



11 SALAMANDER COURT N7

DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

This Design and Access statement supports the planning application for the above property to extend elements of the modern penthouse, providing more balanced accommodation while retaining ample amenity space.

1.0 INTRODUCTION

2.0 LOCATION

3.0 SITE

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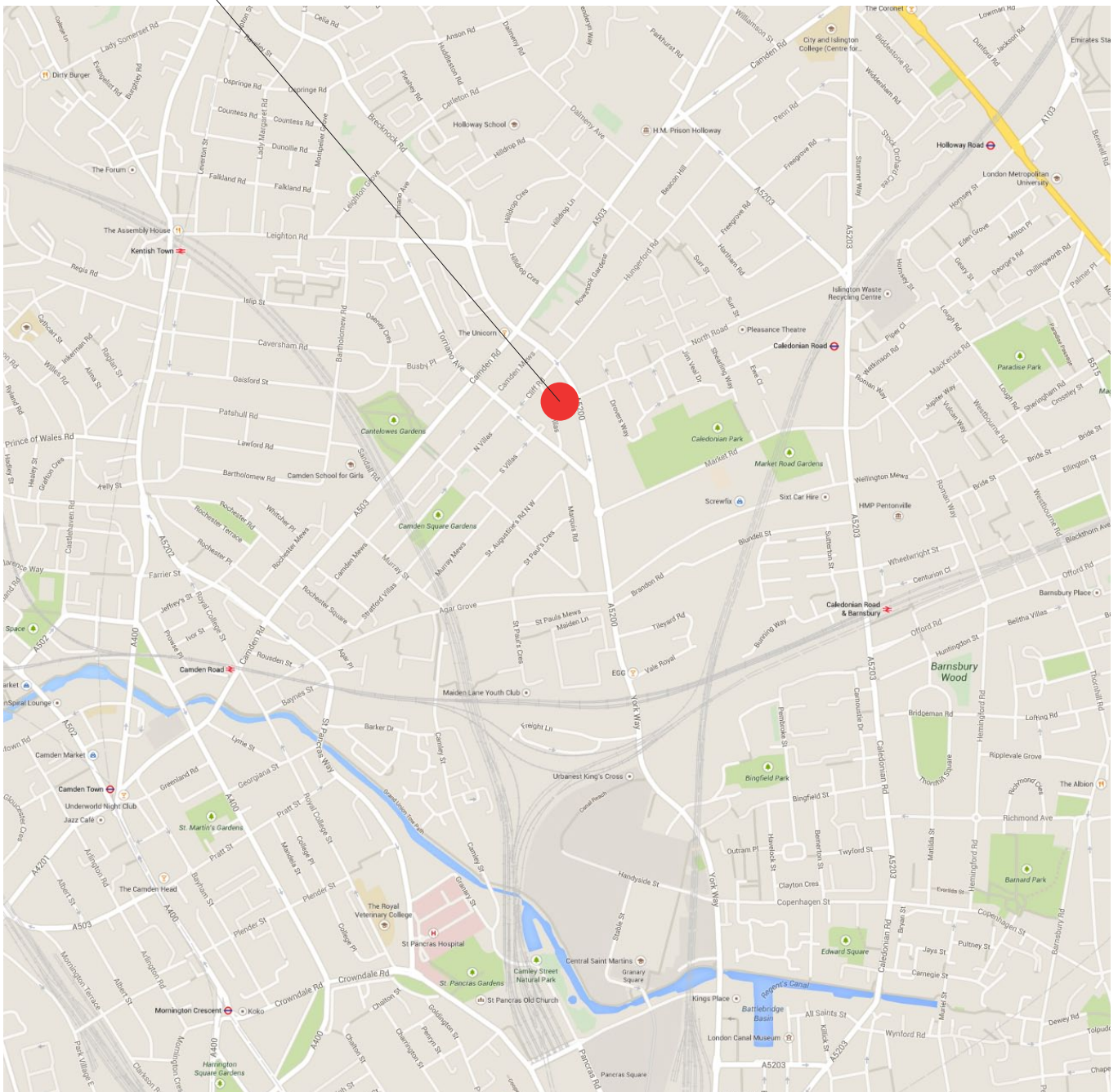


View of rear extension

2.0 LOCATION

The application property, known as Salamander Court, is located to the north of York Way on the west side towards the junction with Camden Road. It is visible at the end of the long view from North Road to the east as well as from York Way to the south. The building is on the boundary of London Borough of Camden and Borough of Islington but falls within Camden.

135 YORK WAY

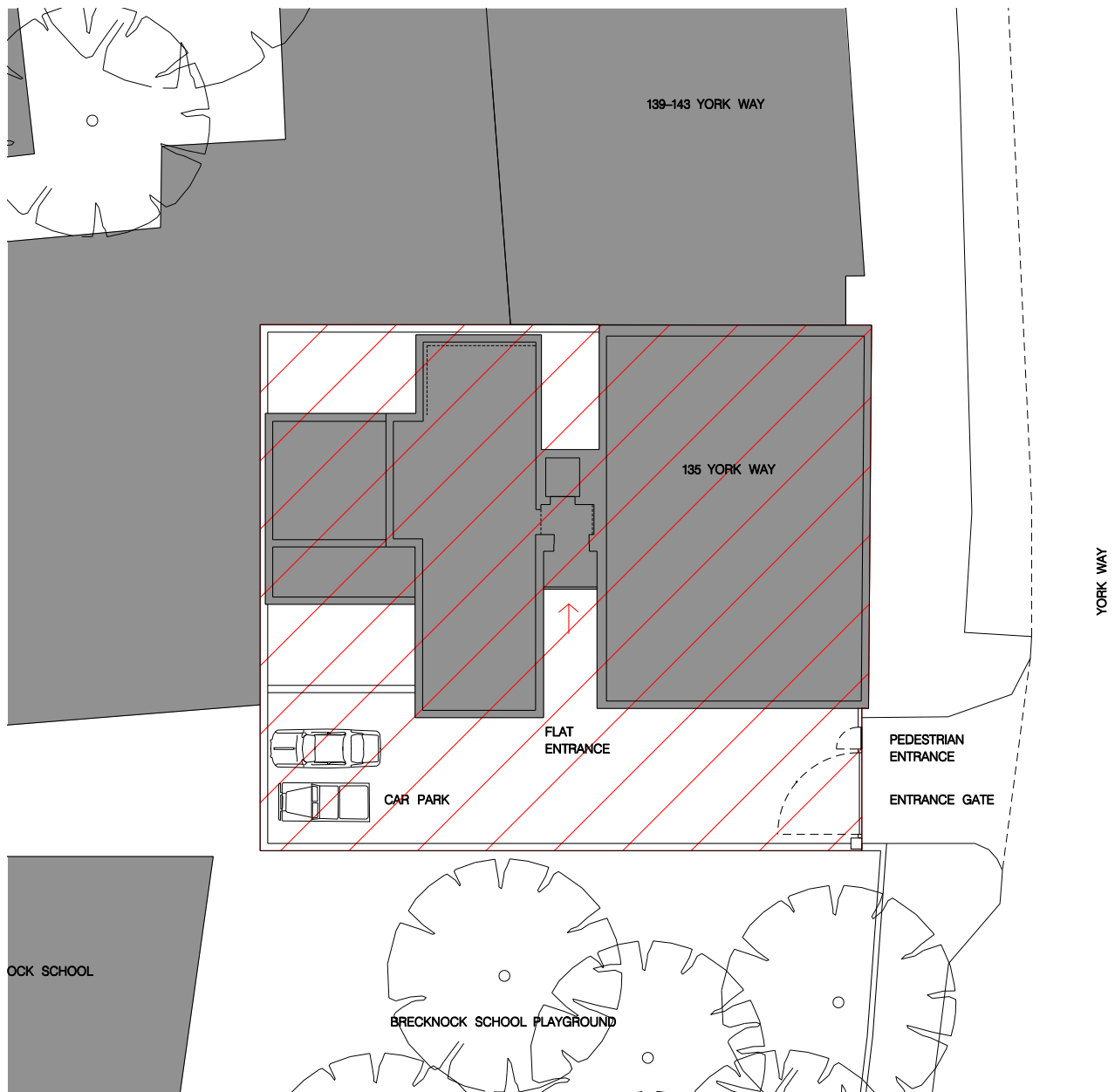


Local map

3.0 SITE

The immediate area is primarily residential supported by the local shops towards the junction with Camden Road and beyond on Brecknock Road. There are a significant number of new housing development in the area including the recent master plan of the old Metropolitan Cattle Market site. It is bounded to the south and rear by Brecknock School and its ancilliary buildings and playground. To the north are modern 6 storey apartment blocks with retail at ground level most of which are currently empty. The rear of the building is visible from Cliff Villas to the west where it forms part of the collection of large apartment building addressing York Way.

The apartments are accessed via a side entrance to the south and car parking area. The entrance to the flats is between the new extension and the original building.



4.0 EXISTING BUILDING

Salamander Court is residential apartment block consisting of 2 main elements: a 4-storey mid to late 19th century brick building addressing York Way, and a modern 7-storey rear yellow brick extension which wraps over the top of the host building with the 5th storey penthouse which is the subject of this application. The penthouse occupies the fifth storey of the front block and the 6th and 7th storeys of the rear block.

FRONT BUILDING

The host building is likely to have been a former public house or Inn built to cater for the Metropolitan Cattle Market of which the central clock tower still remains with some of the other Inns built to service it.

It is built from London stock brick with stucco base and quoins. It is well proportioned with 4 window bays. The base is likely to have been the public house with larger arched fixed windows and opening fanlights. The base is currently painted grey and the flanking elevation green.

The first floor has tall narrower sash windows which were likely to have formal larger rooms on the first floor piano nobile.

The height of the windows reduces on the second floor and again on the third floor.

The modern 5th floor is set back behind a full width roof terrace. There is a timber trellis behind a raised brick parapet which extends above eye level on the terrace. The terrace has mature planting which is visible on the front elevation.

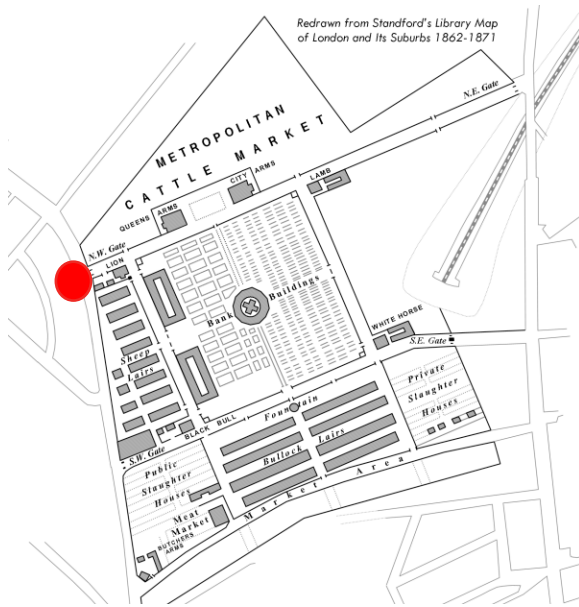
The new addition is clearly modern and does not compete with the host building but reflects that the site has been adapted to cater for modern living accommodation without compromising the original building.

REAR BUILDING

The large extension to the rear was carried out in the 90s. The reduced floor heights in the rear section allow 7 storey block to the rear.

The extension was built in a fairly utilitarian manner with yellow brick and light grey aluminium framed windows. It is only visible from Cliff Villas to the west over the playground to Brecknock school.

The proportion of the rear elevation is not so successful. There is a protruding element which contains the bathrooms to the flats. 6 levels of apartments are finished with a zinc coping and glass balustrade of utilitarian finish. Lower elements protrude to provide additional accommodation and terrace space for the lower flats.



Old plan of Metropolitan Cattle Market



Salamander Court from York Way



Salamander Court from Cliff Villas

4.0 EXISTING BUILDING

EXISTING PENTHOUSE

The penthouse forms the top 2 floors of the rear extension and a single floor on top of the older front section of the building. It appears as a modern addition on top of the original building and set back from the front and sides. The proportion is appropriately subservient to the host building. It also appears different from the rear extension being set back behind full width terrace and uses different material from the brick base.

The top floor of the penthouse is in aluminium curtain walling with solid white render elements between. The roof slopes up from front to back retaining a low profile at the front and raising to the taller rear extension. The roof is continuous over the 2 separate buildings. The penthouse top floor on the rear only occupies the area defined by the offset pier on the rear elevation. The rest of this area is external terrace space for the penthouse.

The roof has mesh brise-soleils on galvanise steel brackets which allow the planting grow across them providing additional shading to the glazing. All terraces also have quite mature planting.



Rear penthouse terrace over new extension looking north



Lower terrace to front looking north

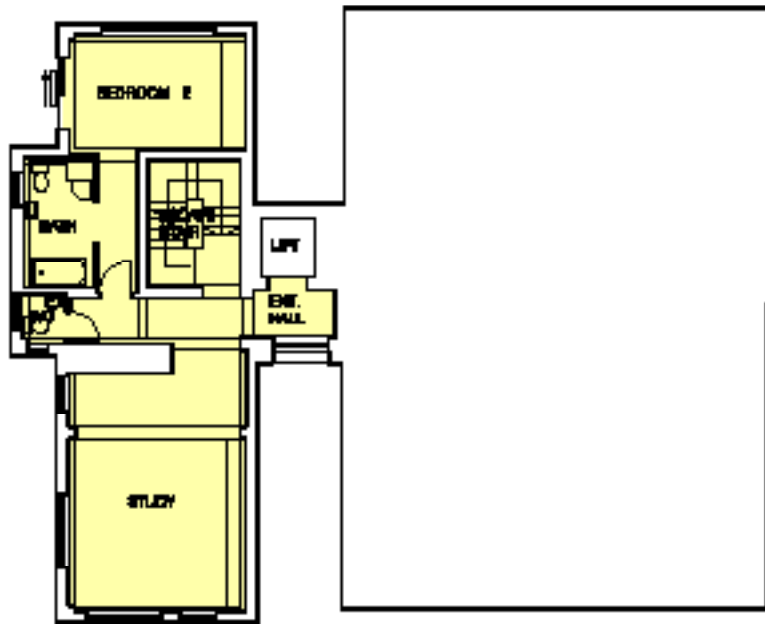


View from Cliff Villas looking east

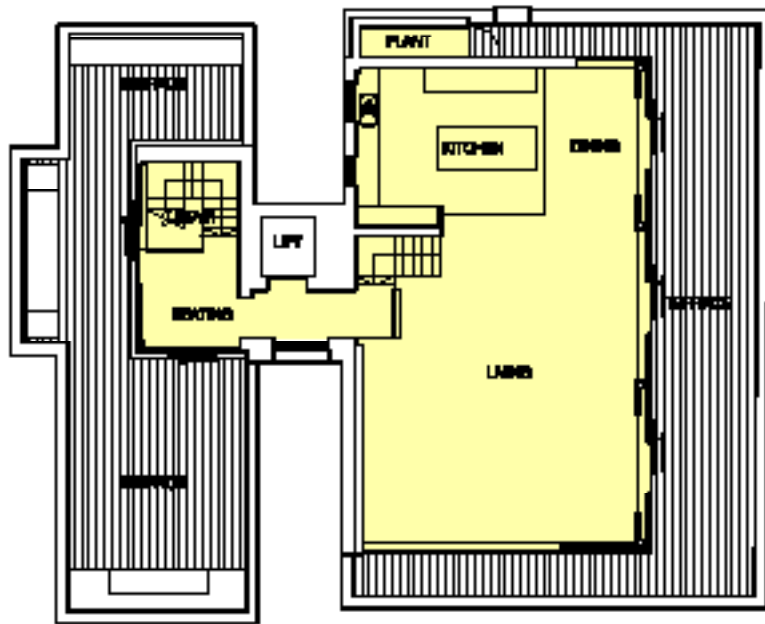


View from York Way looking south

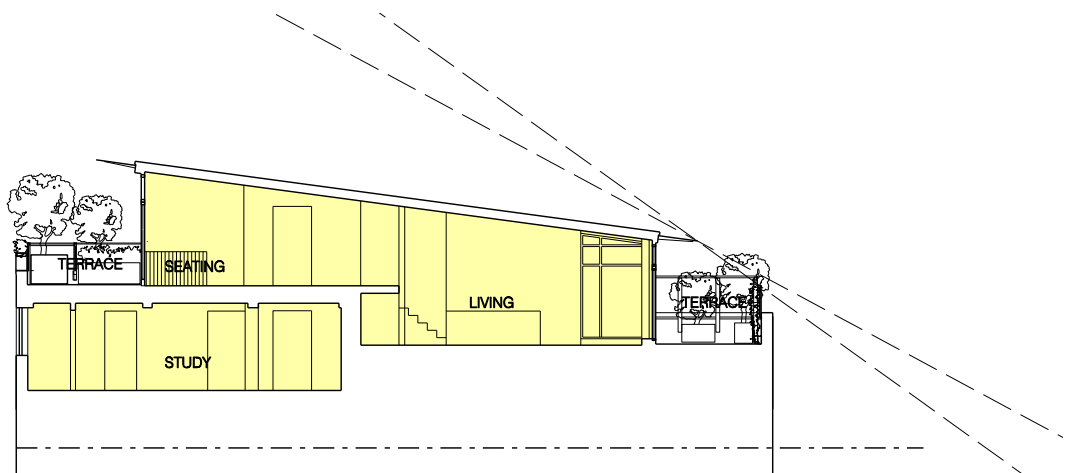
4.0 EXISTING PENTHOUSE



Penthouse Existing
Lower Level



Penthouse Existing
Upper Level



Penthouse section

5.0 BRIEF/ NEED

The owner would like to make various changes to his property to enhance the way the spaces are used and provide improved accommodation.

TERRACES

The property currently has a large proportion of amenity area around the perimeter. This is not all successful with smaller less usable north facing terraces to the rear which are not used when there is a much larger south facing terrace with views over London.

The terrace to the front is 3m wide but is very long. As such it is not all used to its full potential. The roof set back to the north provides access to the external plant room only.

ADDITIONAL BEDROOM

The current layout is generous but only has one bedroom as the owner uses the second bedroom area as a study. The first proposal would be to move the study to the some of the little used terrace space on the rear north side to create an additional ensuite bedroom on the lower level.

WINTER GARDEN

The area at the top of the stairs could also be enlarged to form a conservatory/ winter garden.

DINING

The owner would like to create a larger dining space by incorporating part of the long thin terrace to the front, pushing the dining area out on to the terrace in effect to give a different aspect to the view from the dining area.

WC

Guests currently have to go from the living room up and down stairs to access the only WC. A new guest WC at the living room level could fill the external corridor space to the existing plant room.

6.0 PROPOSALS

6.1 USE

It is proposed to keep the existing use but extend the residential accommodation

6.2 AMOUNT

The proposed new extension adds 28.4 m² with the proposed rear extension and 15.2m² with the new front extension. This equates to approximately 112m³ of additional volume.

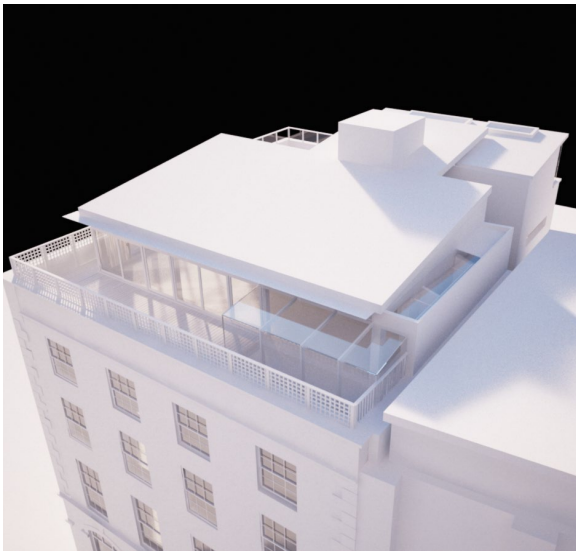
6.3 LAYOUT

The proposal is to make 2 extensions to the penthouse by filling some of the ample terrace space.

A new glass box conservatory is proposed to the front elevation on the northern structural bay to create a new dining area with views along the existing terrace. The top of the glazing would slope from the existing fan lights down to head height, leaving an area between the glass and the parapet wall for planters.

The extension extends to the end of the building at this lower level and form a new lower side extension to the roof which would house a new guest WC. The existing plant room would be reconfigured to be accessed from the kitchen. The side extension would be built up in render to match the rendered wall of the existing plant room extension.

The rear of the penthouse is proposed to be extended to the north and to the west keeping a large terrace to the south. This will create a new winter garden at the top of the stairs with opening roof lights to release heat build up. This room leads into a new study separated by a large sliding door. The new winter garden opens on to the existing south facing terrace and provides a link to the main living space.



Aerial view of front Extension

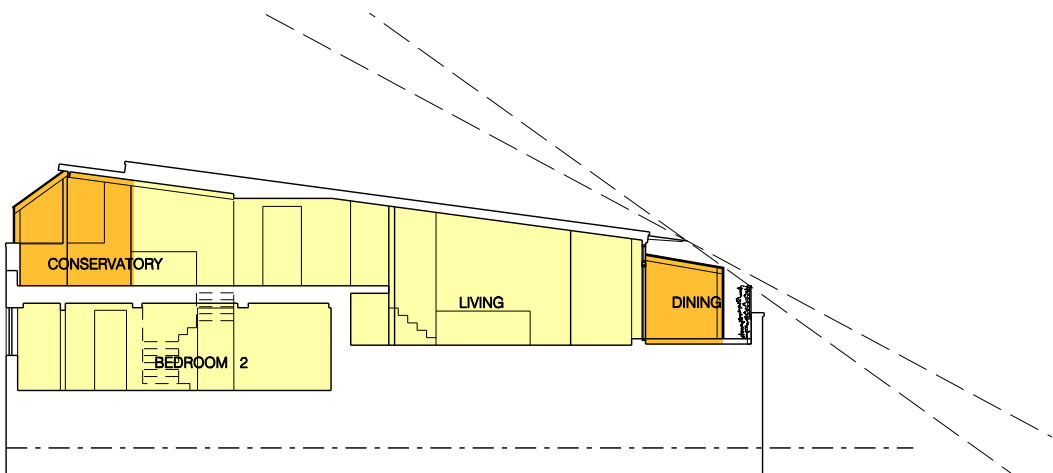
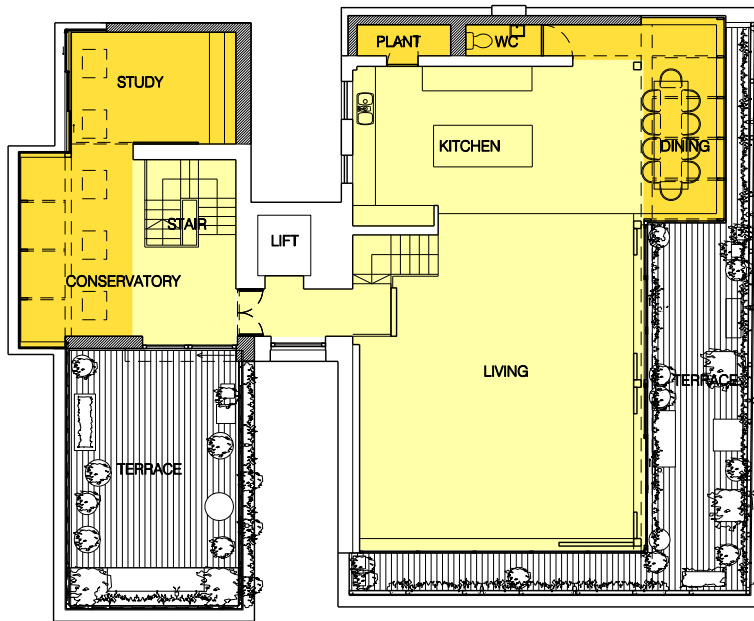
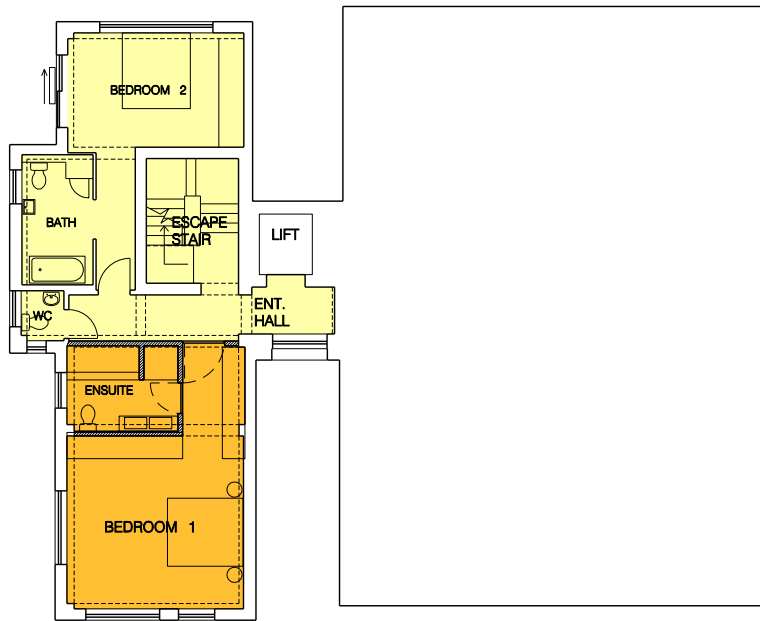


Aerial view of rear extension



View from cliff Villas

6.0 PROPOSALS



Penthouse section

6.0 PROPOSALS

6.4 MASSING AND SCALE

FRONT EXTENSION

The conservatory would not be visible beyond the existing roof line and would be largely masked by the existing trellising and canopy. As such the extension remains part of the modern roof top extension and appears subservient to the host building.

REAR EXTENSION

A variety of heights and depths of the buildings create quite an irregular array in the view from Cliff Villas and there is no continuity between the base brick element of the building and the roof extension which were built as part of the same development

It is proposed to raise the brickwork a full story to tie the roof extension back in to the existing building (blue section) in the northern section of the rear facade. A corner window with sliding panels will enable the corner to be opened up. The zinc spandrel will continue along and pick up the top of structural glass conservatory (purple section).

The proposal raises the brickwork on the protruding element (red) to balustrade level. Above this a glass box is proposed similar to the box on the front elevation which provided capping for this protruding element but also visually ties it back to the new roof structure behind.

The moves proposed are be in scale with the building as a whole rather than introduce another smaller element to the roof scape. This improves the massing of the building at the rear. The new glass structure at the front matches the scale of one of the existing glazing bays.



Existing massing



Existing rear massing



Proposed altered massing diagram

6.0 PROPOSALS

6.5 APPEARANCE

The proposed extension borrow form the existing building with the mass of the building being raised using yellow brick to match existing. It is proposed to change the curtain walling and sliding glass doors on the whole of the top floor for a higher quality system in grey painted aluminium hybrid with internal timber frames.

The new glazing to the rear will match this .

The set back solid elements of the building will be in white painted render to match the existing.

The new glass boxes on the front and rear will be in structural frameless glazing all with concealed fixings. Slim timber beams will conceal the junctions and support the glass. They will have no opening elements to keep the details very simple.

New roof and copings will be in zinc to match the existing.

Existing balustrades to be retained

6.6 LANDSCAPE

The existing terraces are heavily landscaped and the planting is now quite mature. It is proposed to retain as much of the planting as possible. Some will be lost with the terrace space but the new winter garden is intended to move some into the internal winter garden.

6.7 ACCESS

The existing level entrance and lift give access up to the penthouse. This is will not change.

6.8 MAINTENANCE

The new glazing proposed would be able to be cleaned locally. The new structural glazing to the rear would be cleaned as part of the building maintenance strategy from the terrace of the apartment beneath.

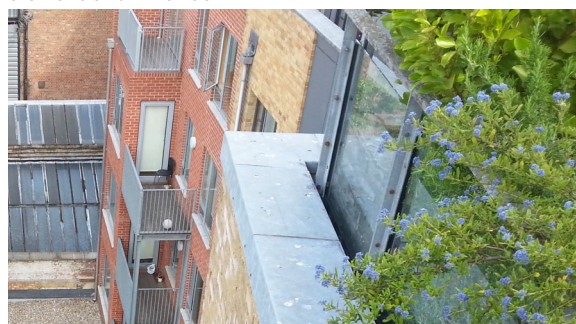
6.9 SUSTAINABILITY

As part of the works it is intended to upgrade the existing heating system with a new more efficient boiler as part of rearranging the plant room.

All new glazing will be upgraded to be more efficient than the existing system without affecting the external appearance.



Existing terrace with mature planting and rendered roof element and zinc roof.



Existing zinc coping and balustrade and yellow brick.



New front extension from interior



New winter garden

7.0 EXISTING AND PROPOSED VIEWS



PROPOSED VIEW FROM CLIFF VILLAS TO NORTH



EXISTING VIEW FROM CLIFF VILLAS TO NORTH

7.0 EXISTING AND PROPOSED VIEWS



Render to match existing to roof level

PROPOSED VIEW FROM CLIFF VILLAS TO SOUTH



EXISTING VIEW FROM CLIFF VILLAS TO SOUTH

7.0

EXISTING AND PROPOSED VIEWS



PROPOSED VIEW FROM NORTH STREET SHOWING MINIMAL CHANGE



EXISTING VIEW FROM NORTH STREET