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DAVIS COTTAGE: TORRIANO COTTAGES PLANNING REF 7410 DESIGN AND ACCESS STATEMENT4

Davis cottage is thought to be the original cottage built by Torriano as part of this development of market gardens in this part of Kentish Town in the early 19th century. It is still the most prominent house in the whole of the area known as Torriano Cottages, even though invisible from the lane of the same name.

Since the Second World War a number of sympathetic additions have been made to Davis Cottage, as follows:

1. Two new projecting front windows and a porch have been added to the front
2. A number of flat roofed back extensions have been made
3. Two extended front windows under Soanian maner porticos have been added to the front elevations; either side of a new front door porch in a similar language
4. A large new drawing room has been added to the NW flank of the house (cottage). Its front elevation has three French windows opening onto the garden and is designed to continue the rhythm and the Soanian theme of the two new windows on the house front. This was one of the architect Philip Pank's most sympathetic projects!

The present proposal is to add a new single bedroom and WC onto the NW elevation of the original cottage, behind Philip Pank's drawing room. It will have a flat roof to match the other back and side additions to the original cottage.

The opportunity will be taken to provide much more insulation to the walls and above the ceiling as well as triple glazing to the new bedroom and bathroom windows (the existing windows are already double glazed).

Access to Davis Cottage is now twofold and will remain so after the addition of the bedroom and bathroom. The first access, normally used, is by a straight path to the front door from the lane called Torriano Cottages. The second access is via a double gate in the side of the end of the small vehicular alley leading SW down from the gap between house number 75 and 77 Torriano Avenue. This is not normally used and will not be after the additions are made; but it will be used, by the contractor, while construction is under way, in order to protect the lane called Torriano Cottages.



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