

Aerial: Templewood Avenue looking West. Property highlighted in red.



Flat 5, 3 Templewood Avenue

London NW3 7UY

Planning Application

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SQUARE FEET ARCHITECTS

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Introduction

Square Feet Architects have been appointed by our client to prepare a Planning Application for refurbishing a four bedroom apartment within an Edwardian house. The property is situated within the Conservation area of Redington-Frogna; it is not listed, but it is considered to make a positive contribution to the area.

Purpose of the report

The purpose of this report is to detail the extent of the proposal we are seeking planning permission for, and to demonstrate our understanding and fulfilment of the Council's planning policies in relation to this proposal.

Drawings

All drawings reproduced in this report are Not To Scale. For scaled drawings please see Planning Application set.

Recent Planning History

Case No: 2011/3655/P Submitted:04/08/2011 Status: Approved

Flat 2 - Replacement of door and 2x windows with a folding sliding 3x panel door to the rear elevation of existing flat (Class C3).

Case No: 2010/2595/P Submitted:27/05/2010 Status: Approved

Flat 1 - Alterations to fenestration of west (side) elevation of residential flat (Class C3) at ground floor level to replace an existing window with a door, and an existing door with a window.

Case No: 9100718 Submitted:03/07/1991 Status: Withdrawn

Flat 5- Provision of balcony.

Case No: 9100589 Submitted:04/06/1991 Status: Approved

Flat 5- Construction of a dormer window (rear) and balcony plus access door (on the south western flank) at second floor level.

Additional planning applications regarding trees alterations.

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Aerial Photo. Property highlighted in red. NTS

1.0 Context

1.1 Existing site

Templewood Avenue runs roughly from north-east to south-west between West Heath Road and Redington Road. Templewood Gardens intersect the Avenue in proximity of No. 3.

Compared to the rest of the conservation area in which it is included, this avenue was developed relatively late, first appearing on maps in 1909. The road is dominated by Charles Quennel made Neo-Georgian detached houses, built in red bricks with clay tiled roofs, often with white painted small paned windows. Even if all the houses in this area are of similar massing and plot size, Quennel has used a variety of details and architectural themes to produce a set of houses which are all different but make a cohesive whole. Tall and clearly defined chimneys are evident, often to the street frontages, on these houses. No. 15 and No. 14 Templewood Avenue two tall and elegant houses are both listed, richly textured by projecting brickwork patterns. No 17 is one of the few recent additions to the Avenue, partly rendered and partly brick, but it is largely screened from the road.

Mature trees and dense vegetation form the dominant features of the street scene. Templewood Avenue and Templewood Gardens are lined by a variety of species of street trees set in red brick paving. The rich landscaping together with the width of the roads and tall boundary hedges emphasizes the low density and softens the gardens of this large houses.

Each house on the Avenue is at least three storeys high including an attic storey. The entrance doors are all at the raised ground floor level, accessible from the front garden and set up some steps. Some of the properties in the Avenue are still in use as a single family dwellings, but many of them, as the application property, have been split in apartments.

Street view of Templewood Avenue



1.2 Planning Policy

Camden Council's various planning policies aim to maintain, conserve and enhance the built heritage and architectural appearance of its Conservation Area and to ensure that where new development or alteration takes place it enhances and preserves its character. This property has scope to be improved, and in turn to enhance the area.

The following policies are felt to be relevant to the proposal:

- CS6 Providing quality homes;
- CS14 Promoting high quality places and conserving our heritage;
- DP24 Securing high quality design;
- DP25 Conserving Camden's heritage;

- CPG1 Design, Paragraphs 4.7, 4.8, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.21, 5.22, 5.23, 5.24, 5.25, 5.26, 5.27;
- CPG2 Housing, Chapter 4: Residential development standards;

SPG policies.

1.3 Existing Building

The property is in use as a residential apartment and measures circa 200 square meters internally. It occupies all the Second Floor of 3 Templewood Avenue, containing four more self-contained apartments. A loft level above the second floor, comprising space in the centre of the main roof, is also demised to the apartment.

The main pedestrian gate to the property is at the pavement level. The common entrance door is at the front of the house, set back and up behind some steps after the gate from the walkway level. Being a Neo-Georgian detached house, the walls are in red bricks and



3 Templewood Avenue from south-west.

the roof is clay tiled; all the windows are in white painted timber, those at the lower floors are divided in many glass panes and those at the application property are casements and single-paned, so probably not original. The apartment entrance door is at the first floor level and an internal staircase leads to the apartment.

2.0 Proposal

The proposal described in this Planning Application is to make some alterations to the existing flat in order to improve the quality of its accomodation.

The intervention will not substantially alter the external appearance of the building, since the majority of the modifications are going to be internal. The only minor changes to the external appearance of the house are:

- an increase of the width to the existing dormer on the West elevation, to better suit the proposed use of the internal space as a kitchen. It is also proposed to replace the black painted metal balustrade to the existing terrace in this location with a frameless glass balustrade to give a more lightweight and discrete appearance;

- the opening of a roof terrace set into slope of roof at the loft level on the rear elevation, in order to bring light and outlook into loft level. It is proposed that the terrace be set down into slope of the roof so as not to change the shape of the roof in profile or add to its visual bulk. We feel this should also avoid any issues of direct overlooking or loss of privacy;

- the installation of new Velux rooflights in dark grey aluminium to be set flush with surface of pitched roof, three on the East elevation and two on the West one;

- the replacement of the existing rooflight on top of the roof.

- most of the existing windows need to be replaced due to deterioration. New double glazed casement windows in painted timber are proposed, with pattern of divided lights to match the presumed original pattern.

As parts of the elevations of the houses at number 9 and 11 have already been altered, including the erection of a dormer in the rear roof slope and installation of new rooflights at no. 11, (REF. 2012/6873/P and 2011/5127/P), it is felt that the proposal should not change the established character of the area.

As such we trust that the application will be supported.

3.0 Existing Photographs

3.1 Exterior



View of the property from East.



Rear view of the property from the rear garden.

3.2 Terrace



View of the existing roof terrace from the inside.



View of the existing roof terrace from the outside.

3.3 Loft



Interior of the loft.



4.0 Sustainability

Wherever possible, all building materials to be used will be either reclaimed, or environmentally friendly products accredited by the Environmental Statement/ISO 14001.

5.0 Access

The existing building is a historic detached house. The main entrance door to the building at ground floor level is currently accessed by 15 steps up from walkway level.

The entrance door to the apartment is at the first floor level, accessed via a common staircase, and a further internal staircase leads to the apartment at second floor level.

In context of the proposals and the historic character of the existing building, it is not reasonably practical or possible to improve access to the apartment entrance.

Within the apartment, access will be improved wherever possible by widening doorways and improving space for circulation.

The site has a PTAL rating of 0.

6.0 Conclusion

This proposal is considered to be in keeping with the appearance of the host building and to maintain the attractive appearance of the conservation area.

The development is generally contained within the property and as such there should be no material harm either to neighbours' amenity or to the appearance of the surrounding area, we trust that the application will meet with your support. Please do not hesitate to contact Gavin Challand of this office if you require any further information.