

FELIXDB

23/08/2023

118 Torriano Avenue NW5 2RY

SUPPORTING, DESIGN AND ACCESS STATEMENT
AMENDED REAR WINDOW SIZE AND DESIGN TO MANSARD ROOF EXTENSION PREVIOUSLY APPROVED
PLANNING APPLICATION

Introduction

This application is to amend the rear window design and size of the approved rear window in the approved planning application "Erection of mansard roof extension" 2023/0748/P.

The property is a Terraced house constructed circa 1870s. The property is a single-family dwelling arranged over 4 floors. The exterior walls are London Stock brick. The roof is in its original form and is covered in slate. The property sits outside of a conservation area but is on the Camden local list, is not Statutorily listed.

The front elevation has decorative painted stucco detailing around the fenestration.

All the windows are painted timber sash windows.

The description of the terrace from Camden's Local List Document is;

The property is part of two terraces of mid 19th century houses, set behind shallow front gardens, visually unified by the use of stucco to basement and raised ground floor elevation, and stucco quoins. The building line is unusually and irregularly staggered which lends a rather jaunty character to this group which otherwise presents a strong and formal edge to the street in traditional townscape manner.

Amended rear window design

The proposed rear window is larger than originally designed to allow more natural light into this east facing rear window.

The window will have traditional design, a triple timber box sash window with ovolo mouldings and lead weights. The window will benefit from modern double glazing and rubber draught seals.

The dormer window as per the other approved windows will have traditional detailing lead flashings and natural roof slate tiles.

The proposed window will be complementary to the host dwelling vernacular and character of area.

There is minimal additional overlooking to the neighbours by the small enlargement of this window so there is negligible impact to neighbouring amenity.

All other elements of the Mansard roof extension remain as per approved planning application 2023/0748/P

Design statement relating to the approved mansard application below

Description

The Proposed scheme involves the addition of a traditional mansard roof extension with 70 degree pitched front and rear walls. The extension will provide two additional bedrooms and a shower room at 3rd floor level. The height will match nearby extensions. There have been 8 applications granted in recent years for mansard roof extensions on Torriano Avenue along with a further 11 older approved applications. 19 dwellings out of the 41 properties along Torriano Avenue have mansard roof extensions, this proposal will continue this developed pattern of roof extensions.

93 Torriano Ave	2006/35/99/P
97 Torriano Ave	2005/0974/P
111 Torriano Ave	2014/5241/P
117 Torriano Ave	2005/5576/P
129 Torriano Ave	2009/0954/P
135 Torriano Ave	2006/1824/P
137&139 Torriano Ave	2017/4345/P

felix@felixdb.co.uk
07966264656
12 chichester road
london nw6 5qn
company number 08913985
www.felixdb.co.uk

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Aerial view of Torriano Avenue showing Mansard roofs in red.

Design

The proposal of a mansard roof forming a third floor will scarcely be visible from the street and will be set back in order to have minimal impact on the streetscape. Camden Planning Guidance 1 (CPG1) advises that mansard roof are a traditional means of terminating a building without adding a highly visible roof. This form is generally acceptable where it is the established roof form in a group of buildings or townscape. There are a number of existing flat roof mansard extensions in this terrace please see above. Aerial view of Torriano Avenue showing Mansard roofs in red. The proposals will be sympathetic to the existing building and its surrounding properties following the Council's guidelines for mansard extensions in CPG 1 Design. New Natural slates are proposed for the mansard front and rear pitches. Timber double glazed sash windows are proposed for the windows, with frames painted to match others in the street. New brickwork and any repair work / repointing will be carefully selected to match existing London Stock bricks.

The proposed volume increase of the extension to the host building is unlikely to result in any loss of amenity to adjoining dwellings regarding loss of light or a sense of enclosure. There will be no impact to loss of privacy to neighbouring properties.

Access

No access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

*Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.
Please let me know if you require any further information.*

Regards,

Felix Padfield
felix@felixdb.co.uk
07966264656

felix@felixdb.co.uk
07966264656
12 chichester road
london nw6 5qn
company number 08913985
www.felixdb.co.uk