

RESUBMISSION UPDATE 12-07-2019

2019-09-27: Revision A- Sustainability section added

DESIGN STATEMENT



YURKY CROSS
CHARTERED ARCHITECTS

167 York Way LONDON N7 9LN
T 020 7267 0481 F 020 7267 1248 E info@yurkycross.co.uk

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 floors.

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

EXISTING REAR OF 157: View in context from Cliff Road



3.0 DESIGN DEVELOPMENT

3.1 FIRST APPLICATION

3.1.1 APPLICATION SUMMARY

A planning application was submitted to the London Borough of Camden on the 22nd of September 2017.

The application comprised:

The formation of 1 x 2 bed duplex at ground and basement levels; rear extension at basement and first floor levels; extension at second floor level to form additional bedroom to existing 4 bed HMO; formation of first floor roof terrace and rear access staircase; excavation of rear curtilage; formation of front lightwell.

The application was validated on the 25-07-2018 (Ref: 2017/5303/P).

The design proposed had been refined from an initial proposal, following advice received from officers in response a pre application enquiry submitted on the 30th November 2016 (pre app reference: 2016/6581)

Those proposals comprised:

The renovation of the basement space to create a new self-contained 3 bed flat (a historic use), the reconstruction of the back addition, extended to enable improvement to the existing 4 bed residential unit, creating an additional bedroom and the refurbishment of the commercial space.

3.1.2 THE PRE APPLICATION DIALOGUE

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.

(Cont..)

3.1.3 DESIGN RESPONSE & THE FIRST APPLICATION DESIGN

In light of the advice received the proposals were reassessed to address the key concerns. The resulting design was felt to be an appropriate and positive response to the concerns raised, and so submitted as a formal application.

The key design improvements incorporated into the application design were:

- 1 The existing commercial unit was essentially retained and improved with provision made for a wheelchair wc at the rear. Additional space was proposed by the addition of a stair to the basement with the front half of the space refurbished to create viable commercial accommodation.
- 2 The design of the rear basement and ground floor area was reconsidered 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. An extended lower level terrace space was proposed in front of this extension to 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 was reconfigured to create a 5b6p unit, which included a small two storey back addition, limited in extent to the rear building line established by the adjoining property 155 York Way. The existing loft bathroom was retained and refurbished, including a replacement window.

OTHER CONSIDERATIONS:

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.

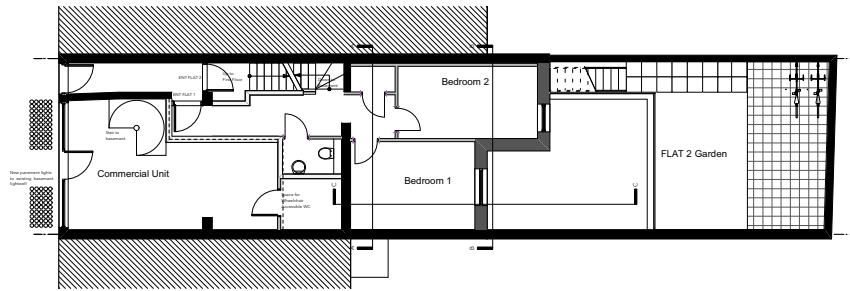
SUNLIGHT/DAYLIGHT

A specialist report was provided with the application. This demonstrated that the required levels of daylight were achieved in all of the new habitable residential spaces.

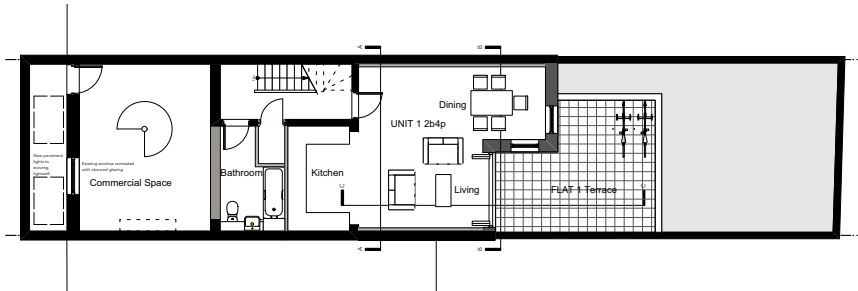
BASEMENT IMPACT ASSESSMENT

In response to the concerns expressed over the potential harmful impact of the proposed basement terrace on the existing structures, a Basement Impact Assessment was provided with the application.

Copies of the first application design drawings follow.



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

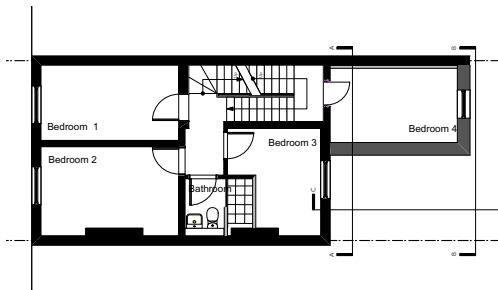
PLANNING APPLICATION



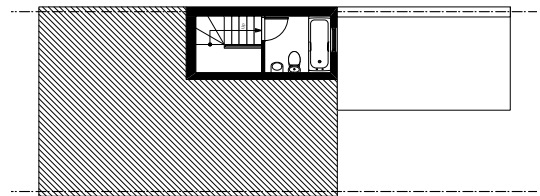
THIS DRAWING MUST NOT BE SCALED.

YURKY CROSS
CHARTERED ARCHITECTS
157 York Way LONDON N7 9LN
T: 020 7267 0461 F: 020 7267 1246 E: info@yurkycross.co.uk

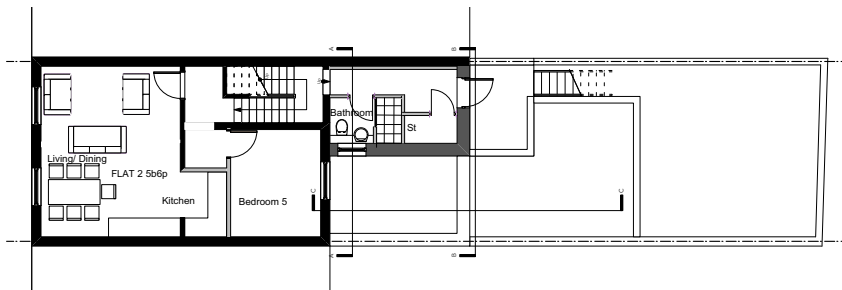
PROJECT	DRAWING TITLE	DRAWING NUMBER		
157 York Way London N7 9LN	Floor Plans PROPOSED	PA-05		
		SCALE	DATE	REVISION
		1:100@A3	June 2017	



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

PLANNING APPLICATION

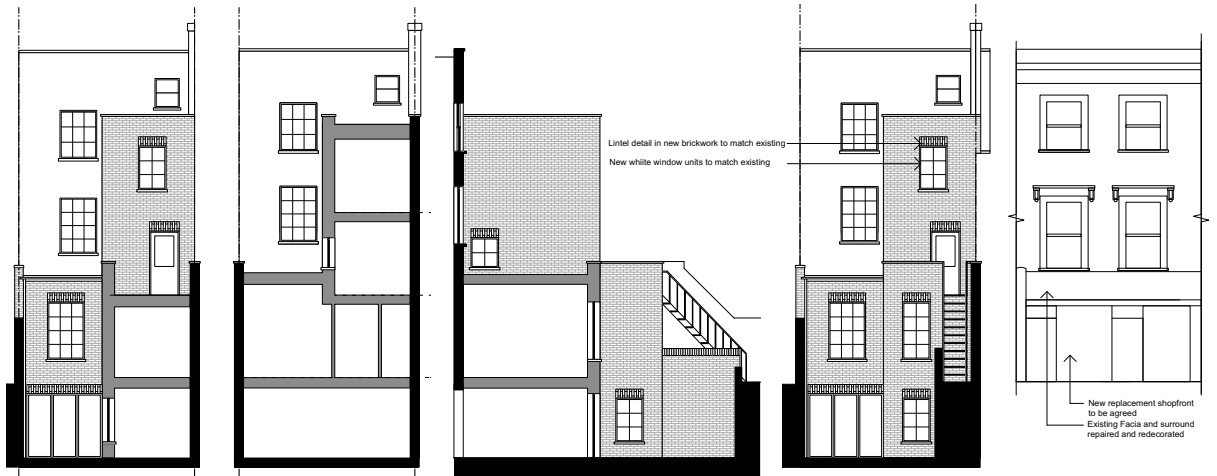


THIS DRAWING MUST NOT BE SCALED.

YURKY CROSS
CHARTERED ARCHITECTS
157 York Way LONDON N7 9LN
T: 020 7267 0461 F: 020 7267 1246 E: info@yurkycross.co.uk

PROJECT	DRAWING TITLE	DRAWING NUMBER		
157 York Way London N7 9LN	Floor Plans PROPOSED	PA-06		
		SCALE	DATE	REVISION
		1:100@A3	June 2017	

- New stock brickwork to match existing
- Existing
- Proposed extension

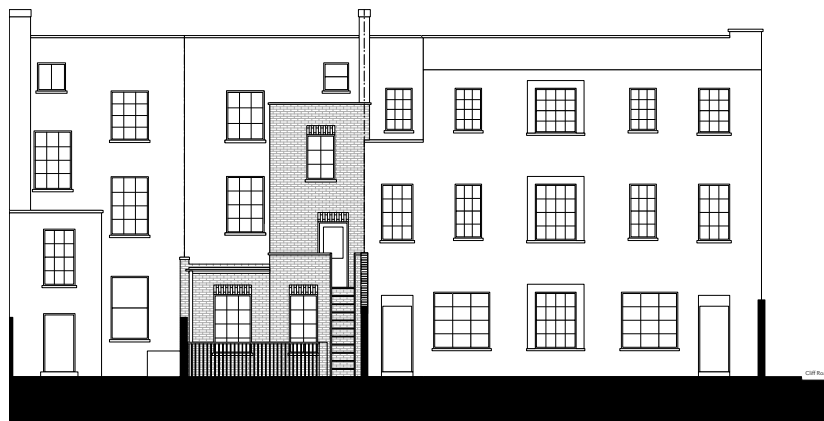


PROPOSED BACK ADDITION-SECTION A PROPOSED BACK ADDITION-SECTION B PROPOSED BACK ADDITION-FLANK ELEVATION/SECTION C PROPOSED REAR ELEVATION EXISTING FRONT ELEVATION

PLANNING APPLICATION

YURKY CROSS CHARTERED ARCHITECTS	PROJECT	DRAWING TITLE	DRAWING NUMBER		
			PA-07	SCALE	DATE
167 York Way LONDON N7 9LN T: 020 7387 0461 F: 020 7387 0246 E: info@yurkycross.co.uk	157 York Way London N7 9LN	Proposed Elevations and Section	1:100@A3	June 2017	

THIS DRAWING MUST NOT BE SCALED.



REAR CONTEXT ELEVATION

PLANNING APPLICATION

YURKY CROSS CHARTERED ARCHITECTS	PROJECT	DRAWING TITLE	DRAWING NUMBER		
			PA-08	SCALE	DATE
167 York Way LONDON N7 9LN T: 020 7387 0461 F: 020 7387 0246 E: info@yurkycross.co.uk	157 York Way London N7 9LN	Proposed Context Elevation	1:100@A3	June 2017	

THIS DRAWING MUST NOT BE SCALED.

3.1.4 THE FIRST APPLICATION DESIGN: REASONS FOR REFUSAL

The first application was refused for the following design reasons:

- 1 The proposed extension, by reason of its siting, scale, and design would result in an overly dominant and incongruous addition to the area, adversely impacting the character and appearance of the building and this part of the conservation area
- 2 The proposed development, by reason of the excessive loss of retail floorspace within a protected shopping frontage, would harm the retail character, function and viability of the neighbourhood centre.
- 3 The proposed development, by reason of the excessive level of overlooking from the HMO unit into the rear windows of the proposed two bedroom duplex, would provide a poor quality of accommodation for future occupants .
- 4 The proposed development, by reason of its rear roof terrace, external staircase, and proximity to neighbouring properties, would result in harmful overlooking and a substantial loss of privacy to no.155 York Way.
- 5 The proposed development, by reason of its height, depth, design and proximity to no.159 York Way, would result in undue harm to the daylight, sunlight, and outlook of the occupants of no.159, particularly at lower levels
- 6 The proposed basement excavation, by reason of its footprint and scale, would form an overly large, excessive and unsympathetic addition to the host property.

3.1.5 THE FIRST APPLICATION DESIGN: ADDRESSING THE DESIGN ISSUES

- 1 *Rear Extension Design:* The sense of harm considered to result from the size and scale of the proposed rear extension design is addressed by reducing the scale of any extension to create a more sympathetically scaled proposal.
- 2 *Loss of Retail Floorspace :* The reduction in prime trading area proposed in the application design is addressed by retaining the existing ground floor amount in a new design. The existing basement space is not usable as viable retail floorspace and would be brought into more meaningful use by retuning the space to residential. The very poor condition of the current basement space is amplified and discussed in the following section.
- 3 *Excessive levels of overlooking:* The intention to connect the upper flat with an external amenity space has caused concern through the unneighbourly level of overlooking between this flat and the proposed unit at ground and basement. The omission of this feature will resolve any overlooking between flats.
- 4 *The rear upper terrace and staircase results in harmful overlooking/ loss of privacy to the occupants of 155:* As with reason 3, the removal of the features will eliminate this issue.
- 5 *Undue harm to the daylight, sunlight and outlook of the occupants:* This concern is alleviated by the significant reduction in addition floor area now proposed.
- 6 *The footprint and scale of the proposed basement excavation would be overly large:* This concern is alleviated by reducing the extent of external basement excavation.

4.0 THE RESUBMISSION DESIGN

The new design solution realises the residential potential of the building in a way that addresses the reasons for refusal. As a consequence of meeting this aim, the design is a significantly reduced proposal from that of the first application.

The design strategy set out in the previous section has been followed in this new design, creating the following accommodation:

- 1 A refurbished commercial space at ground floor that retains the lettable floor area of the existing, with just a minor adjustment to accommodate a revised lobby design for the flat entrances in the adjacent common hallway.
- 2 Two residential units comprising a new 2 bedroom 4 person unit to the basement and ground floor; a refurbished and improved 4 bedroom 7 person unit to the first and second floors. The 2 bedroom 4 person unit is split over two levels, with the majority of the accommodation occupying the existing basement space and with the unit entrance and one of the bedrooms located at ground floor.

THE EXISTING BASEMENT

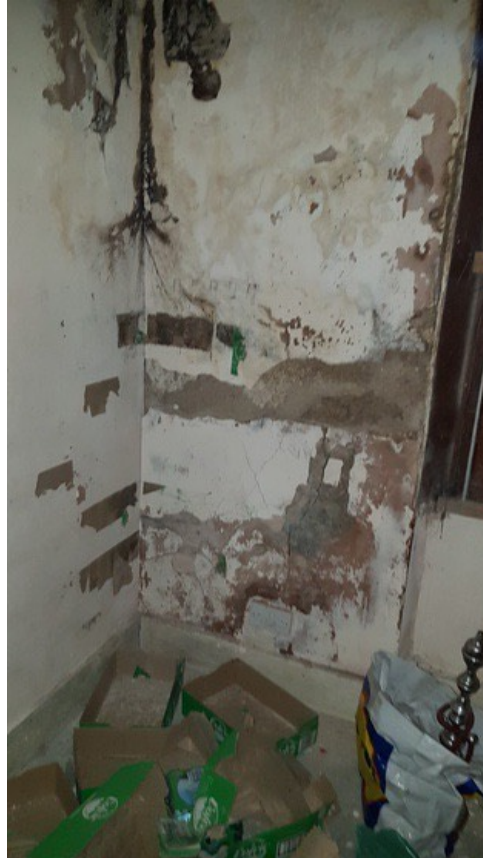
The existing basement space has been available for use as ancillary storage to the commercial unit for many years. However the space is and has been in very poor condition, such that it has not been taken up for this purpose by any of the commercial tenants occupying the ground floor space.

The existing space requires extensive work to be undertaken to bring it into beneficial use, rendering it unviable as a commercial proposition.

The following photographs show the present condition of the space:



1



2



3



4

As a residential use however, the basement space can viably be brought into the scheme, to take the opportunity to create a new flat in a highly sustainable location.

Of significant relevance in assessing the potential of this option is the recently approved conversion next door at 159 (2018/1387/P). In this approved proposal the existing basement (also storage use ancillary to the retail unit) is converted into a residential, the reasoning given in the approval being:

The application would convert the basement storage area of the A1 unit into a self-contained dwelling (C3). Considering that the basement is in poor condition and does not appear to be useable for its storage purpose, it is considered that its loss would not affect the viability of the above retail units. It is therefore considered that the development would not harm the function, character and success of the Brecknock Rd/York Way Neighbourhood Centre. Residential (C3) would be an appropriate and compatible use for a non-ground floor level of a neighbourhood retail frontage.

THE PROPOSED BASEMENT DESIGN

Converting the basement space into residential use would not harm the successful functioning of the commercial space at ground floor.

The design proposes alterations to the basement space to create a single habitable living/dining room that occupies much of the available floor area. This space will received adequate sunlight and daylight through the south facing elevation, which is provided with fully glazed bi-fold doors across the available width and opening out onto the extended external terrace space.

The bathroom, utility room and kitchen are located at the rear of the internal space. The rebuilt back addition accommodates the bedrooms, one at ground floor and the other at basement level.

(Cont.)

THE PROPOSED BASEMENT DESIGN (Cont.)

The available sunlight and daylight to the south facing rear is further maximised by remodelling gate basement light-well to create a usable external terrace for the flat, which matches the approved proposed light-well to 159 in extent. (See drawing PA -05-A).

The resulting flat provides high quality living accommodation that will not cause harm to adjoining occupiers in terms of overlooking, shadowing, noise or artificial light pollution.

THE PROPOSED UPPER FLAT DESIGN

The residential unit at first and second floors is retained as the existing 4 bedroom 7 person arrangement, which presently occupies these upper floors. The proposed flat incorporates the top floor of the rebuilt back addition to re-provide the single bedroom and shared wc space with the required floor-ceiling height to create high quality living accommodation.

The proposed fenestration to the back addition is intended to match with the character of the existing traditional sash window design present in adjacent properties.

GENERAL DESIGN CONSIDERATIONS:

Both units meet the nationally described space standards for their type, the 2 bed 4 person unit being 79 sq m in area, the 4 bed 7 person being 115 sq m.

The existing arrangement for refuses collection is for occupants to place general waste and recyclables 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.

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.(see elevation drawing PA-07-A)

SUSTAINABILITY : ENERGY EFFICIENCY AND ADAPTION.

The proposed design seeks to improve the energy saving characteristics of the building by the incorporation of the following measures:

- 1 The installation of condensing boilers and associated effective heating controls to each new dwelling that will include effective zoning to the HMO unit.
- 2 The selection of thermally efficient new and replacement timber windows to the rear elevations.
- 3 The back-addition reconstruction will designed to meet current Building Regulation requirements under Part L.Elsewhere, improvements will be made to the thermal performance of the existing building fabric with the addition of insulation to the roof spaces and suspended floors;
- 4 The provision of energy efficient lighting and appliances.
- 5 The provision of draught-seals to retained doors and windows ;

In addition, the potential for solar panels to be introduced onto the existing roof where not visible from the street or public spaces will be investigated. Implementation will be subject to confirmation that the structural capacity of the exisintg low pitch (butterfly) roof is adequate to receive the additional loads and that there will be no resulting visual intrusion created by the panel positions and angles of repose.

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- C Proposed Floor Plans
16913/ PA-06- B Proposed Floor Plans
16913/ PA-07- C Proposed Elevations
16913/ PA-08- A Proposed Context Elevations

Yurky Cross Chartered Architects

12th July 2019
(updated 27/09/2019)

APPENDIX A:

THE EXISTING EXTERNAL BASEMENT CONFIGURATION

