

## Design and Access Statement

**151-153 York Way  
London N7 9LG**  
Planning Submission For  
New Roof Extension Apartment



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## 1.0 Introduction

This statement sets out how the design of the proposed alterations was developed. It describes how the proposals respond to the site and informed the decisions that have led to the suggested alterations & additions. The application site encompasses two properties. These are 151 and 153 York Way. This proposal will work with the existing layouts of both buildings.

The properties are located side by side and they each consist of four storeys plus a Basement Level. Number 151 houses 4 residential units. Number 153 comprises of a Cafe at Ground Floor with its storage space at Basement Level, with 3 residential units at the upper levels. This proposal provides a roof extension across both properties to create one new residential Unit, accessed from number 151 York Way.

The freeholds to both properties are privately owned by the same person.



1.0 The site showing the two principal elevations.

## 2.0 The Site & Context

This is a corner site within the Canteloves Ward and is located at the junction of York Way & Cliff Road. The application site does not sit within a Conservation Area, but the building is on Camden's Local List. To the west of the site is the Camden Square Conservation Area. The frontage of the properties faces York Way, which forms the boundary of Camden and Islington boroughs.

A Historical Statement has also been provided in a separate document.

The site is surrounded by many tall buildings, some of which are traditional in style and some which are modern. Access to the residential units at number 151 York Way is directly off York Way via a timber front door. Access to the residential units at 153 York Way is off Cliff Road. Access to the Café at 153 York Way is at the corner of the building, with a rear access to the basement off Cliff Road.



2.0 View of the street scene looking north on York Way

### **3.0 Pre Application Advice, Consultation and Planning History**

#### **3.1 Pre Application Advice**

The current scheme was submitted for Pre application Advice in March 2020. The feedback from the Principal Planning Officer confirmed that the scheme broadly complied with current planning policies and guidance and once comments on the design were incorporated the scheme would be considered acceptable in principle.

The following design issues were identified – slope and set back of the mansard roof, window alignment and retention of the chimney stack all of which have now been addressed in the current design.

#### **3.2 Consultation**

We approached the Camden Square Advisory Committee to see if they wished to comment on our proposals. They responded that they only comment once an application has been submitted, but did provide a copy of their assessment criteria – which was helpful.

#### **3.3 Planning History**

The building owner has previously gained planning permissions for the building as follows:

***8<sup>th</sup> September 2011 - Ref: 2011/0022/P***

Planning Permission was granted for a mansard roof extension incorporating a two bedroom flat and a rear three storey extension to increase the floor area of the café and the flats in 153. The client did not manage to start work on this planning permission and the permission has now expired.

***25<sup>th</sup> September 2013 – Ref: 2013/4771/P***

Planning permission was granted to convert the empty mini cab office at 151 York Way at ground and basement level into a two bedroom flat with a back garden. The conversion has taken place and the flat is now occupied.

## 4.0 The Existing Building

### 4.1 External Appearance

The front and side elevations have painted brick façades with painted render articulation to window surrounds, cornices and feature bands. The ground level comprises of shop-fronts to the café and painted render to Cliff Road. The rear elevation is a mixture of stock bricks to 151 and fletton bricks to 153., with painted concrete lintels. All of the windows at the upper levels are uPVC. The ground level shop frontage comprises of timber framed windows and sign panels above canopies. Each property has a low pitch ‘butterfly’ roof with a central valley. The roof is not visible from the York Way and the corner of Cliff Road due to the high parapets. However the roof formation can be viewed from the rear of the property as seen from further down Cliff Road.

The neighbouring property at number 149 York Way is at least one storey taller and it includes a mansard storey at roof level, which can clearly be seen from the street. It is noted that other neighbouring properties have five and six storeys.



4.1 View of the property from Cliff Road, looking towards the rear elevation



4.2 The property viewed from York Way with 5 & 6 storey neighbouring buildings



4.3 The property viewed from York Way with the neighbouring mansard level clearly visible.

## **5.0 Proposed Alterations**

This proposal consists of one principle alteration, which is to add a single storey roof extension above existing flats at numbers 151-153 York Way. The proposals incorporate the following features:

### **5.1 General Design Features**

The new roof extension would create a spacious two bedroom apartment on the fourth floor. It has been designed to satisfy the requirements of the London Borough of Camden Camden's Planning Guidance, the Mayor of London's housing standards and the Government's Technical Housing Standards.

The extension is housed within a mansard roof with dormer windows behind the existing parapet wall. Following feedback from the Principle Planning Officer the angle of the mansard has been softened to 70 degrees in line with Camden Planning Guidance on altering and extending your home.

The gross internal floor area is 67 sq.m., which enables use as a two bedroom three person apartment, with a terrace providing 6 sq.m. of amenity space. Policy H7 states that market rent/ sale two bedroom dwellings are a high priority within the borough.

The living space, bedroom sizes, storage provision and furniture layouts all meet the dwelling space standards. The kitchen/ living/ dining room has windows on three sides giving generous daylight and natural ventilation.

### **5.2 External Design**

The properties currently have a butterfly roof structure with concrete interlocking tiles, which are concealed by high parapet walls to the front and side elevations. This proposal follows on from the precedent at the neighbouring property where a mansard storey has been constructed at fourth floor level. We would use recycled slates tiles for the new mansard, which would be built on all three sides.

The elevations will have dormer windows sitting against the mansard roof, aligned with the windows below, but smaller in size on the front and side elevations. These will provide triple aspect to the apartment. This aspect of the design will provide sunlight through out the day and cross ventilation. The dormers will have lead lined cheeks and dark grey uPVC fascias and soffits. The windows will be double glazed white uPVC to match the windows in the rest of the building. As can be seen in the photomontages the massing and scale of the extension mean that the mansard roof and dormer windows will be mostly hidden from view due to the existing high parapet wall.



Following the Pre Application advice replica chimney pots have been installed on the flat roof to replicate the existing chimney pots on the building and maintain a similar roofscape.

Solar panels will be affixed to the flat roof area at the rear of the property facing South West.



*5.1 Proposed Photomontage View of new mansard extension from Hungerford Road*

### **5.3 Internal Design**

The internal layout comprises of a shared hallway from the existing communal entrance to 151 York Way. A new cupboard for the sole use of the new flat will be formed at ground floor level to accommodate folding bicycles. A private lobby on the third floor gives access up a private stairs to the flat on the fourth floor. The hallway gives direct access to the living room/diner/kitchen, the two bedrooms and a shower room with a WC. The master bedroom has an en-suite bathroom. There are two large cupboards off the hallway which has daylight from two roof lights one over the staircase and another over the hallway (which also gives maintenance access to the roof).

All the habitable rooms comply with Part M4(2) of the Building Regulations in terms of room layouts and circulation on the fourth floor, however as the flat is formed in a converted roof space with an existing staircase for access the flat cannot comply with all the requirements, but where it has been possible they have been accommodated.

The living/ dining/kitchen has windows on three sides to provide excellent levels of daylight and direct access to a roof terrace via French doors. The kitchen area faces south-west to the rear of the property. It is a large space measuring 6.5m x 4m at the widest points giving ample space for three occupants.

The bedrooms are acoustically isolated from the living areas by the landing and en-suite bathroom. The master bedroom is at the front of the property with an en-suite bathroom that is large enough to accommodate an accessible category M4(2) shower room if required in the future. The single bedroom faces south and has easy access to the shower room on the other side of the landing. Both bedrooms are larger than the national space standards at 12.5sq.m. and 8.5 sq.m. respectively.

Due to the configuration of the existing buildings this two bedroom three person flat has a generous internal floor area of 67 sq. m.

#### **5.4 Materials**

The external materials are used to blend with existing building and appearance of the neighbouring Conservation Area.

The existing street entrance door to 151 York Way will be retained.

The mansard roof will be clad in tiles formed from reconstituted welsh slates that will weather like natural slate but is more environmentally friendly than using freshly mined natural slate.



*5.2 Cambrian Slates by Redland Roofing (65% recycled)*

The flat roof will be grey single ply rubber roofing.

The replica chimney pots will be formed in fibreglass and coloured to match the existing.

The windows and French doors will be white u-PVC to match the rest of the building and minimise maintenance.

The dormers will have zinc cheeks and roofs with slender dark grey u-PVC fascia and soffit boards. The staircase roof will be clad in zinc to match the dormers. The canopy to the French doors will have a matching dark grey u-PVC fascia and a white plywood soffit.

The balcony is behind the existing parapet wall, a traditional style new black polyester powder coated steel guardrail will be provided to meet Building Regulations

### **5.5 Amenity Space**

The proposed apartment will have direct access to a roof level terrace behind the existing parapet wall. This will provide 6 sq.m of quality amenity space. It will receive direct sunlight in the morning and evening. During the summer it will receive sunlight from the south, but will be sheltered from direct heat gain by a small canopy. Glazed double doors will provide access to the Terrace from the Living Room.

### **5.6 Accessibility**

The main entrance to the new apartment will be at street level. The front door will be at 151 York Way and it will be shared with Flats 1, 2 and 3. Once inside the street entrance the existing shared staircase will lead directly up the apartment. The shared staircase will lead up to a new front door at the third floor level. This door will lead to a new private staircase leading up to the new fourth floor apartment.

Once on the fourth floor all the habitable rooms comply with Part M4(2) of the Building Regulations in terms of room layouts and circulation.

The en-suite bathroom to the master bedroom is large enough to accommodate an accessible category M4(2) shower room if required in the future.

### **5.7 Daylight Study**

Herrington Consulting Ltd have carried out a Daylight and Sunlight Assessment of the proposals, which has been submitted as part of this planning application. The report concludes that the impact on the neighbours in terms of daylight and sunlight is within the acceptable limits of BRE guidelines and is therefore not significant and unlikely to be noticeable by the occupants. In addition the neighbouring amenity areas will experience no change in the sunlight levels that they currently enjoy.

## **5.8 Access – Vehicles, Pedestrian, Cycle Storage & Refuse**

The property is well served by public transport on several bus routes and walking distance from Caledonian Road tube stations and the tube and overground stations in Camden Town.

The property is within the Camden Square controlled parking zone, which restricts weekday parking between 8.30am – 6.30pm

The scheme includes storage space for two folding bicycles in a new cupboard in the ground floor shared entrance hallway.

As the flats in the block are classed as “above shops” because of their location above the Parma Café, the rubbish and recycling are collected on a daily basis, so a bin store is not required.

## **5.9 Sustainability & Energy Efficiency**

The extension of an existing building to provide a new dwelling is a sustainable approach to development, as no existing natural habitats will be lost in order to create a new dwelling. Existing resources are protected and the project utilizes existing infrastructure. C80 Solutions Ltd have undertaken an Energy and Sustainability statement and Regulations Compliance Report of the proposed scheme, which is submitted as part of this planning application.

Various renewable technologies have been assessed in suitability for the project and Solar Photovoltaic panels are deemed a suitable technology to achieve a 35% reduction in CO2 emissions.

The flat will have modern energy efficient and controllable electric heating and hot water systems which are not reliant on fossil fuels. The dwelling will be well insulated and make use of natural ventilation and daylight, therefore maximizing passive energy saving measures.

## **6.0 Conclusion**

This proposal provides valuable additional housing. It will have low energy usage and it will sit comfortably with the existing property. It will not be dominant on the skyline and the design is sympathetic to the surrounding buildings. We would therefore suggest that the proposals are a considerate addition to the property and we would suggest that the application should be supported by the Planning Department.