

Design & Access Statement REV B

95A York Way, N7 9QF

for Dr Ivan Knapp & Ms Fede Bonacasa

produced by CAKE Architecture

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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 wetroom as well as retention of a large garden area and the creation of a new courtyard/lightwell. The scheme has been designed to facilitate the long-term occupation of the property by the applicants.

This application follows on from application 2021/5512/P which was registered on the 29th of December 2021 and subsequently withdrawn in January 2022 following on from case officer comments. Additional underlined grey text relates to the revised application submitted in February 2023.



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.

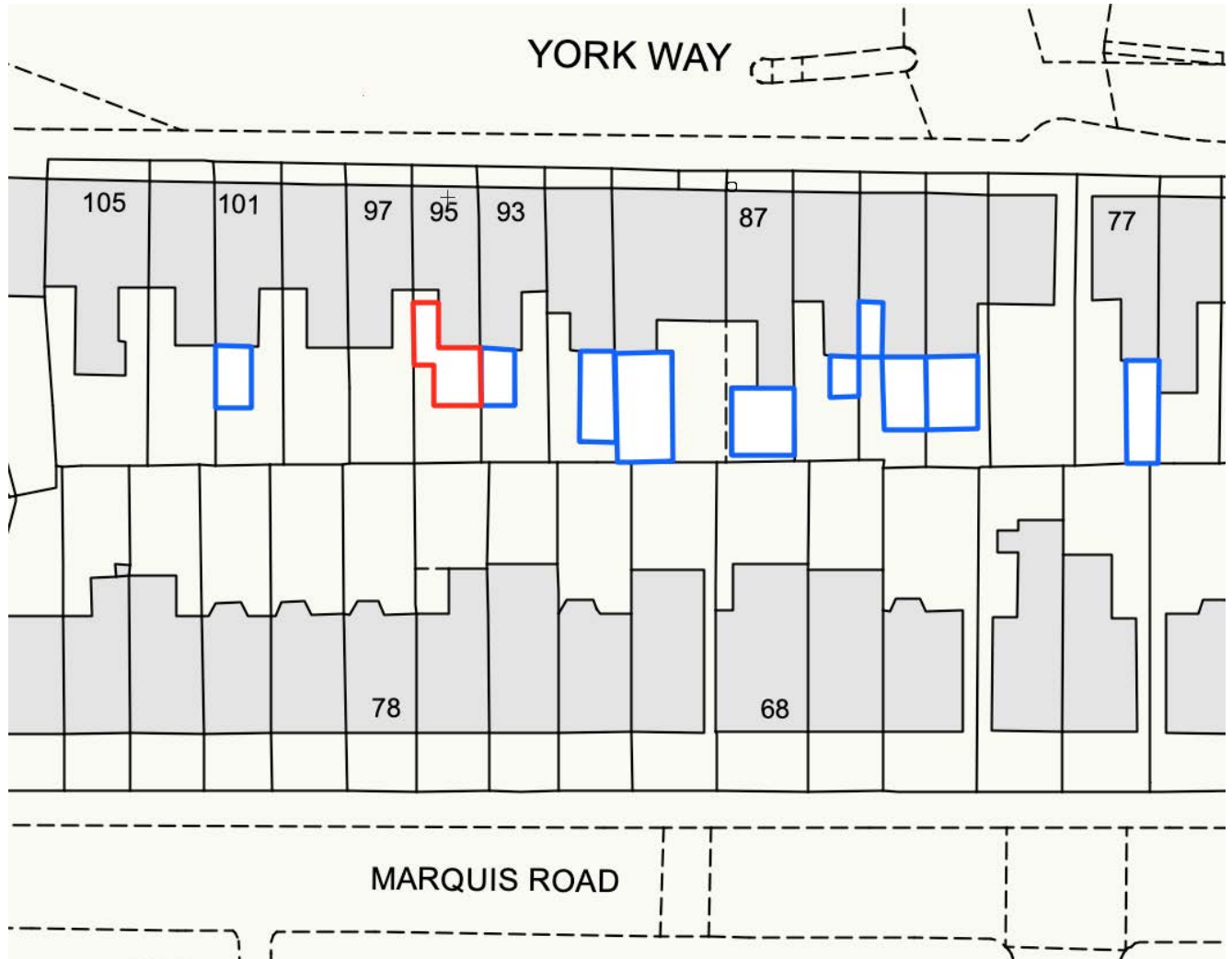


Fig.2: York Way. Proposed extension to 95A shown in red, existing neighbouring extension shown in blue.

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. Furthermore it is important to note that 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 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_02_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 brickwork ground floor rear extension with double-glazed metal-framed fenestration including 2no. roof lights, a sedum roof and the retention of a generous garden space and a lightwell/courtyard.

Size

The proposed extension generates an additional GEA of 23.6m² whilst retaining two separate courtyard garden/garden areas of 2m² and 24.7m². 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 kitchen/dining section of the extension is the larger part, yet it is still smaller than the existing neighbouring extension at no.93 York Way which it seeks to be subordinate to. It is designed to have an internal floor-to-ceiling height of 2550mm.

The smaller secondary part of the extension seeks to match the modest ceiling heights of the existing bedroom, resulting in a floor-to-ceiling height of 2.3m. 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.

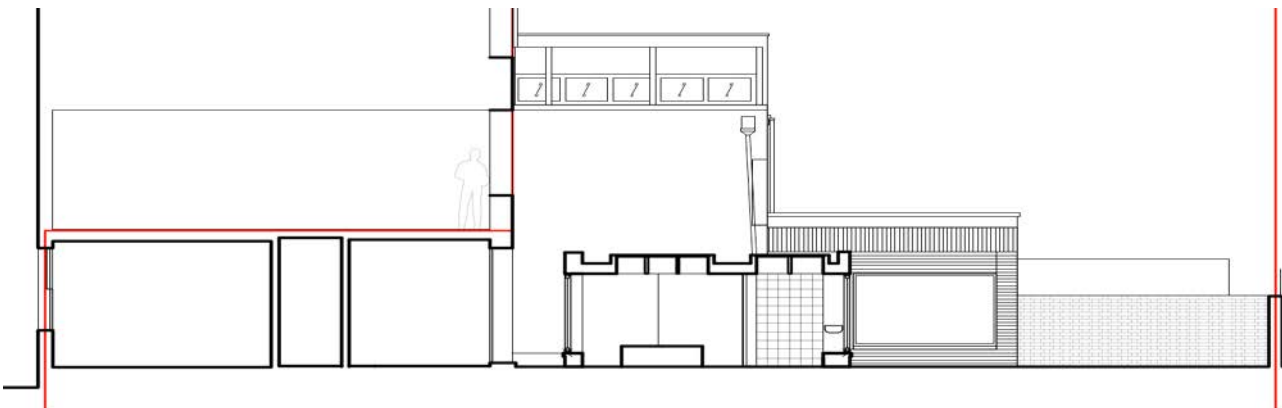


Fig.7: Section AA showing the overall sizing of the two component parts of the proposed extension building.

Materiality

The proposed extensions are constructed out of brickwork to respect and tie in with the host building 95 York Way as well as the surrounding architectural language and vernacular, as well as the boundary walls that flank the extension either side. Metal-framed roof lights and external fenestration, provide the most visually unobtrusive option for the external fenestration. The primary flat roof is topped with a green sedum roof which will help support local wildlife including local birds and insects as well reducing surface water run off, increase air quality and improve thermal and sound insulation of the extension it sits over. The smaller secondary roof finished will be finished in 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 & Design

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 kitchen and dining space served by a fixed piece of glazing along the side elevation and a single glazed pivot door to the rear elevation.

The newly created Principal Bedroom is served by an operable casement window as well as a single fixed roof light overhead. Potential privacy issues relating to the roof light have been dealt with via the inclusion of a series of deep timber fins which act as privacy louvres and have been designed to prevent all lines of sight both into and out of the bedroom as well as via the introduction of one-way privacy glass meaning there can be no view into the bedroom. Furthermore the fins/louvres will mitigate the effect of any light escaping from the newly created accommodation.

A long but very narrow roof light is proposed over the kitchen, specifically the main worktop, to provide additional light into the kitchen in what is a relatively overshadowed and light-limited site. Impact on neighbouring amenity has been limited by shifting the rooflight away from the rear window of 95B York Way, and maintaining an internal width of 450mm which will severely restrict the any lightspill as well as mitigate any potential privacy issues.

Connected to the Principal Bedroom is an en-suite wetroom which is served by a single operable casement window, mirroring the one in the bedroom, will be installed with a restrictor limiting its openable range and with privacy/fluted glass to prevent any privacy issues.

The retained garden space will be planted to become a verdant green space making a contribution to the ecologically important strip of flora and fauna that constituted the interstitial area between the rear of the properties on Marquis Road and those on York Way.

Access

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 create new bedroom space; demolition of internal chimney breast to increase internal floor area; 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.'

'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. The overall footprint is substantially reduced from the previous application 2021/5512/P with the new proposal seeking 20m² rather than the 41m² previously proposed. Whilst the rear garden associated with 95A York Way is hidden from public view, and therefore not deemed to be in a prominent position, it's importance to the undeveloped corridor of external space between the properties of York Way and Marquis Road has been registered and respected in this application. The remaining external space will be planted, whilst the impact of the new extensions will be mitigated via the inclusion of a green sedum roof.'

Previous Application 2021/5512/P

Application 2021/5512/P garnered multiple consultation responses, a number of relevant points were raised which this application seeks to recognise and reconcile with the revised scheme.

In particular the new scheme represents a substantial reduction in scale and footprint and more than halves the amount of external space being developed as compared to the previous scheme. In addition the scheme recognises that the most sensitive area of the existing footprint is the area that sits closest to the gardens of Marquis Road; the existing rear line of the extension to no.93 York Way is respected and has become the rear limit for the new proposal. Furthermore the extension seeks to respect and preserve the amenity of no.97 York Way by pulling back in from the boundary and, where the boundary is built up to, by reducing its overall height and volume.

In addition to the above the new application includes a green sedum roof which will make a positive contribution to the ecology of the corridor that exists between Marquis Road and York Way and offers an environmental uplift to the scheme.

Finally, whilst a number of concerns were raised in response to the previous scheme around the potential for the flat roof to be utilised as a roof terrace it is noted that, as this scheme only relates to the ground floor flat, and the first floor is a separate and distinct property, there is no potential for its future use as an impromptu roof terrace.

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. 8,9 & 10: Ashdon part-80 eco-house; Holland Park Road ground floor rear extension in a Conservation Area; Contemporary Cottage in Norfolk