectangular rear garden. These aspects define the enclosure. The property also has one on-street parking space allocated.
- The urban type is characterised by Victorian terrace typology, predominantly three storey houses with butterfly style roofing hidden behind parapet walls.
- The subject property is set over three floors, with high ceilings and large windows which maximises natural light.
- The subject property is in the Camden Square Conservation area, and is not a listed building.



USE

- The property is currently a single dwelling house and is C3 Use Class.

- The property has been vacant for a number of years and is in poor internal and external condition. This proposal seeks to restore the property to a high standard externally, whilst internally converting the property into three residential units, each with its own lockable front door, accessed through a single communal front door to the whole house.

- The size of the property provides the opportunity for a flat conversion, however, three extensions are proposed to fulfil the minimum living standards according to the London Plan as well as to provide 2 x two bedroomed units which are in very high demand according to DP5 *Homes of different sizes, dwelling sizes priority table* which is crucial to the Borough of Camden.

- One ground floor single storey extension is proposed to extend the ground floor flat, to provide a large kitchen, dining and living room to minimum standards. One second floor single storey extension to provide a bathroom and a mansard roof conversion is proposed to provide two bedrooms to the second floor flat.



AMOUNT

- The existing GIA of the property will change to accommodate minimum space standards, with the inclusion of the extensions mentioned above.

- The ground floor extension will provide an additional space to comply with minimum standards of a two-bedroomed, three persons flat. The extension retains light to the rear bedroom via a light well and a series of skylights provides the kitchen with ample natural light. The sizes and proportions of each room in flat 01 are compliant or larger than minimum space standards (The London Plan 2016), which will provide high quality living space.

- Flat 02 on the first floor will become a one bed, one-person flat, due to its small size, to retain the minimum space requirements for this type of flat under the London Plan specifications.

- The second floor will gain a small 2.5m rear extension to provide a family bathroom to flat 03. Flat 03 will also have an addition of a mansard roof extension, which will provide two bedrooms to ensure the flat is in accordance with the minimum standards for a two bed, three people flat. This two-bedroomed maisonette is an additional 2 bed flat within the property which aids the very high necessity for 2 bed flats on the market according to the Camden LDF 2011 - 2025 Policy DP5 dwelling size priorities table. The layout provides high quality living standards and high quality design in compliance with DP24.9 *“The re-use of existing buildings preserves the embodied energy expended in their original construction...The retention and adaptation of existing buildings will be encouraged”*, and 24.12 *“Designs for new buildings, and alterations and extensions, should respect the character and appearance on the local area and neighbouring buildings...”*

Existing Internal GIA: 136.97 m²

Ground floor: 52.01 m²

First Floor: 49.04 m²

Second floor: 35.92 m²

Proposed internal GIA: 177.95 m²

Flat 01: 63.9 m²

Flat 02: 43.5 m²

Flat 03: 72.7 m²



LAYOUT

- To facilitate the conversion of the house into 3 self-contained flats, the subdivision is developed in line with the meticulous consideration of the layout of each unit, in line with the minimum space and room size standards. The layout design retains the existing landings in the stairwell, allowing each flat separate access from the staircase. All doors leading off the corridor and proximity of the units have been designed with a view to minimizing disturbance to the other occupants.

- Each flat has built-in internal storage to allow for utility and storage for domestic cleaning. Each flat will be provided with means of space heating in the form of a gas central heating system with combi boilers to provide hot water on demand for radiators and all hot water outlets.

- All habitable rooms will have clear glazing in a window and/or door in order to produce bright, naturally lit interior spaces. This proposal achieves maximum levels of daylight and sunlight without compromising the privacy levels of adjoining properties.

- The mansard roof will be hidden behind the front parapet walls, which will not be visible from the street (see proposed street section drawing). This will also include the lowering of the top slab to keep the mansard as low as possible; from the street, this is also not visible.

- The bedrooms, bathrooms and kitchen have been positioned to accommodate a central fitting area for both hot and cold water and gas kitchen fittings, whilst the design is attractive to potential inhabitants.

- Due to the location of the property, being in the vicinity of various parks and recreational areas, the on-site amenity space is deemed as adequate.

- The development does not cause harm, visual or physical to the characteristics of the streetscape at eye level from ground level. The extensions have been meticulously designed to cause the least amount of visual impact to the character of the area, with physical changes to the rear and to the roof of the property.

- The rear second storey extension does not have an overbearing impact, induce a significant sense of enclosure, or cause loss of outlook from, or light to, principal windows of the neighbouring properties.



SCALE

- The depth and height of the rear extensions and roof extension will not have an overbearing impact or induce a significant sense of enclosure, or cause loss of outlook form, or light to, principal windows of habitable rooms of neighbouring properties.

- The development is of a size that will not dominate the elevations, and scaling of the different proposed components have been designed so that no over scaled massing parts are present or dominant. The scale is proposed in relation to what is existing and to its surroundings. Any additions have no impact on the streetscape.

- The walls and floors separating the dwellings will be adequately insulated so as to comply with the standards set out in the Building regulations. The layouts of the flats have been designed to allow good circulation spaces in order to limit the transmission of noise to sound sensitive rooms within dwellings.

- The structural alterations and fire precautions including means of escape, fire alarms, fire spread and access and facilities for fire services will be provided with appropriate fire safety arrangements in compliance with the standards set out in the Building Regulations.

- The hot water system will be capable of providing continuous hot running water to all facilities in the flat.

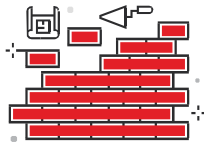
- The sizes of the proposed extensions will not unbalance the neighbouring properties. The mansard roof extension has been designed in such a way that it is hidden from the front elevation. It is visible from the rear elevation. The scale of this extension has been designed so the site is not overbearing on the original structure.



LANDSCAPING

- The existing rear garden to the ground floor is currently unusable space. The proposed rear garden will be 18.15 m². Access to the rear garden is through large folding doors from the kitchen, which provides opportunity for recreation and tranquillity. There are a number of parks surrounding the area, therefore the amenity space is adequate and well suited for this development.

- Soft and hard landscaping measures and design protect existing trees and boundary treatments whilst integrating them into the pattern of this development.



APPEARANCE

- Use of durable and high-quality materials contribute to the quality of appearance of the property whilst adhering to the site context and concept.

- The rear extensions will consist of yellow stock brick and yellow render matching the existing property to maintain the character of the property, and to preserve the characteristics of the conservation area, DP25.3 *"Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing"* and 25.4 *"Historic buildings in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving – preserving their special interest and ensuring their long term survival..."*

- To the front of the property, the front façade will be stripped of paint from the ground floor and restored to original brickwork. The front wall will also be repaired and improved, to create an attractive, original looking front façade.

- The roof typology will be changed into a mansard roof and will not be visible from the street, although it will be visible from the roofscape.

- The proposed appearance is in keeping with the existing context of the premises, where the external built form of the development, its architecture, materials, decoration, lighting, colour, texture, and overall look will match as accurately as possible to the existing outlook of the premises.



ACCESS

- Access to the building is provided through a shared entrance hallway from the street entrance.
- The upper flats are accessible from hallways and internal staircases which are barrier free and wide enough to allow easy and unrestricted movement within the property. The entrances to self-contained flats are designed to be safe, secure, visible, accessible, well-lit and convenient. The rooms of the self-contained flats have suitable access.
- The proposal pays attention to the necessary arrangements to ensure that occupants of all of the self-contained flats have adequate access to all common areas of the building.
- Each self-contained flat unit will have an allocated cycle space in the front patio by utilizing the existing hard-standing which is large enough for four cycle storage spaces, as to comply with Policy DP17.10 *"At origins and destinations, cyclists will need storage for bicycles, equipment..."*.
- Three wheelie bin stores will be provided to the front patio next to the cycle storage. This will be accessible to all of the residents of the flats. The visual impact of the bin stores is minimized considerably by the front wall.
- As Camden is part of a car restricted zone, this development has been developed through Camden's cycle parking standards policy DP Appendix 2, C3 – Residential Development(housing) *"Cycles Residents – 1 storage or parking space per unit..."*



SUMMARY

- Our approach to convert this dwelling house into three flats, includes one ground floor rear extension, one second floor extension and one roof extension, which provides enough space to create two 2-bed flats and one 1-bed flat in accordance with the space standards in The London Plan 2016.
- The rear extensions are designed to be sympathetic in design and appearance to the host building, without affecting the adjacent properties.
- This scheme respects the original building, restoring it to an original visual appearance and thus enhancing the Camden Square Conservation area. The development of a currently unused dwelling house into three usable flats, will make a larger contribution to the housing market than a single dwelling house in this location.
- The roof extension has been designed to be hidden from the streetscape. The conservative design will allow the property additional space to provide three flats which are within the modern space standards. It will also ensure the preservation of the existing building, whilst maintaining a usable property, which is an asset to Camden's Housing Market.
- The conversion of this three-storey dwelling house will provide much needed accommodation for smaller, 2-bed households in the Camden borough, through policy DP5 *dwelling size priorities table*.
- The proposal seeks to increase the number of residential units. The design is developed to a high standard in terms of quality, scale and layout, with access to transport, services and green space. The aim is to not cause additional noise and disturbance to neighbouring residents or alter the character of the streetscape. The occupiers of the new property will have good quality of life and living standards.
- The design of the intended development adheres to all relevant polices provided by Camden Borough Council.
- Should there be additional information or clarification required in order to progress this application, please do not hesitate to contact Urbanist Architecture Ltd. We are more than happy to make any amendments to the scheme that the planning department may suggest.

APPENDIX 1.0

