

## **DESIGN & ACCESS STATEMENT**

**The Leighton Public House**  
**No.101 Brecknock Road, Tufnell Park**  
**London N7 0DA**

### ***Introduction***

This Design and Access Statement forms part of the planning application to provide additional residential accommodation to the upper floors of the public house at 101 Brecknock Road, Tufnell Park. This accommodation will be within an extension to the rear of the property and within a new roof extension to create a new top floor.

The building is currently used as a public house at ground and basement floors with a single residential unit on the first and second floors. The residential unit is large with up to 8 bedrooms and is accessed through the public house. The public house is currently tenanted.

This planning application seeks to retain the public house, with the upper floors becoming more efficient and appropriate residential accommodation.



*Front elevation onto Brecknock Road and Torriano Avenue*

### ***Context***

The property known as 'The Leighton' sits on the corner of Brecknock Road and Torriano Avenue and occupies a prominent corner position. The public house forms a corner building which is typical of these kinds of Edwardian developments that can be found across many suburbs in London. Several other public houses and original corner shops occupy similar positions within the local area and network of streets. Some of these properties have been converted into other uses that the original and some are residential.

The local area of Tufnell Park reaching into Dartmouth Park and Kentish Town is predominantly residential and some local streets of small independent shops are popular and thriving.





Front elevation onto Brecknock Road



Front elevation onto Torriano Avenue



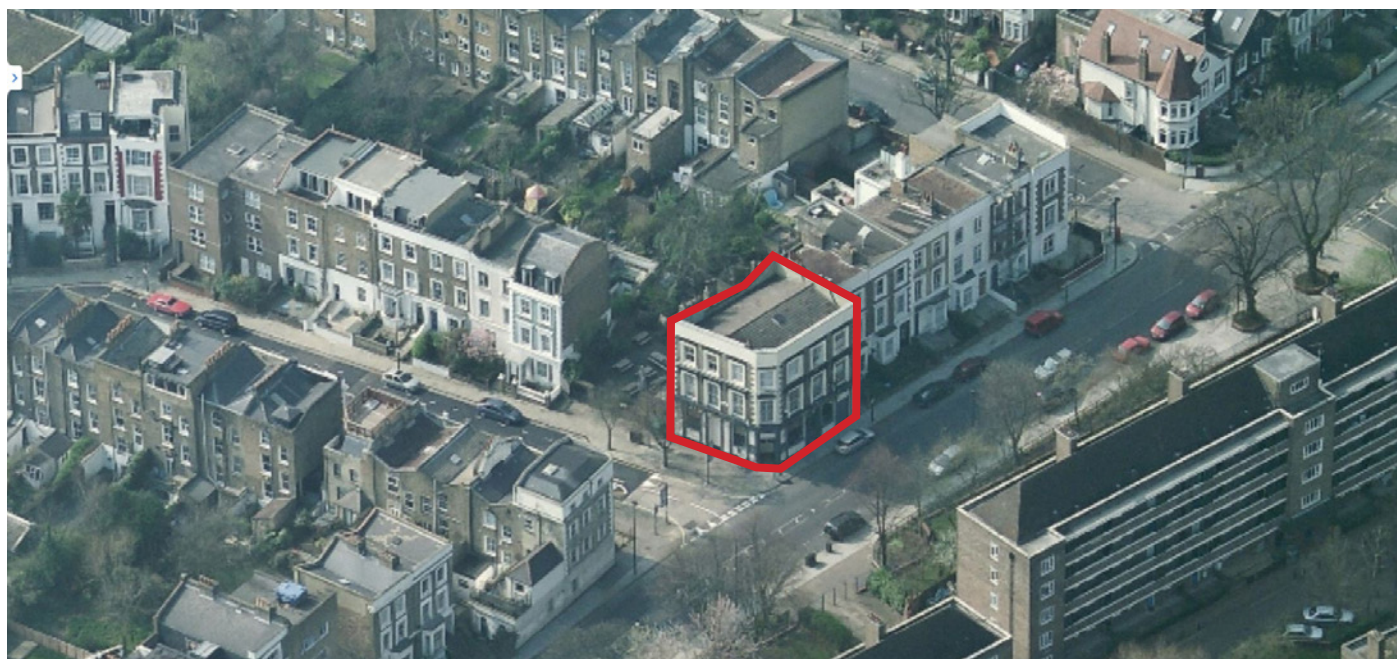
Rear elevation

Brecknock Road forms the boundary between the original Edwardian streets and properties and the generally 1950's blocks of flats to the East. These flats are typically set within gardens and set back from the pavement edge and vary in design and quality.

Many of the properties within the Edwardian street were designed as single family houses but many have been divided into flats and bedsits. The area has been until recently very run down and untidy with poorly controlled roof extensions and window replacements and the streets have lost much of the original regimented and repetitive quality that an Edwardian street would originally have.

Mansard roof extensions vary considerably throughout the area, some traditional others badly designed and constructed. While the area has suffered from poor planning control over many years and is not part of any conservation area, the neighbourhood does have an individual character and sense of identity which is endearing. This in itself is quite unique for many London Boroughs which have also suffered from the polite gentrification which most Conservation Area policy produced.

The building opposite has been converted into flats through various planning consents over the last 12 years. The building has an additional floor within the roof space built behind the parapet wall. The new windows are unfortunately set into the original parapet wall which is an unfortunate detail.



Aerial View of Site

## Site

The site consists of a well proportioned three storey Edwardian public house on a corner plot with a large space to the rear which used to be the terrace to the pub. The building sits out in front of the notional building line which runs along Brecknock Road and Torriano Avenue. This setting forward of the corner building is a feature which exists on most corner building in the local area and helps to define the entrance to the side streets.

Some of these corner building have land in front of them up to the back of pavement line and others such at the Leighton have pavement up to the building itself. The space to the rear was previously used by the pubic house but is currently storage space for the current owner.

The overall condition of the property is generally poor. The uppers two floors of the front façade are of cream painted London-stock bricks with plastered architraves. Some stucco detailing is missing from window architraves presumably as a result of previous low maintenance by former owners. The ground floor is finished in stucco which is painted grey/blue, with pilasters marking corners and doorways. The large shop-front windows and door have timber boarding surrounding them both below and between.

The single residential unit on the upper floors is in very poor condition and while the single flat has up to 7 bedrooms, it only has one kitchen and one bathroom. The accommodation is well below planning policy requirements by current standards and the single staircase accessed through the public house does not conform to current building regulations or fire escape standards.



## Use

The first and second floors are currently in residential use as a single apartment. The ground and basement floors are on a short tenancy as a public house. The upper floors were undoubtedly part of the publicans living accommodation and at some point have also been the kitchen and upper rooms for the running of the pub.

The tenancy has been on short-term agreements for a number of years and was recently owned by the ill-fated Punch Tavern Group of public houses. The pub has suffered from dwindling customers number for several years and the long term viability of the pub has to be questioned in difficult economic trading times for public houses nationally. Many local pubs have already closed in the area while others have thrived due to well advertised food and other uses.

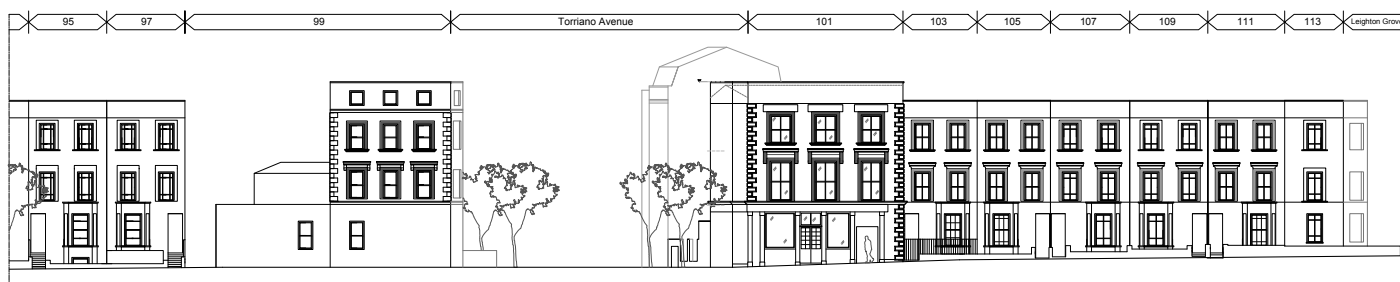
## ***The proposed design***

The building will be extended at the rear and at roof level to provide 5 additional residential units. The internal arrangement will be altered and renovated to provide 6 total good quality residential units, 5 units with two bedrooms each and 1 single bedroom unit. Four of these will be 3 person two bedroom, one will be 4 person two bedroom and one 2 person 1 bedroom.

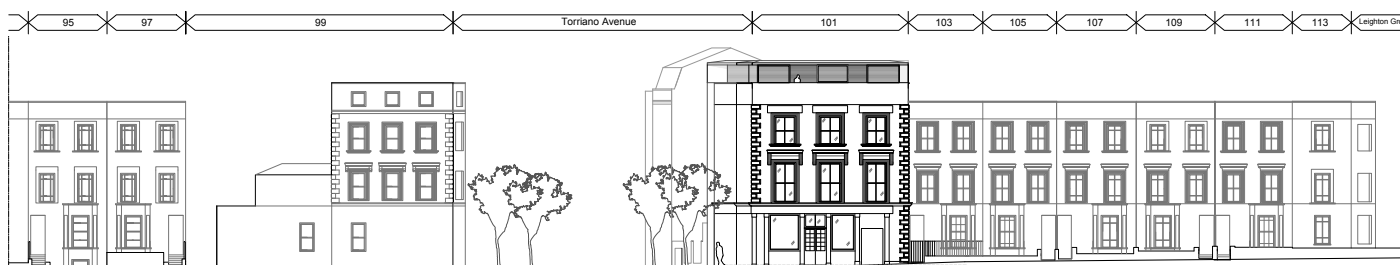
The entrance to the flats will be provided within the new extension and will be separate from the public house. Amenity space will be provided to all flats and space for bike storage and bins and recycling storage will be included within the site perimeter. The flats are designed to Lifetime Homes standards and will also comply with current energy rating standards.

The proposal is to keep the facades and demolish all the interior partitions as well as the existing staircase and build a new one which complies with the current regulations. The new partitions will be designed to comply with the requirements for lifetime homes.

The new side extension towards Torriano avenue we will be used to create the internal terrace of each flat. That part will be set back from the existing line facade to create a different architectural language between the existing building and the proposed extension. It is also proposed that the existing pitched roof will be demolished in order to facilitate the creation of the new flat roofed extension. The existing parapets will form the balustrade of this new floor and the new extension walls will be set back 0.75m from the existing line facade, creating a terrace around the perimeter of the building.



*Existing Context Elevation, Brecknock Road*



*Proposed Context Elevation, Brecknock Road*





Existing Context Plan Diagram



Proposed Context Plan Diagram



View along Brecknock Road

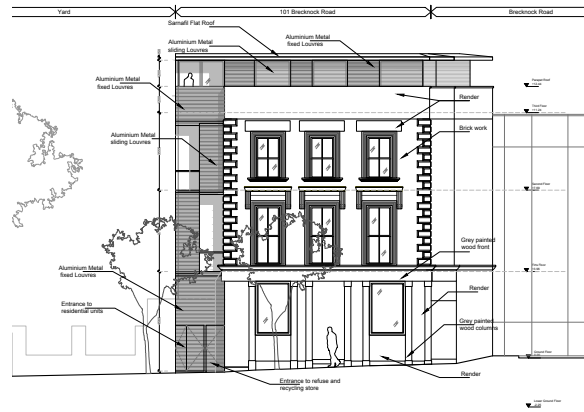


View along Torriano Avenue





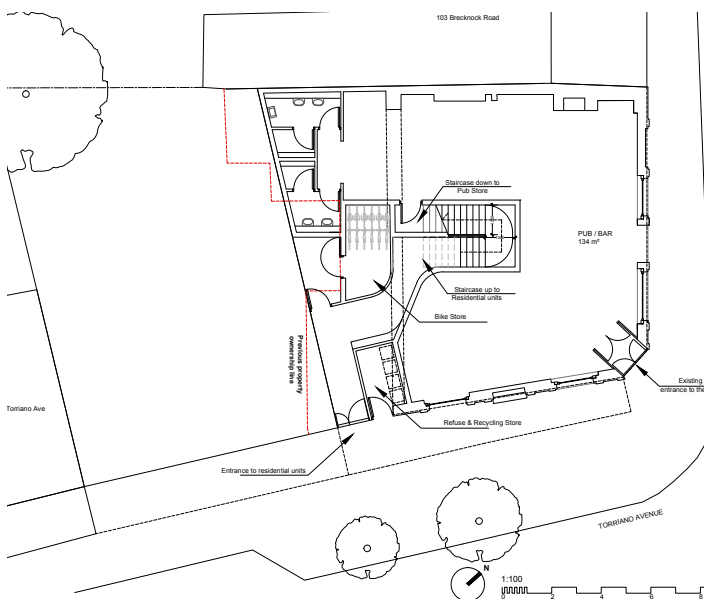
Proposed elevation Brecknock Road



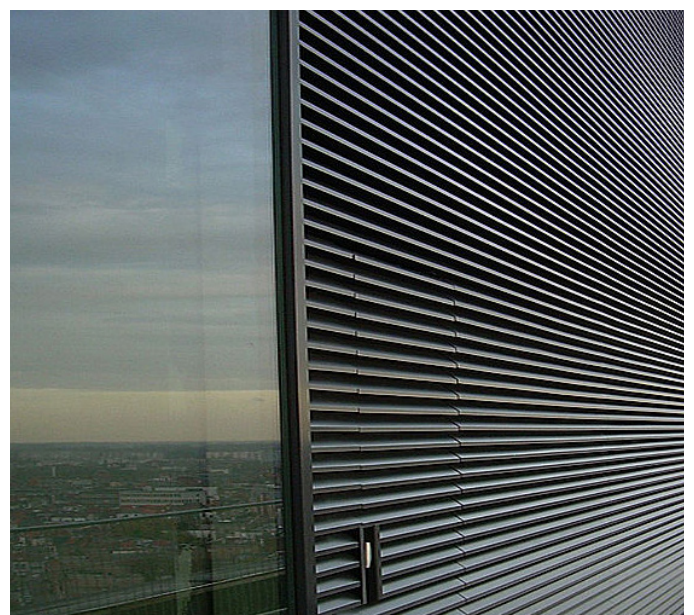
Proposed elevation Torriano Avenue



The visual concept of the proposal is to create a distinctly different architectural language between the existing building and the proposed extension. This will be achieved by retaining the appearance of the existing building, whilst constructing the extension in a contrasting material which will be detailed in such a way to articulate this contrast clearly. (The above scheme designed by Duggan Morris Architects on Curtain Road, London)



Aluminium sliding louvres on the terrace and the facade



Aluminium fixed louvres in front of the new walls on the roof extension as the proposed on the extension facade

## Access

The proposed corner access to the pub will remain as existing. The residential access will be modified so that the units are accessed via a separate entrance off of Torriano Avenue. Access to the upper floors will be provided via the new staircase as shown. All entrances will have flush thresholds and will comply with Lifetime Homes Standards. A lobbied bike store will be provided off of the main entrance lobby with external access to the refuse store next to the main entrance.

