

Architecture for London

Design and Access Statement
15 York Way N7 9QG

November 2022

1.0 Introduction

This application seeks planning permission for the change of use of the ground floor unit at 15 York Way, from commercial use (hot food takeaway, previously Class A5) to residential (Use Class C3).

Approval is sought for the following proposals:

- Demolition and replacement of ground floor rear extension
- Amending the street level front elevation glazing.
- Amending the rear elevation bathroom glazing at first floor level.
- Amending the rear elevation communal staircase glazing at first floor level.
- Refurbishment throughout.

2.0 Site

The property is not listed, but it lies near the edge of the Camden Square Conservation Area , on the western side of York Way. The general character of the immediate area is residential.

The application site comprises a four storey mid-terrace building plus basement located south of the junction with Agar Grove.

The ground floor and basement of the property are currently used as commercial unit and are occupied by a chip shop. There are three residential units on the floors above.

The site is immediately adjacent to the Newmarket Ale House, which occupies the corner plot between York Way and Agar Grove.

3.0 Planning history

July 2022 - 2022/2236/P
Change of use of ground floor commercial unit from hot food takeaway (sui generis) to 1 bedroom residential apartment (Class C3), demolition of existing rear extension and erection of replacement single-storey rear extension.
Refused 14/11/2022

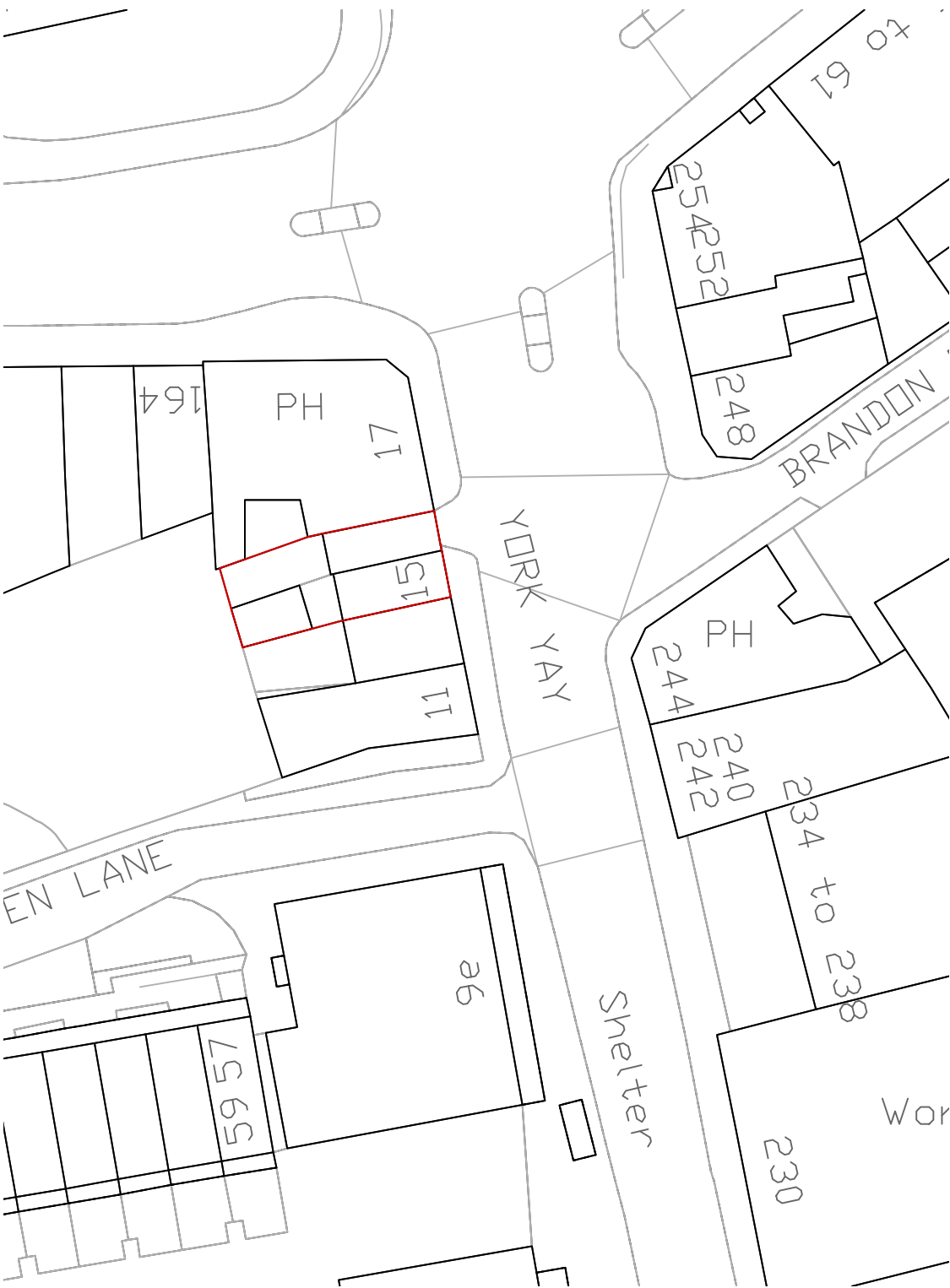
June 1982 - H14/5/10/34171
Continued use of the ground floor as a take away Fish and Chip shop.
Permission granted 17/06/1982

May 1988 - 8802272
Three Independent flats for private residential use.
Certificate of Lawfulness (Existing)



Existing front elevation of 15 York Way

4.0 Planning policy	National Planning Policy Framework 2021
	The London Plan 2021
	The Camden Local Plan 2017, including; CLP7 Design and Heritage. CLP8 Sustainability and climate change
	Camden Planning Guidance , specifically CPG Housing 2021 CPG Design 2021 CPG Amenity 2021 CPG Transport 2021 CPG Developer contributions 2019 CPG Energy efficiency and adaptation 2021
	Camden Square Conservation Area Appraisal and Management Strategy
5.0 Heritage statement	The site was added to the Camden Square Conservation Area in 2002 during the last extension of the conservation area. 15 York Way is in the south east corner of the conservation area and sits within the character zone 3C. Despite the fact the property hasn't been listed as a positive or listed building it is considered to make a positive contribution to the character and appearance of the Conservation Area.
6.0 Client brief	The client seeks to replace the current commercial unit by converting it to a new 3 bedroom flat. This requires the demolition of the existing low-quality rear extension containing the current restaurant's kitchen and replacing it with a new build extension along with refurbishment throughout the ground and first floors.
7.0 Existing	The internal layout consists of a front service area on the street frontage, with preparation areas behind in the rear extension. The floor level steps up within the rear extension, and the ceiling steps down, which means the floor to ceiling height is very restricted (as low as 1945mm in some areas).
	The staircase allowing access to the upper floors is accessed via the side access passage. This separate access will be retained.
	The basement is currently used for storage. This will be retained as storage for the landlord use.



OS site map showing 15 York Way

8.0 Proposals

Replacement single storey rear extension and internal refurbishment of ground floor and first floor level unit to create a 2 storeys 3 bed unit.

The following proposals are indicated on drawings PR099-101, PR130-31 and PR140-41.

- 1. Refurbishing ground floor.
Current ground floor level area to be refurbished and insulated internally with a new private entrance from side access passage. New street level front elevation.
- 2. Refurbishing first floor.
Current first floor level area to be refurbished and connected to ground floor with a private staircase. In addition with a privacy screen for new bathroom.
- 3. Rear extension
Demolition and rebuilding of a single storey rear extension with a green roof and a rooflight to provide daylight. Creation of a rear garden within the existing footprint to bring natural light and ventilation into Living Room and provide outdoor amenity space, whilst also preserving privacy. Refurbishment of existing brick wall.
- 4. Basement
Basement level retained as separate storage unit for landlord use.

Proposals comprise:

- Kitchen/Dining area, incorporating galley kitchen area (14 sqm)
Including glazing to front and side elevations, partially obscured for privacy
- Living area incorporating full storage wall (12sqm)
- Under staircase storage space.
- Shower Room (3sqm)
- 3 x Double bedrooms at first floor level (from12 to 15sqm)
- 1 Bathroom at first floor level (5 sqm)
- Hallway and store
- Rear garden (12 sqm)
- Green Roof (10 sqm)

Total internal floor area of proposal is 91 sqm.



Example of shop-front refurbishment to accommodate a new residential unit



Examples of reused brickwork and space lit by rooflight and side window.

09. Sustainability

The development is classed as a minor development (< 4 units or 500sqm new floorspace), by the Energy Efficiency and Adaption CPG, and therefore an energy statement is not required

As a minimum requirement, the design will meet the new Part L, Part F and Part O which came into effect in June 2022. These will be exceeded where possible.

The following maximum u-values (W/m2 K) are required to meet these targets:

New roof	0.15
New walls	0.18
New windows	1.4
New floors	0.18
Existing walls	0.3

The sustainability measures include:

- Upgraded glazing, including rooflights. Either triple-glazed, or double-glazed with high performance coatings.
- Improved thermal performance through internal wall insulation.
- Improved airtightness in the external envelope.
- Permeable paving in rear garden.
- Green Roof

A Water Efficiency Calculator accompanies the application. This confirms that the proposal will not exceed the 105 litres per day of water use. It is based on “The Water Efficiency Calculator for New Dwellings” – The Governments national calculation methodology. As the design is still at the early stage the estimated water usage used follows the guidances in tables 2.1 and 2.2 of Approved Document G (England).

Renewable technologies are not considered suitable for this location.

15 YORK WAY		TO BE READ IN CONJUNCTION WITH SUSTAINABILITY STATEMENT				2111
8/11/2022		PLANNING				
		Table based on “The Water Efficiency Calculator for New Dwellings” – The Governments national calculation methodology.				
		Estimated water usage follow the guidance in tables 2.1 and 2.2 of Approved Document G (England).				
Installation Type	Unit Of Measure	Capacity/Flow rate (1)	Use Factor (2)	Fixed use (litres/person/day) (3)	Litres/person/day = [(1)x(2)] + (3) (4)	
WC (dual flush)	Full flush Volume (litres)	4	1.46	0	5.84	
	Part flush Volume (litres)	2.6	2.96	0	7.70	
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	5	1.58	1.58	9.48	
Shower Only	Flow Rate (litres/minute)	8	5.6	0	44.80	
Kitchen/Utility room sink	Flow rate (litres/minute)	6.00	0.44	10.36	13	
Washing Machine	(Litres/kg dry load)	8.17	2.1	0	17.16	
Dishwasher	(Litres/place setting)	1.25	3.6	0	4.50	
	(5)	Total Calculated use (litres/person/day) =SUM(column 4)			102.48	
	(6)	Contribution from greywater (litres/person/day)			0	
	(7)	Contribution from rainwater (litres/person/day)			0	
	(8)	Normalisation factor			0.91	
	(9)	Total internal water consumption= [(5)-(6)-(7)]x(8)(litres/person/day)			93.25	
	(10)	External water use			5	
	(11)	Total water consumption (Building Regulation 17.K) = (9)+(10)(litres/person/day)			98.3	

Water Efficiency Calculator

- 10.0 Access

Access is via a new private entrance along the side access passage. A secondary access is proposed through the new garden. Access to the flats on the upper floors will stay the same as the existing. Access to the basement storage area will be separate.
- 11.0 Use

The change of use from the food outlet to a residential unit will be profitable for all direct neighbours as all exposed ducts and commercial ventilation will be removed from the rear elevation and side access passage. The removal of the low quality commercial shop frontage will be an improvement for the neighbours and the surrounding conservation area.
- 12.0 Conclusion

The proposals comprise the demolition and replacement of a single storey rear extension along with a refurbishment throughout to convert an existing commercial unit to a residential unit. These changes are sympathetic to the historical fabric and form of the original building, and in keeping with the Camden Square Conservation Area. .



Rebuilt house and rear addition at The Avenue, Brent by Architecture for London

Architecture for London	<p>We are award-winning London architects and designers, dedicated to the creation of sustainable buildings and places. Our residential projects include new homes, house extensions and refurbishments at all scales. We work toward Passivhaus and EnerPHit standards of comfort and low energy, creating sustainable homes that bring joy.</p> <p>Our work includes both new build houses and alterations to existing homes, from house extensions and basements to lofts and garden rooms. Each provides inspiring, light filled spaces for living and entertaining.</p> <p>We have extensive experience with heritage properties, where there is often a need to balance sensitive refurbishment with carefully considered contemporary extensions. Projects are designed holistically with architecture, landscape, joinery, and interiors each interlocking to form a coherent whole.</p>
Recognition	<p>Selected: RIBA Practice of the Month Finalist: London Construction Awards Finalist: Blueprint Awards Best Residential Finalist: BD Young Architect of the Year Award Finalist: Dezeen Awards Winner: RIBA Journal Rising Stars Cohort Finalist: BD Housing Architect of the Year Award Finalist: AJ Small Projects Award Finalist: Architizer A+ Awards Finalist: AJ Retrofit Award Finalist: NLA Don't Move Improve Award</p>
Contact	<p>mail@architectureforlondon.com 020 3637 4236 architectureforlondon.com</p>



An extension and refurbishment of a house at Calabria Road, Islington by Architecture for London

Appendices

Below is the list of drawings and documents included with this planning application for 15 York Way.

- Existing drawings:
- EX000 – Site Location and Block Plan
 - EX099 – Existing Basement Plan
 - EX100 – Existing Ground Floor Plan
 - EX101 – Existing First Floor Plan
 - EX130 – Existing North and East Elevations
 - EX131 – Existing South and West Elevations
 - EX140 – Existing Sections

- Demolition drawings:
- DM099 – Demolition Basement Plan
 - DM100 – Demolition Ground Floor Plan
 - DM101 – Demolition First Floor Plan
 - DM130 – Demolition North and East Elevations
 - DM131 – Demolition South and West Elevations
 - DM140 – Demolition Sections

- Proposed drawings:
- PR099 – Proposed Basement Plan
 - PR100 – Proposed Ground Floor Plan
 - PR101 – Proposed First Floor Plan
 - PR130 – Proposed North and East Elevations
 - PR131 – Proposed South and West Elevations
 - PR140 – Proposed Sections

Existing Photos

Planning Statement



Existing rear elevation of 15 York Way from adjacent St Paul's Mews.



Rear view of the property at 15 York Way



View of the existing single storey rear extension roof and rear elevation of 15 York Way



View of the side access passage and existing single storey rear extension



Views of the existing shop frontage