

DESIGN AND ACCESS STATEMENT

Land between 101 Brecknock Road
and 135 Torriano Avenue
Tufnell Park, London

Introduction

8th July 2014

This Design and Access Statement accompanies the planning application to provide two terrace houses to land between 101 Brecknock Road and 153 Torriano Avenue, Tufnell Park.

The site is arranged along Torriano Avenue. It is no longer part of the public house and is in different ownership due to the lack of use by customers of the public house. The pub currently occupies the ground and basement levels at 101 Brecknock Road, with residential use on the upper floors.

A separate application has been made to retain the public house with upper floors providing 6 individual residential units. The alterations include an additional top floor within a contemporary mansard and alterations to the rear of the property to rationalise the staircases, entrances and windows which will not incur overlooking to adjacent properties.



Front elevation onto Brecknock Road and Torriano Avenue

Context

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.

Brecknock Road forms the boundary between the original Edwardian properties and the 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 and many have now been divided into flats and bedsits. The area has been, until recently, very run down and untidy with various roof extensions and window replacements. The streets have lost much of the original regimented and repetitive quality that Edwardian streets would originally have.



Front elevation of houses in Torriano Avenue, facing the proposed site



Rear elevation of 101 Brecknock Road

Mansard roof extensions vary considerably throughout the area, some are traditional while others are badly designed and constructed. 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 to 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.

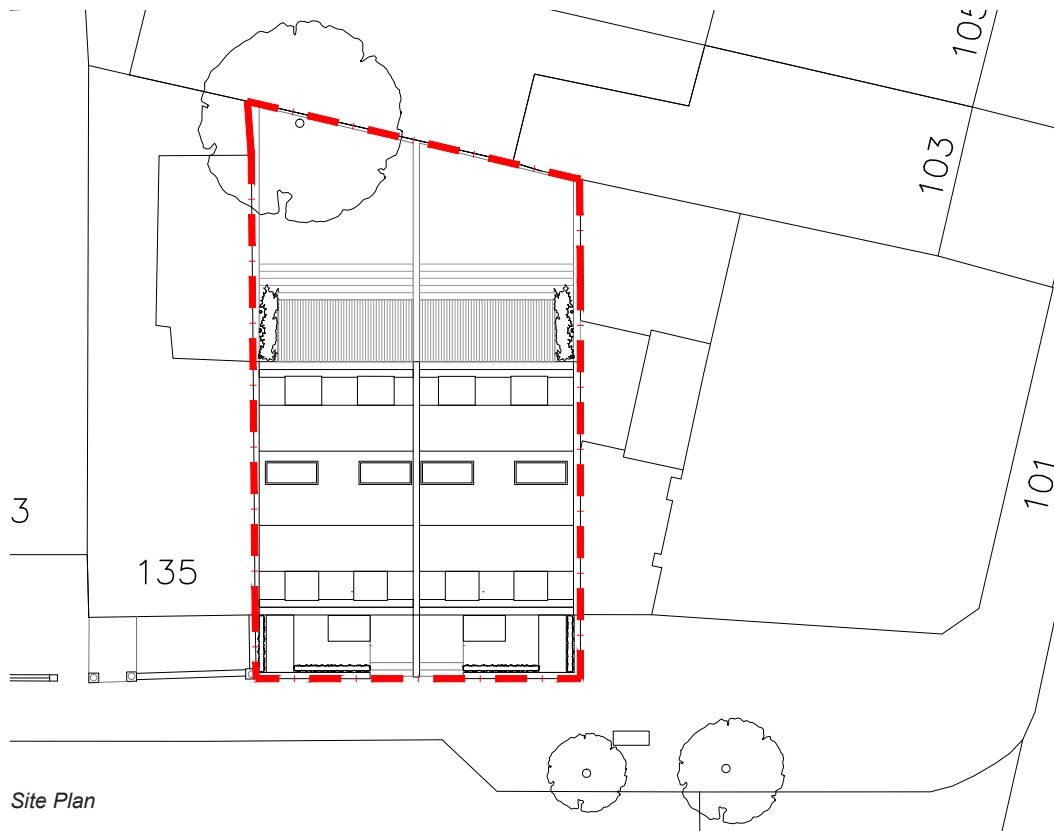
Site

The site is located between the Leighton public house and 153 Torriano Avenue. It is currently an empty yard used by the owners for storing of building materials. At the edge of the site along Torriano Avenue is a brick wall with three openings, all filled in with metal grills and a gate to provide access. There is a raised brick planting bed behind this wall, which can also be found at the edge of the site along the side elevation of 153 Torriano Avenue. The pavement in front of the wall to the rear yard is within the ownership of the applicant.

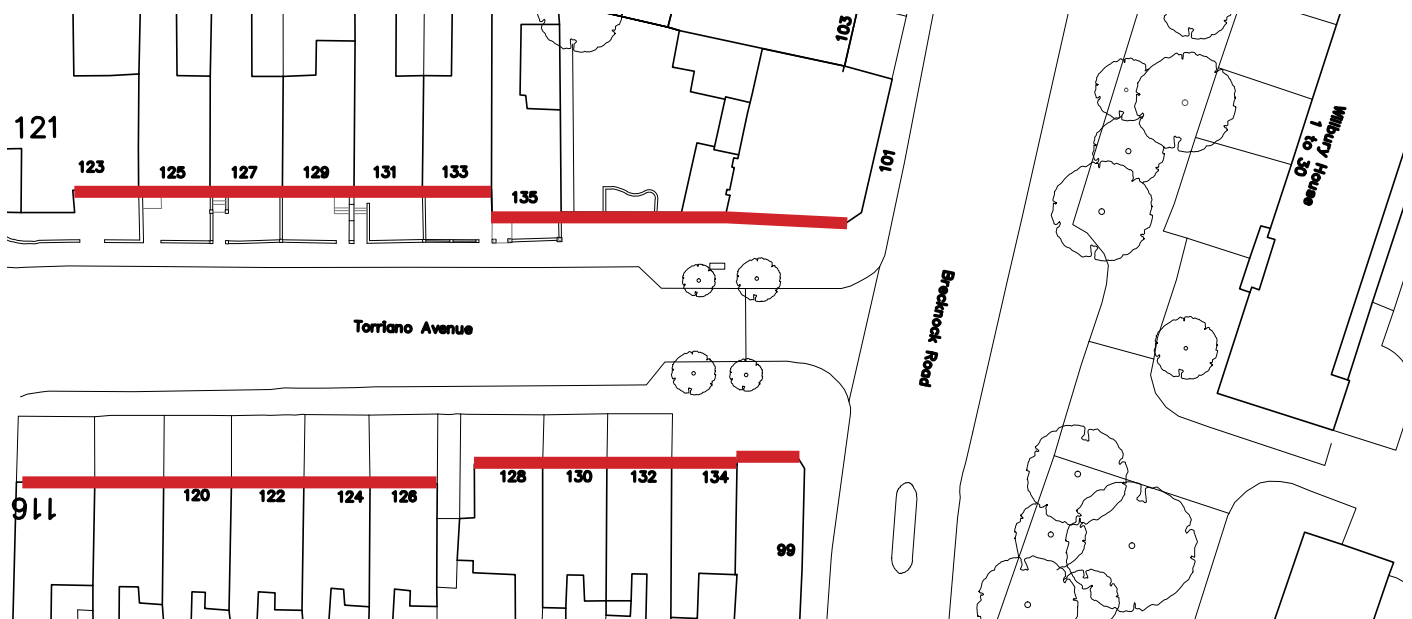


Aerial View of Site

To the northeast edge of the site is the rear of 101 Brecknock Road. There is a series of rear extensions from 101 Brecknock Road at ground and first floor level, which is made up of toilets and bathrooms. These spaces to the back of the public house are poorly laid out, resulting in several randomly arranged access points between the public house and the yard, as well as a rear elevation which lacks unity, with poor quality windows and doors looking onto the site. Some of these windows are painted black or boarded over. Part of the extension is rendered and painted a cream colour, with a single wall painted black. The overall effect is jarring and untidy.



101 Brecknock Road is a three storey Edwardian public house on a corner plot. The building, along with the proposed site and 153 Torriano Avenue, all sits out in front of the notional building lines which run along Brecknock Road and Torriano Avenue. The setting forward of the corner buildings is a feature common in the local area and helps to define the entrance to the side streets. In this case, 153 Torriano Avenue and 101 Brecknock Road, along with 128-134 Torriano Avenue and 99 Brecknock Road on the opposite side of Torriano Avenue, are set out from the notional building line to denote the gateway of Torriano Avenue. This effect is further enhanced by the narrowing of the driveway at the end of Torriano Avenue, where the pedestrian footpath was widened with 2 trees planted on each side. The corresponding space on the opposite side of the Torriano Avenue is private space used as the front gardens to the properties that address that side of the street.



Building line conditions at the entrance of Torriano Avenue



View along Torriano Avenue towards Brecknock Road, with buildings delineating at end of the terrace



View along Torriano Avenue from Brecknock Road - entrance to the street is marked by widening of the pedestrian pathway, with properties continuing the building line of the corner buildings at 99 and 101 Brecknock Road

Use

Currently the site is used as a storage yard by the owner.

At 101 Brecknock Road the first and second floors are currently in residential use as a single apartment. The ground and basement floors are on a tenancy as a public house. The upper floors were part of the publicans living accommodation.

Tenancy for the Leighton has been on short-term agreements for a number of years. 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.

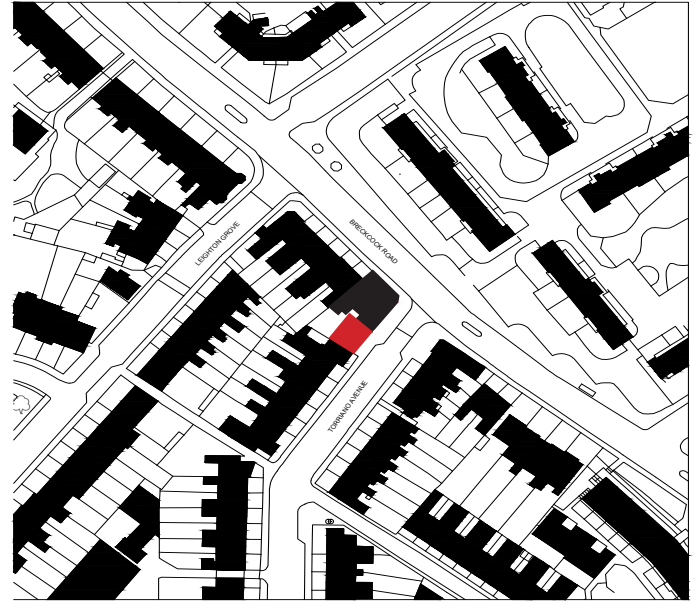
The proposed design

The proposed site is an unusual gap which exposes the rear elevation of The Leighton and the blank side wall of 135 Torriano Avenue. In contrast, the opposite side of the street is closed. The proposed infill development will complete the urban grain of the street facade at the Northern end of Torriano Avenue.

Torriano Avenue was probably laid out as a secondary street off Brecknock Road and as such would have conformed to the usual characteristics of a broken street frontage at the end of the terrace along the primary of the two roads. Usually the side flank walls would be left blank, as if cut through by a small rear garden or with a yard left open, before the terraced houses of the secondary street began.



Existing Context Plan Diagram



Proposed Context Plan Diagram

This arrangement can be seen at another similar street in the vicinity, Leighton Grove, to the north west of the site. At the end of Leighton Grove where the road leads onto Brecknock Road, the Southern side is partially built with a small gap between two storey rear extensions and the first house of the terrace. The building on the Northern side is very different to the buildings on the southern corner, which is typologically a suburban two storey house with a large corner window and turret roof at first floor.

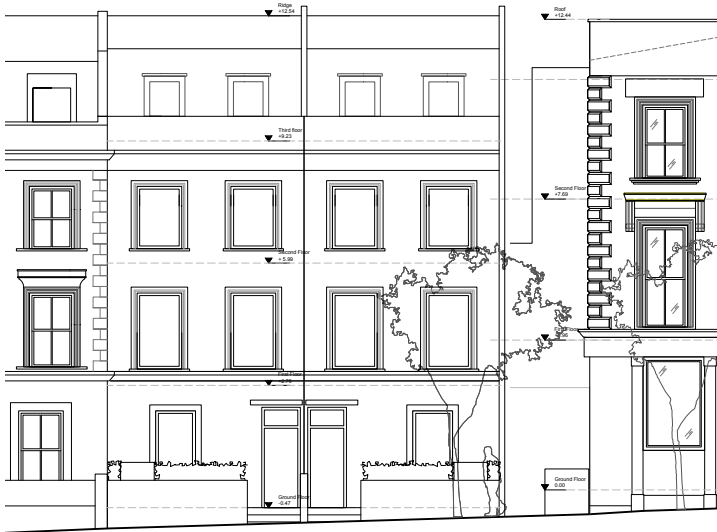
Torriano Avenue's street frontage is also broken with similar gaps at end of the terrace, but with a different treatment. The Southern side of Torriano Avenue has been in-filled with new houses of a similar size and proportion to the traditional properties that line both side of the street. These houses work well and give a precedence for completing the street on the opposite Northern side of the street.

The infill development at Torriano Avenue is very much in keeping with the language of the street. The last few properties on the Eastern end of Torriano Avenue are a distinctive feature within the urban grain of the street; they sit inline with the elevations of the corner buildings of 99 and 101 Brecknock Road and are set forward of the rest of the terrace along Torriano Avenue. The two new houses follow this street pattern and fits well into the urban grain.

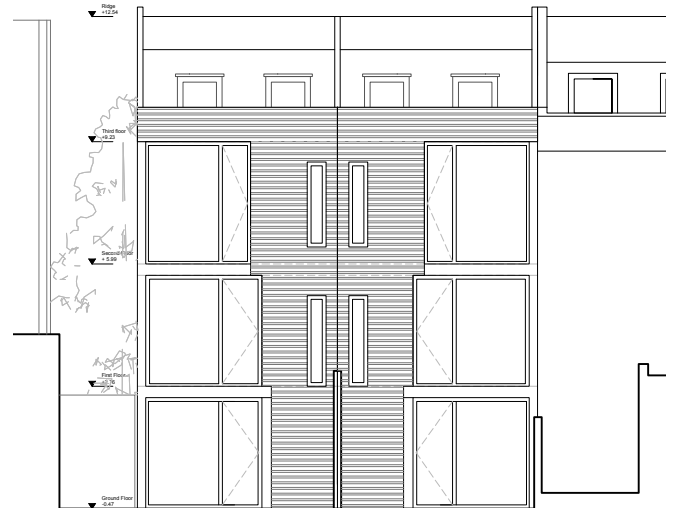
Each of the two houses proposed is consisted of a single residential unit. The internal arrangement will provide 4 bedrooms to each house. The houses will continue the building line at 153 Torriano Avenue. Designed to relate with the rest of the terrace, the houses will sit behind a front garden separated from the pedestrian way with a low wall.



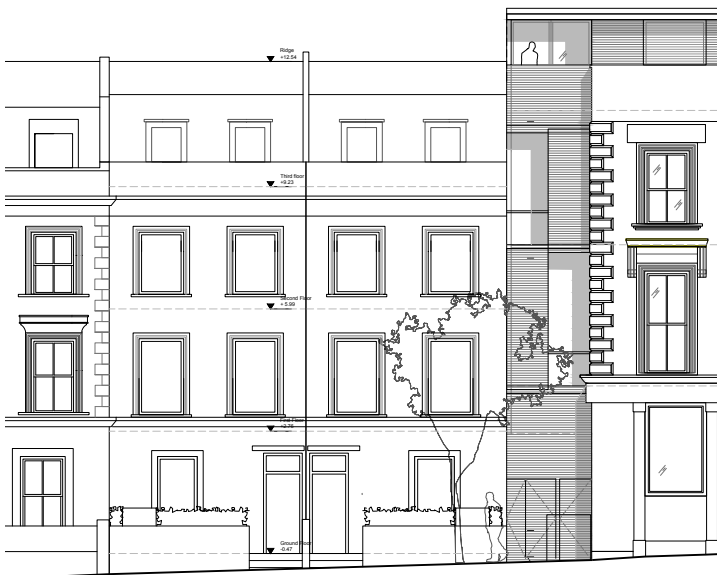
Street Elevation with proposed



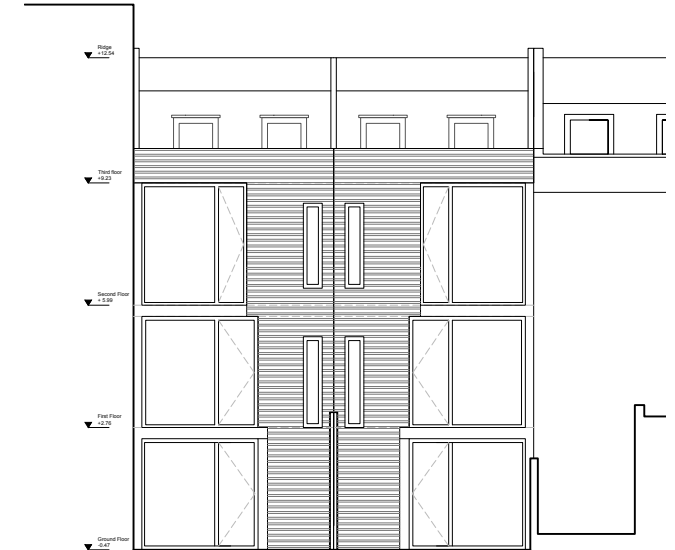
Proposed Front Elevation with Existing Leighton Public House



Proposed Rear Elevation with Existing Leighton Public House



Proposed Front Elevation with Application at Leighton Public House



Proposed Rear Elevation with Application at Leighton Public House

Access

Front door of the houses along Torriano Avenue will sit behind the front garden wall, and is lead up via small steps from street level.

Lifetime Home Standards

The proposed houses has been designed to Lifetime Homes Standards throughout with good energy rating. This can be seen on the floor layouts, circulation and adaptability for use by disable people. Internal space on entrance level will include living space, a bathroom with potential for shower to be installed, and potential for temporary bed space.

Cycle Storage

Cycle storage will be provided for each house within the boundaries of the front garden wall.

Refuse and Recycling

Each house will have its own storage space for refuse and recycling, which will be located within the boundaries of the front garden wall.

Materials

The two houses will be constructed of materials which are relevant to the street context. The existing buildings around the site are composed of a mixture of materials with elevations in predominantly London stock brick, grey slate tiled roofs, white rendered parapet wall and commonly white window frames. Some properties along Torriano Avenue are rendered and painted in colours of various shades of white, cream and blue. No. 133 Torriano Avenue in particular is painted in pink. The quality of window frames is uneven along Torriano Avenue - some houses have original white painted bay windows while others have modern additions in either pvc or aluminium, such as No. 121-123, which is a modern terrace house in contrast to the period architecture found on the rest of the terrace.

We are proposing for the houses to be constructed from Standard London Stock Brick, with modern white painted timber windows and surrounds, traditional lead dormer windows and slate roofs. The existing architrave line of the terrace will be extended along the front elevation, with white painted parapet walls.

All materials will be carefully sourced to ensure that current standards of material production are adhered to. Only environmentally produced materials will be used on the building of the development and any hardwoods and other natural materials will be from environmentally renewable sources. Where possible and where applicable, all materials will be sourced locally to ensure that travel distances for deliveries will be kept to a minimum.

Conclusion

We came to recognise the site's unique characteristics at an early design stage. Through observations and analysis of the context we believe that our proposed modifications are sensitive in its approach to proposing two new houses, striking a balance between the Georgian terrace and newly formed infill development.

On the proposed site's elevation along Torriano Avenue, we proposed to reinstate the terrace's rhythm by retaining certain architectural elements such as the architraves, white painted parapet walls and slate roof tiles. We envisioned that by doing so the visual coherence of the streetscape along Torriano Avenue will be improved.