

Architecture for London

Shop-front Study
15 York Way N7 9QG

DRAFT FOR COMMENTS

January 2023

1.0 Introduction

This report presents an initial response to planners after receiving first comments on the street elevation design at 15 York Way. You will find within this report different proposals leading toward different design to engage the conversation between ourselves and officers.
Architecture For London and Mr Kurt-Elli are willing to explore design and find the right fit for the new front elevation to get 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).

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 Response to Conservation Officer

In terms of impact on the appearance of the conservation area, the replacement of the existing shopfront with a large window, shown to have obscured glazing in the Design and Access Statement, will deaden the frontage. There will not even be an entrance door in the front elevation as access will in a side door accessed via the gated alleyway to the north. Whilst the fascia and cornice will be revealed, the proposed window is considered to be oversized and out-of-scale with the existing building and its neighbours, and does not relate to the small window openings on the upper floors or make reference to the existing shopfront or any of its predecessors of a more traditional style.

This has been noted and taken on board and design alternatives haven been explored in the following pages.



Existing front elevation of 15 York Way

5.0 Proposals

5.1 Option 1 A more residential approach.

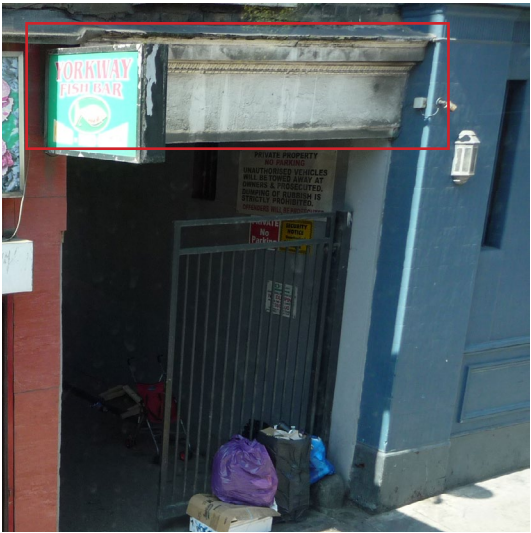
- _ Two new sash windows on Ground Floor Level (in sympathy with adjacent residential property)
- _ Reintroduction of conservation sash windows throughout the front elevation to match the two new sashes at Ground Floor Level.
- _ High level window sill to prevent from overlook and express the stepping along the street frontage.
- _ Tier On Tier Shutters for privacy.
- _ Restore cornices



Windows aligned with above



Express Stepping and change of level



Restore existing cornices



Tier On Tier Shutters

PROPOSED EAST ELEVATION

1:100

- KEY
1. Replace existing window with triple glazed conservation sash windows.
 2. New openable sashes windows with sill at counter level.
 3. Brick infill to match existing.
 4. Redecorate wall with white stucco matching context.



Option 1_Street Elevation

5.2 Option 2

Traditional Shop-front.

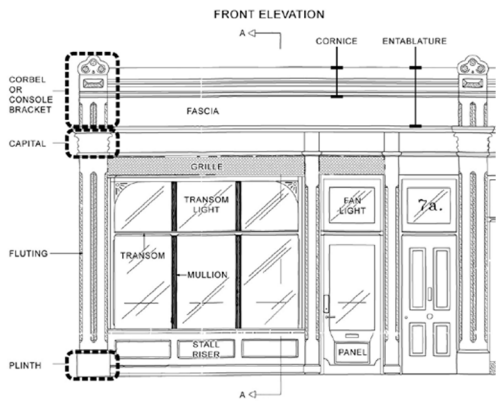
- _ A new shop-front following traditional shop-front design guidance.
- _ New triple glazed timber frame windows.
- _ Timber panelling
- _ High level sill to prevent from overlook and express the stepping along the street frontage.
- _ Fluted glass for privacy.
- _ Restore cornices



Windows aligned with above



Express Stepping and change of level



The basic architectural features that make up shopfronts.
Extract from Camden Planning Guidance



Example of existing shop-front convert into a residential unit in Camden

PROPOSED
EAST ELEVATION

1:100

KEY

1. Raised floor and shopfront window
2. New Shopfront with fluted glass for privacy
3. Openable windows with restrictor for security
4. New Shopfront design with timber paneling and beading.



Option 2_Street Elevation

5.3 Option 3

Contemporary Shop-front.

- _ A new shop-front following traditional shop-front design guidance.
- _ New triple glazed timber frame windows.
- _ Timber panelling
- _ High level sill to prevent from overlook and express the stepping along the street frontage.
- _ Fluted glass for privacy.
- _ Restore cornices



Shop-front aligned with above



Contemporary converted shop-front



Express Stepping and change of level



Fluted glass for privacy

PROPOSED
EAST ELEVATION

1:100

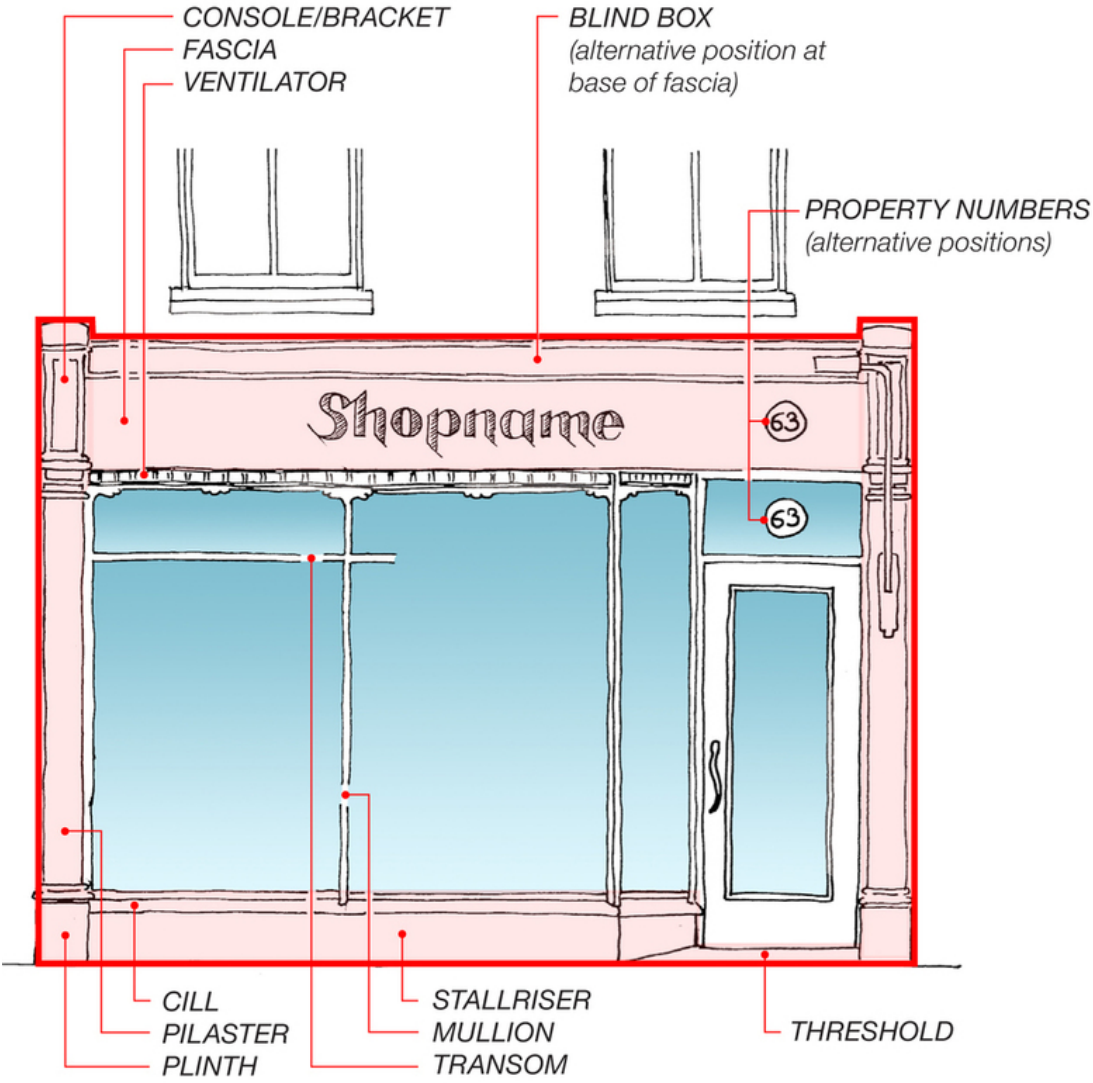


Option 3_Street Elevation

5.4 Option 4

Shop front with dummy door on street elevation.

- _ A new shop-front following traditional shop-front design guidance.
- _ New triple glazed timber frame windows.
- _ Timber panelling
- _ Dummy door introduced to give appearance of shop front door without adversely affecting the utilisation of the internal space.
- _ Obscured glass for privacy.
- _ Restore cornices



The basic shop-front architectural features.

PROPOSED
EAST ELEVATION

1:100

- KEY
1. New Shopfront with obscured glass for privacy. Sill at seat level.
 2. Openable windows with clear glass.
 3. New Dummy Door with fanlight
 4. Redecorate wall with white stucco matching context.



Option 4_Street Elevation



Views of the existing shop frontage



Views of the existing shop frontage