

CONSERVATION AREA : IMPACT ASSESSMENT

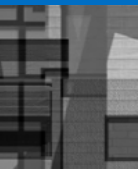


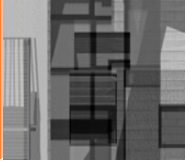
PROPOSED RESIDENTIAL ALTERATIONS at
157 York Way
London N7 9LN

RESUBMISSION UPDATE 10-07-2019

YURKY CROSS
CHARTERED ARCHITECTS

167a York Way, London. N7 9LN T: 0207 267 0481 F: 0207 267 1248





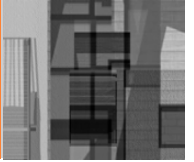
INTRODUCTION

SITE LOCATION

CONSERVATION AREA AND PLANNING POLICY

CHARACTER ASSESSMENT

DESIGN STRATEGY



PURPOSE OF THE DOCUMENT

This assessment has been prepared on behalf of the owners of 157 York Way to support their planning application for altering and extending the existing building to improve the existing residential units and create an additional unit.

The assessment seeks to define the significance of the site, setting and the buildings surrounding the site and their contribution to its character.

The conclusions have been used to inform the design, as discussed in the Design & Access Statement.

SITE LOCATION

The site is located within the parade of shops and flats on the south-east side of York Way, between the intersections of Camden Road to the west and Cliff Villas to the east. The application site comprises an area of approximately 0.014ha (see location plan below) and is located on the northern edge of the Camden Square Conservation Area.

The location is highly sustainable, with local services present in the local parade and good transport links to Camden, St Pancras and Holloway. The site also benefits from its close proximity to open space a short distance to the north east.

LOCAL CONTEXT

The area is characterised by predominantly residential development, in a mix of building types and styles from early Victorian onwards to the present day.

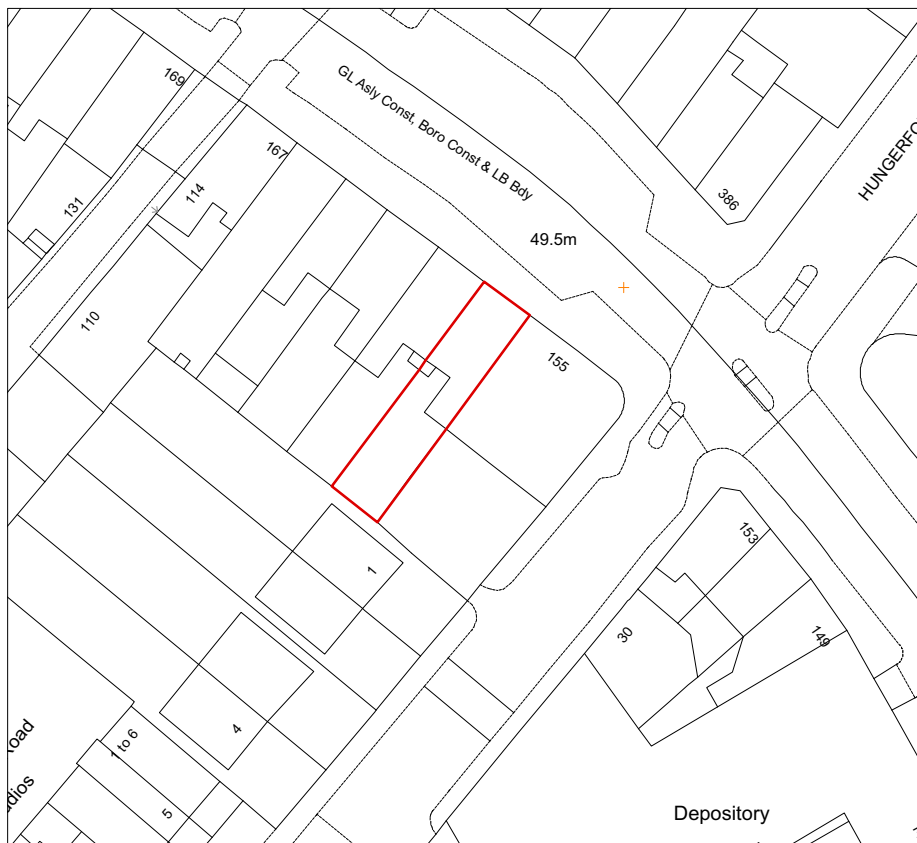
Modern York Way is part of an eclectic mix of fine Victorian houses and streets protected by conservation areas juxtaposed with post war council estates, civic and institutional buildings old and new.

SITE DESCRIPTION

The proposed site (red outline below) comprises a mid terraced building of basement, ground and two upper storeys, with an open space to the rear accessed from the ground floor.

The current use of the ground floor is retail, the use of the upper floors is residential, arranged as a single unit over the two floors. The basement space, although ancillary to the ground floor use, has been out of use and in poor repair for some time.

Some photographs of the existing building and its immediate context follow under Character Assessment.



CONSERVATION AREA AND PLANNING POLICY

CONSERVATION AREA

The site is contained within the Camden Square Conservation Area: *Camden Square Conservation Area Appraisal and Management Strategy (March 2011)*. The essential character of this Area is described as:

Camden Square Conservation Area is a primarily nineteenth century inner London suburb. It is a planned development, in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square.

Camden Square forms the centrepiece of the planned development; however, the special character of the area is that it is also diverse when looked at in detail. The architecture is not uniform around the Square, phased development is evident in groups of buildings, and some plots have been developed individually. This is reflected in the size of plots, layout and the elevation treatment of the houses. The building of the railway through the area, the impact of wartime damage and later infill development have all contributed to the evolution of the area.

The two mews behind the Square contain inventive building developments that have also evolved over time. This has resulted in a character that is a unique mix of nineteenth, twentieth and twenty-first century ideas of the mews concept, from functional service areas to exemplars of urban living.

. (Conservation Area description)

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) AND PLANNING POLICY FRAMEWORK GUIDANCE (PPS5 PRACTICE GUIDE)

The NPPF superseded PPS5 in March 2012. However, the PPS5 Practice Guide is currently valid in the interim until further notice of new guidance.

PPS5 Practice Guide acknowledges the social value of heritage to the community, and the importance of economic viability, sustainable communities and heritage-led regeneration (para 37).

PPS5 Practice Guide encourages local authorities to set out a proactive strategy for increasing opportunities for the enjoyment of the historic environment (para 45).

PPS5 Practice Guide states, 'Heritage assets may be affected by direct physical change or by change in their setting'. This leads to the importance of assessing the significance of the heritage asset and the contribution of its setting (para 54).

CHARACTER OF THE CONSERVATION AREA

The site is situated a short distance north west of Camden Square, which forms the focal point of the Conservation Area. Today the Square Gardens are used as an amenity resource for local people.

The following map extract taken from the Appraisal shows the location of Cliff Road and the site within the overall Conservation Area.

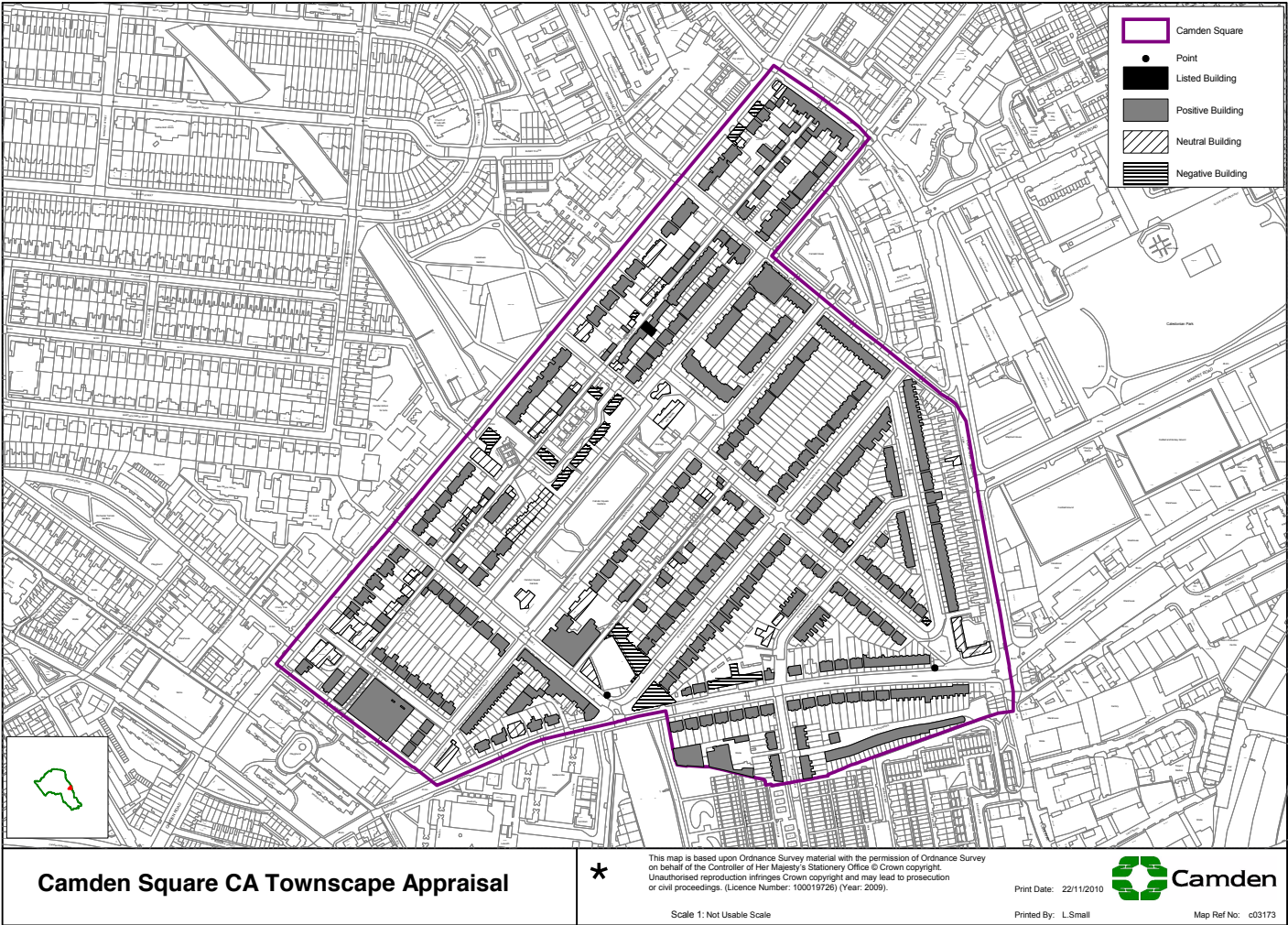
The character of the CA is described in the following summary which states:

'Camden Square Gardens is the centrepiece of the design of the area. The line of Camden Road sets out the alignment of the Square and the streets running off it. The landscape was established before the homes were completed. Residents became keyholders; the gardens were tended by a gardener who was also a constable with powers to control any loutish behaviour. The railings were removed in the Second World War as part of a doomed effort by the government to obtain useful metal, and these have been replaced with plain, topless modern municipal railings. The gardens were to have been duplicated north east of the church in the original concept; however this length was reduced, possibly following the relocation of the Metropolitan Meat Market to the north east of York Way (Maiden Lane).

The ends of the gardens have been truncated which has weakened the composition. At the south west end lies the aforementioned adventure playground; the north east end was originally completed by St Paul's Church with its 156 foot tall spire in the centre of the Square. This church was demolished in the 1950s and replaced with low, church hall buildings. This resulted in a key local landmark and focus of the Square being lost along with views of the church along Canteloves Road.'

The Conservation Area captures the approaches to the Square, as far as Cliff Road to the north, this street being on the extreme end of the north western approach to the square which extends across Camden Park Road and along Canteloves Rd to the square.

CHARACTER ASSESSMENT



CHARACTER ASSESSMENT



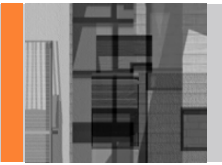
YORK WAY:

Early 19th century building parade, recently altered at end end, with the construction of 155 York Way on the corner with Cliff Villas in 2005 and the re-construction and extension of 172 on the corner with Camden Road in 2007



CLIFF ROAD:

Early 19th century building parade, recently altered at end end, with the construction of 155 York Way on the corner with Cliff Villas in 2005 and the re-construction and extension of 172 on the corner with Camden Road in 2007



ASSESSMENT OF SIGNIFICANCE

CONTRIBUTION MADE BY CLIFF ROAD

Cliff Road forms part of a Grid Pattern of Streets, captured by the areas as a whole, which the CA highlights as collectively creating the character of the area around the square.

The CA appraisal does not pick out any view aspect from Cliff road as being a Key View. Of Cliff Road the Appraisal notes:

'Cliff Road, a slightly offset extension of North Villas linking Camden Park Road to York Way, has a particular and varied character. Its north west side pre-dates north Villas, with raised semi-detached buff brick and render villas in typically early-Victorian Classical-Italianate style broken by the remarkably pure modernist revival Cliff Studios. The generous front gardens include mature trees. Opposite (and outside the Area boundary) lie the 1930's LCC Camelot house flats (built on the sides of the disused reservoir and, hard against the pavement, the giant brick depository and a crude little post war commercial building.'

CONTRIBUTION MADE BY 157 YORK WAY

The parade of which 157 is part forms the northern edge of the Conservation Area. The street frontage addressing York Way is not picked out in any specific way and it is more the rear elevations of the parade buildings and their garden spaces that are of more significance, in their overall contribution to the character of the area and Cliff Road in particular.

The previous photograph shows the setting of the rear elevations when viewed from Cliff Road and the location of 157 York Way within that.

Retaining the pattern of buildings and open spaces that are seen to contribute to the overall character of the Conservation Area, the Management Strategy seeks to offer guidance on the manner in which any development proposals within the CA will be considered.

In the instance of 157 York Way, it is the impact the proposed design will have on the character of Cliff Road and the open/gardens spaces that contribute to it. The key areas of consideration are defined as follows:

Development in Gap Sites and Rear Gardens

Gaps between buildings represent an important established feature of relief in an otherwise densely developed environment, where the buildings are generally arranged in terraces 3 storeys in height. The Council will resist development in gaps where they are formed;

- *between semi-detached and detached properties,*
- *back garden development, where it can be seen from the public realm, will be resisted, in order to preserve green gaps within streetscapes and views along rear vistas.*

High quality design and high quality execution will be required of all new development at all scales, and opportunities for enhancement and further revealing the significance of the conservation area should be taken. The design statements supporting such applications will be expected specifically to address the particular characteristics identified in the appraisal.

EXISTING CHARACTER AND CONDITION

The front and rear facades to 157 York Way on the whole retain the character of original design, save for fenestration alterations and the reconstruction of the back addition in its original form.

No additions are apparent to the roof.

The setting of the building within the Cliff Road vista is one of a neutral contribution to the array of back addition elements that are visible. In particular the new two storey addition to 165 York Way that fully fills the original garden space and creates a visual end-stop to the open vista. (see Photographs).

The facing brickwork generally show signs of significant alteration and/or rebuilding, particularly to the upper storey and parapet areas.

A number of windows have been replaced with patterned timber sash units that are showing signs of significant deterioration.

CHARACTER ASSESSMENT

157 YORK WAY : REAR GARDEN



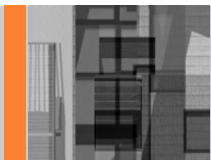
1- Rear Garden



2- Rear Elevation



3- View of open space form Cliff Villas with the new additions to 165 York Way prominent.



THE PROPOSAL

The design proposes alterations and extension to the rear of 157 York Way, to facilitate the creation of an additional residential unit.

The redesigned back addition to the rear proposes a modest increase in height over the existing to facilitate the creation of habitable rooms to current design standards within.

The floor plan area of the proposed matches the existing and so extends to align with the rear building line of the adjoining property No.155, as the existing arrangement.

The existing boundary walls encasing the rear garden area are proposed to be retained.

The garden space is currently ancillary to the commercial space and therefore in a poor state of maintenance and not used for its intended purpose.

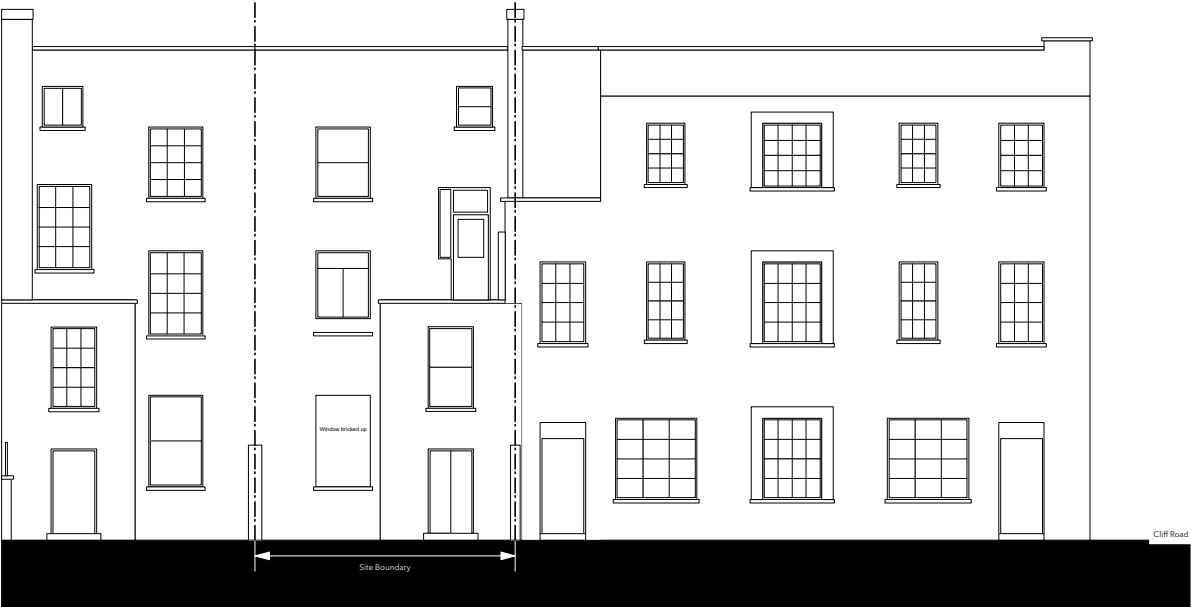
The resultant rear addition composition is not considered to impact harmfully on the streetscene for the following reasons:

- 1 The new storey is modest and subservient to the main rear elevation.
- 2 The building line of the proposed additions is constrained to the dominant line established by 155 York Way and so remains subservient to it.
- 4 Open garden spaces are retained and brought into use, which will enhance their contribution to the vista.

The following drawings and photographs convey the characteristics that may be considered as contributory to the streetscene of Cliff Road.

The following impact analysis shows that the proposed rear additions will not reduce nor detract from the present gap that is created by the rear gardens nor adversely impact upon the street vistas into this space from Cliff Road.

REAR CONTEXT ELEVATION: 159-155 YORK WAY



REAR CONTEXT ELEVATION

EXISTING



REAR CONTEXT ELEVATION

PROPOSED

ANALYSIS OF RESULTING REAR CONTEXT + IMPACT OF THE THE PROPOSAL

