

Design & Access Statement

95A York Way, N7 9QF

for Dr Ivan Knapp & Ms Fede Bonacasa

produced by CAKE Architecture

November 2021

Contents:

- 1.0 Introduction
- 2.0 Existing Property & Context
- 3.0 Design & Access
- 4.0 Relevant Planning
- 5.0 CAKE Architecture

1.0 Introduction

This design and access statement has been prepared by CAKE Architecture on behalf of Ivan Knapp and Fede Bonacasa in support of a *Full Planning & Demolition in a Conservation Area* application for Camden Council.

The proposal is for a ground floor rear extension to provide for additional kitchen/dining space, a new bedroom with en-suite as well as the creation of two new courtyard gardens areas.



Fig.1: The front of 95 York Way (pictured with the black door)

2.0 Existing Property & Context

The existing property is a one bedroom mid-terrace ground floor conversion flat in a three storey house with a gross internal floor area of 41m², originally built around the 1880s, the property was subsequently converted into three flats.

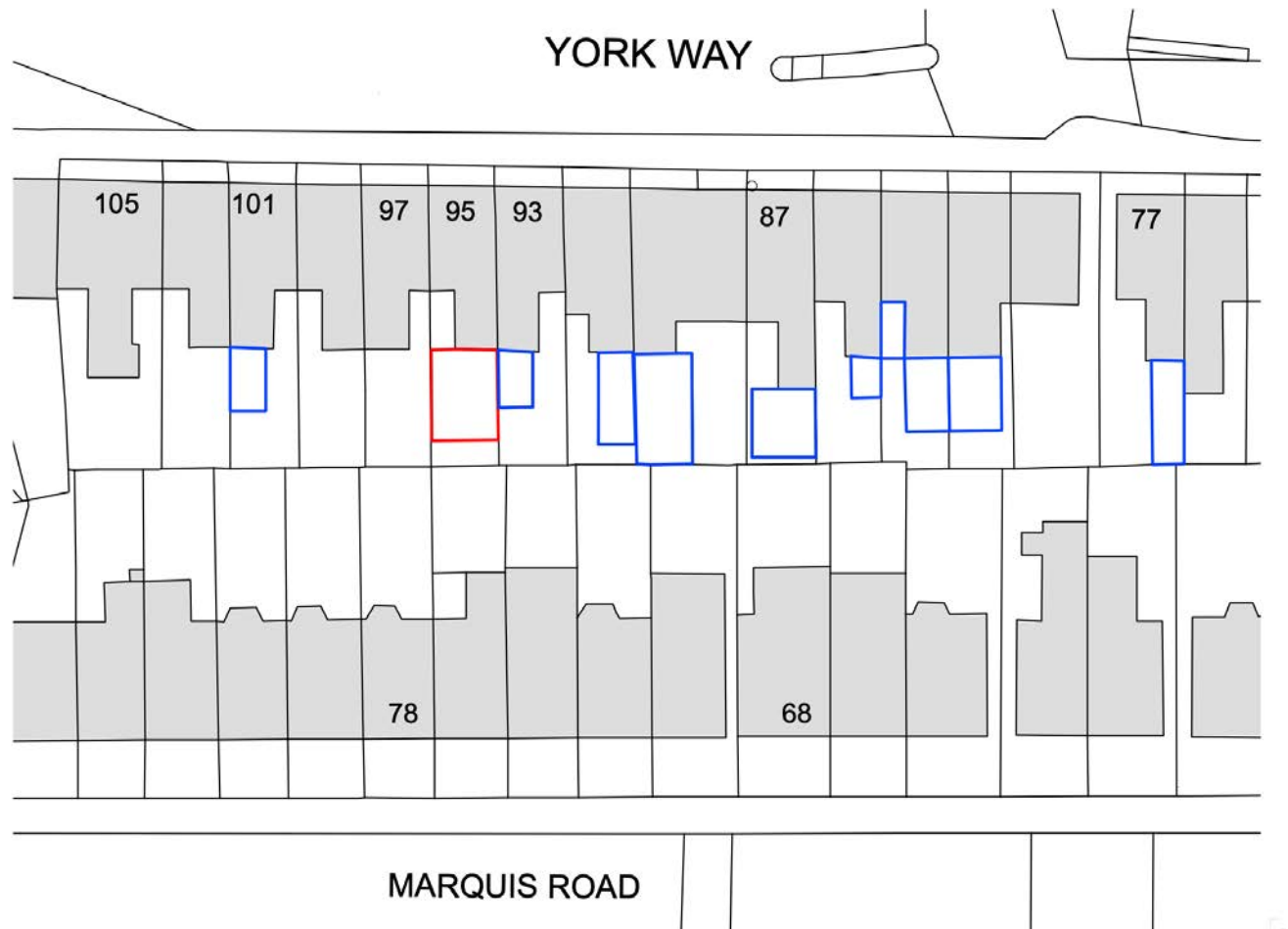


Fig.2: York way existing. Proposed extension to 95A shown in red, existing neighbouring extension shown in blue.

The property sits within York Way, a primarily residential road set within Camden. The neighbouring properties have been extended in a variety of ways, sometimes in combination, and include extensive ground, first and mansard loft extensions. York Way's patchwork of gardens extend westward towards a continuous boundary wall shared with Marquis Road, which runs parallel with York Way. The rear elevation walls of Marquis Road are set between 9 and 12m off of the rear boundary wall of York Way.

Of particular note is the large 3.2m high existing ground floor rear extension to 93A, the side wall of which is a party wall with 95A.

The patchwork and extensive development to the rears of York Way are interspersed with a variety of trees and greenery, affording views of green laterally along the rear gardens. However, the rear of 95A York Way has been latterly built up by approximately 150-200mm in concrete and paving slabs and has no greenery beyond various weeds, and is a generally unkempt condition. In its current condition 95A's garden makes little contribution to the run of rear gardens.



Figs.3+4: Existing views from the rear of the existing garden back towards the property and towards 76 Marquis Rd.

No.97 York Way has a Laurel tree that overhangs 95A with an overall spread of approximately 9m and that has been marked on 015_DWG_01_001.



Figs.5+6: Google Earth 3D Imagery showing the rear of 95 York Way in its surrounding context.

3.0 Design & Access

The proposal seeks to create a new flat roof timber-clad ground floor rear extension with timber double-glazed doors and windows; 2no. roof lights; retention of garden space to create 2no. courtyards. In addition to this an enlarged opening to the side wall of the existing outrigger, to accommodate a new double-glazed timber sliding door, is proposed.

Size

The proposed extension generates an additional GEA of 30m² whilst retaining two separate courtyard garden areas of 8m² each. The rear garden's additional concrete/paving slabs, built up at some point in the property's recent history, are to be removed which will re-level the garden with those of no.93 and no.97. The proposed extension seeks to match the modest ceiling heights of the existing bedroom, resulting in a floor-to-ceiling height of 2.3m throughout. An external finished roof level of 2.6m will be maintained to ensure the extension remains subordinate to 95 York Way overall, as well as the surrounding buildings.

Subordination and setback

The outer face of the side walls to the new extension are set back 250mm from the boundary, and 350mm from the outside faces of the retained/re-built garden walls of numbers 93 and 97 York Way. This serves to reduce the impact of the height on the boundary and negate any potential impact on neighbouring amenity. The fences atop the brickwork boundary walls will be built up to a modest 2.4m. Whilst the primary mass of the extension will be higher, at 2.6m, this level is considered to read no differently to that of the fence as it tracks a 45° projection line from the top of the fence inwards into the gardens of 93A and 97 resulting in no change to existing views from neighbouring gardens and no loss of amenity to those properties

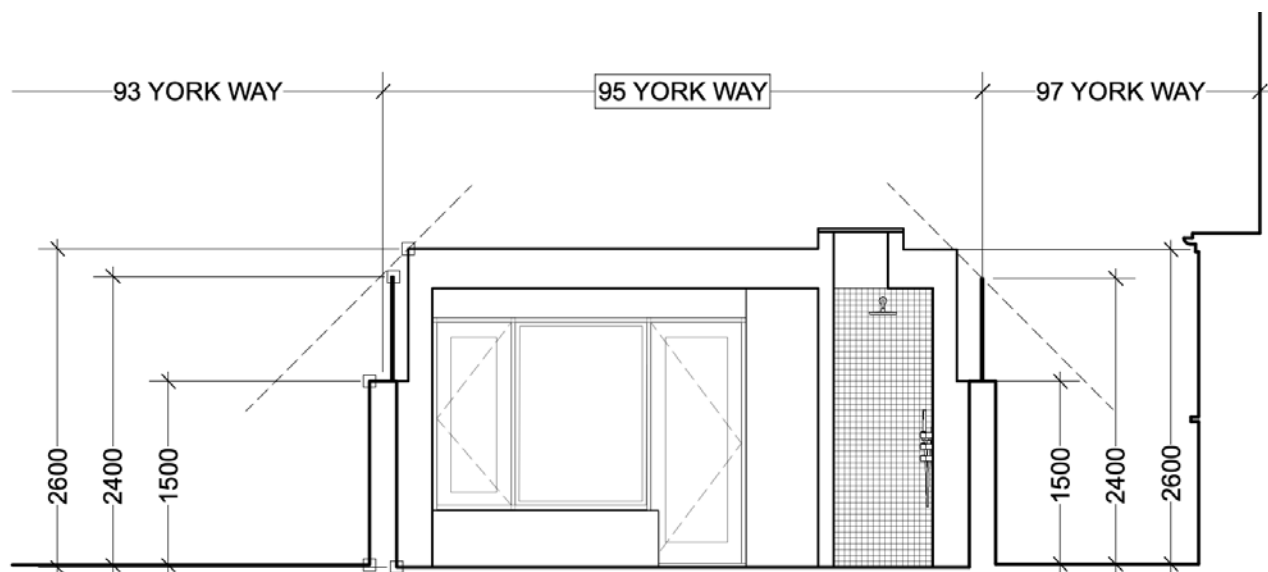


Fig. 7: Proposed Section EE



Fig.8: 3D view from the rear of no.93A York Way depicting re-built brick wall; timber fence and 95A's proposal beyond



Fig.9: 3D view from the rear of no.97 York Way depicting re-built brick wall; timber fence and 95A's proposal beyond

Materiality

The proposed extension is clad in vertical stained timber cladding to differentiate it from the brickwork host building of 95 York Way as well as the boundary walls that flank the extension either side. To compliment the timber cladding HW timber doors and windows are proposed. Metal-framed roof lights, provide the most visually unobtrusive option for the roof fenestration. The flat roof is constructed out of a dark grey GRP roof finish which seeks to create a discreet roof plane that refers to the tonality of the slate roofs across York Way.

Layout & Access

The existing front portion of the property is to undergo minor rearrangements resulting in the reduction of the shower room size, which in turn will allow for the enlargement of what is currently the kitchen into becoming a second bedroom.

The existing bedroom is to become part of a new extended dining space which opens up into the new kitchen. The existing property suffers from a lack of light given the property's orientation, the built up surrounding condition (in particular the 3.2m extension of no.93), and the undersized fenestration. The enlarged side return opening will increase the amount of light serving this space in conjunction with the larger roof light above the kitchen/dining space which seeks to distribute light as extensively and efficiently as possible throughout the extended kitchen/dining area. Finally a full-height double-glazed oak door between the kitchen and the Side Return Courtyard serves to bring in even more light. The kitchen/dining space will utilise a mist-based fire suppression system to allow for the bedroom to be accessed through it.

The rear of the property is to contain the Principal Bedroom with private Rear Courtyard, and is connected to an en-suite shower room. The rear fenestration is set back deep into the external reveals of the rear wall to retain privacy. A single door allows for access into the courtyard, a fixed pane allows for additional light, and a side window allows for user-operated purge ventilation as necessary. The en-suite has a long narrow roof light affording skyward views of the neighbouring laurel tree whilst maintaining the privacy of both the inhabitants of 95A as well as that of the surrounding properties. The layout has been driven by a desire to locate the bedrooms away from the noisy and traffic-heavy setting of York Way, which is typically challenging with this arrangement of host building.

The flat is currently entered through a door to the left of the frontage via a communal hall shared with the two upper flats. The existing access arrangements will remain unaltered.

Demolition

Partial demolition to side wall of existing outrigger to accommodate enlarged opening including double-glazed timber sliding doors; demolition of rear wall of existing outrigger to create enlarged open plan kitchen/dining space; demolition (and re-building) as necessary of existing boundary walls to ensure suitable quality to act as external envelope to new ground floor extension; demolition of internal partitions to accommodate new floor plan.

4.0 Relevant Planning

95A York Way sits within the Camden Square Conservation Area. Relevant clauses within the Conservation Area Appraisal re identified, and commented on, as follows

Camden Square Conservation Area Appraisal and Management Strategy

'7.5 Demolition of garden walls also requires conservation area consent and this will usually be resisted.'

All applications for works of demolition within the Conservation Area should show clearly the extent of demolition proposed including partial demolition and garden walls.'

'7.7.4 Unbroken runs of boundary walls to gardens are a key characteristic of the area. The traditional treatment of the boundary varies according to the date and style of property. Paths, boundary walls and other details characteristic of the street should be retained or reinstated unless new solutions can be presented which enhance the area. Where boundary walls or railings have been lost or replaced in non-original materials or to a different design we encourage residents to restore them to their original form.'

Applications to raise their height, including with fences or dense hedges will be resisted where boundaries have a consistent height or afford views of the gardens/properties beyond.'

Comment: 'The proposal seeks permission for the partial demolition of some existing dilapidated garden walls, where necessary, to ensure they are of suitable quality to form part of the external envelope of the new extension. The type of brick, and the bond – which is a flemish garden wall bond – as well as the overall height will be reinstated so as to preserve this important characteristic of the Conservations area.'

'7.11 Development which results in the loss of private open spaces is unlikely to be acceptable if it is considered to harm the contribution of these spaces to the character and appearance of the conservation area.'

Particular care should be taken when considering development within rear gardens in prominent positions, for example those on corner sites, where the visual impact of a proposal may be greater.'

'8.0 Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings, as well as loss of gardens through basement developments. Increasing the height and density of front boundaries will be resisted...'

Comment: 'The proposal seeks permission to partially build over the existing garden space. However, the existing garden is deemed to make little contribution to the character or appearance of the Conservation Area, both because it is hidden from public view, and because of the unattractive and hard landscaped character of the existing rear garden. There will be two courtyard gardens created/retained that will be verdantly planted to afford green views from the inside of 95A York Way and that will contribute to the lateral pockets of green that currently characterise York Way.'

5.0 CAKE Architecture

CAKE Architecture is an Architecture and Design company based in London headed by Hugh Scott Moncrieff (previously of Orms, Studio Octopi and Herzog DeMeuron) and Oliver Wit (previously of GeblerTooth Architects and Azman Architects). Between them the Directors have extensive experience of gaining planning for, and executing, residential projects in the UK, particularly in London.

Current projects in the works include a 240m² Grade-II Listed Manor House and associated barn in Purse Caundle, West Dorset; a 500m² oak-framed paragraph-80 eco-house in Ashdon, Essex; and a ground floor extension and refurbishment in the Holland Park Conservation Area in West London amongst others.

Assorted recent imagery:



Figs.10+11+12: Ashdon part-80 eco-house; Holland Park Road ground floor rear extension in a Conservation Area; Contemporary Cottage in Norfolk