



Design, Access, & Planning Statement

69 Torriano Avenue, London, NW5 2SG

Alterations to front façade including replacement of ground floor front window and front door and replacement of front staircase

Introduction

This statement has been prepared by 4D Planning on behalf of Mr Sotiris Piccou, the owner of 69 Torriano Avenue, London, NW5 2SG.

This application now seeks to replace the existing front door with a larger and grander door, and to replace the ground floor and basement windows with larger windows aligned with the fenestration on the upper floors.

Mr Piccou obtained planning permission last year (2015/0471/P) for a mansard roof extension and the conversion of the property into four units from its current two. That application also included a new front door at basement level. This application also seeks to replace the staircase and railings leading to the basement door.

The purpose of this statement is to demonstrate that the proposal does not conflict with relevant planning policies, and will not have any negative impact on the neighbouring properties or the character of the local area.

Existing Site

The application site is a three storey terraced building divided into 2 x 2 bedroom dwellings with a basement level extending the entire footprint of the building. The site has a small rear garden accessed from basement level as well as a light well at the front of the property with a metal staircase leading up to the pavement.

The site is located at the northern end of Torriano Avenue close to its junction with Leighton Road and is approximately half a mile from Kentish Town station.

The front fenestration of the property consists of two identical timber sash windows at first floor and second floor level. At ground floor level is a non-original timber front door and one timber sash window. At basement level is a timber sash window.

It is not a Statutory Listed Building or Locally Listed Building, and is not within a Conservation Area.

Proposal

The proposal is to replace the front door with a slightly wider door and repositioned; replace the basement and ground floor front windows with a slightly wider window repositioned in line with the upper windows; and replace the staircase leading to the basement.

Design

Context – the aim of this proposal is to improve the overall design of the front façade and its symmetry between ground floor level and the upper floors. The existing front door and window are in a poor state of repair. The proposed replacement door will improve the look of the building as well as reduce heat loss, improve security, and reduce maintenance. It will also be slightly wider so will improve accessibility to the building.

Design – the existing timber front door is non-original and has no characteristic features that make a positive contribution to the character of the terrace. The proposed new front door is a four panelled black composite door with a glazed top light. The replacement windows will look similar to the windows at first and second floor levels, save that they will be slightly increased in size and have improved energy efficiency and security.

Access – no changes are proposed to the existing main access. The ground floor front door will be replaced. At basement level a new front door will be added as previously approved, and a replacement staircase that will serve the basement flat.

Use – the residential use of the property will remain unchanged.

Materials - all efforts will be made to ensure that the materials are sympathetic to the character of the existing and neighbouring properties. The new front door will be timber/composite and the new window will be in timber with double glazing. There will be iron railings around the door and stairs.

Privacy/Amenity – the proposal will not create any loss of outlook or privacy to neighbours as it only affects the front façade at ground floor and basement level. There are existing basement and ground floor front windows so the replacement window will not materially worsen any risk of loss of privacy for occupiers of the property.

Scale – the existing front door is 2m high and 920mm wide with a top light 533mm x 920mm wide. The proposed door will also be 2m high but will increase in width to 1335mm. The existing ground floor window is 1630mm high x 1040 wide. This will increase to 1772 high x 1310 wide.

Trees – there are no trees on the site that will be affected.

Parking – no changes are proposed to the existing parking arrangements. Given the excellent transport links of the location, reflected in the PTAL rating of 5, it is anticipated that the development would be a car-free development pursuant to policy DP18.

Bikes/Refuse/Recycling – is as existing, namely within the property boundary behind railings to the front elevation

Planning History

- 2015/0471/P** Erection of a single storey mansard roof extension and fenestration alterations for associated conversion from 2 x 2 beds to provide 1 x studio, 2 x 1 bedroom flats and 1 x 2 bedroom Maisonette. **Granted Subject to a Section 106 Legal Agreement.**
- PE9700366R1** Change of use of the lower ground and ground floors from restaurant (A3 use) to a two bedroom self-contained flat, and the erection of railings at the front; and alterations to fenestration at rear. **Granted.**
- PE9700366** Change of use of lower ground and ground floors from restaurant take away to a 2-bedroom self-contained flat, and the erection of railings at the front. (Plans submitted). **Withdrawn.**
- 8903050** Continued use for A3 purposes and the retention of a ventilation duct at the rear. **Granted.**

Planning Precedent

- 2015/3752/P** 112A West End Lane, NW6 2LS. Replacement of front door to property. **Granted**
- 2015/3789/P** 4A Hillfield Road, NW6 1QE. Creation of second floor rear balcony, rear dormer extension, repositioning of front door and associated landscaping including new refuse store. **Granted**
- 2015/3970/P** 60 Hawley Road, NW1 8RG. Erection of single storey rear extension at lower ground floor, increase width of rear balcony and changes to front door. **Granted**
- 2015/7030/P** 79 Fortess Road, NW5 1AG. External alterations to the building including installation of replacement windows and installation of a replacement door in front (south-east) elevation. **Granted**
- 2015/4004/P** 39A Lady Somerset Road, NW5 1TX. Alterations to fenestration details, including new entrance door, relocated windows and replacement windows on Evangelist Road side elevation, new double doors and Juliette balcony on rear wing south elevation, and 3 rooflights on rear wing. **Granted**

Planning Policy

The following relevant policies apply:

1. National Planning Policy Framework, 2012 (NPPF)
2. The London Plan, 2015
3. Camden Core Strategy, 2010
4. Camden Development Policies, 2010
5. Camden Planning Guidance SPD, 2015

1. National Planning Policy Framework 2012 (NPPF)

The Presumption In Favour Of Sustainable Development

The National Planning Policy Framework states that there is “*a presumption in favour of sustainable development*” (paragraph 14), and that for planning authorities this means “*approving development proposals that accord with the local development plan without delay.*” The sections below will demonstrate that the proposal accords with the local development plan. Amongst the twelve planning principles set out by the NPPF (paragraph 17), it is stated that planning should “*not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives*”, and “*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*”.

2. The London Plan (2015)

Policy 7.4 Local Character – states that “*Development should have regard to the form, function, and structure of an area, place or street...*” and “*Buildings, streets and open spaces should provide a high quality design response that ... has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass...*” and “*allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area*” and “*is informed by the surrounding historic environment*”.

Policy 7.6 Architecture – states that “*Buildings and structures should: be of the highest architectural quality... comprise details and materials that complement, not necessarily replicate, the local architectural character... not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings,... and “optimise the potential of sites*”. This proposal meets all of these objectives and is in line with the London Plan.

3. Camden Core Strategy (2010)

Policy CS5 - Managing the impact of growth and development makes clear that *“The Council will protect the amenity of Camden’s residents and those working in and visiting the borough.”* Paragraph 5.8 states that the Council will *“expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.”*

Policy CS14 - Promoting high quality places and conserving our heritage *“The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by: a) requiring development of the highest standard of design that respects local context and character...”*

The proposal is of a high quality design and steps have been taken to ensure they are respectful to the surroundings and that there will be no negative impact on resident or neighbour amenity, or the character of the wider area.

4. Camden Development Policies 2010-2025

DP24 – Securing high quality design

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider: a) character, setting, context and the form and scale of neighbouring buildings; b) the character and proportions of the existing building, where alterations and extensions are proposed; c) the quality of materials to be used...”

24.12 *“Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings.”*

24.13 *“Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings.”*

Policy DP25 - Conserving Camden’s Heritage

In order to maintain the character of Camden’s conservation areas, the Council will: a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;...d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area.

The site is not within the Kentish Town Conservation Area. However, its rear elevation is on the boundary of the Conservation Area. The proposed changes to the front façade will not harm the character or appearance of the Conservation Area. The replacement door and window will be of a similar design and

materials to the original, the only change will be a slight enlargement of the window and front door to give greater symmetry with the fenestration of the upper windows. The existing door being replaced is not original in any case.

DP26 – Managing the impact of development on occupiers and neighbours

“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include: a) visual privacy and overlooking; b) overshadowing and outlook; c) sunlight, daylight and artificial light levels...”

The proposed changes to the front façade at ground floor level will not have any impact on the amenity of neighbours and will improve the amenity of occupiers by creating a larger and more energy-efficient door and window.

5. Camden Planning Guidance SPD 2015

CPG 1 - Design

Paragraph 2.10 *“Good design should: ...consider opportunities for overlooking of the street and, where appropriate, provide windows, doors and other ‘active’ features at ground floor...”*

Paragraph 2.12 *“Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings...”*

Paragraph 4 Extensions, alterations and conservatories *“Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.”*

Windows, doors and materials should complement the existing building

Materials: *“Wherever possible you should use materials that complement the colour and texture of the materials in the existing building”*

Windows

4.7 *“Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.*

“Where timber is the traditional window material, replacements should also be in timber frames. uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short lifespan and inability to biodegrade.”

Doors

“Where you are looking to replace doors their design should match the dimensions, proportions, joinery details, panelling and glazing of the original. Where timber replacement doors are proposed the timber should be sustainably sourced. • Characteristic doorway features, such as porches, such be retained where they make a positive contribution to the character of groups of buildings.”

Summary

- The proposed changes to the front façade will greatly improve the look of the building and the street scene.
- The existing front door and ground floor window are non-original and in poor condition.
- There will be no impact on the amenity of neighbours or residents.
- The amenity of occupiers will improve by creating a larger and more energy-efficient, secure, and maintainable door and windows.
- The replacement door and windows are more in keeping with the character of the Victorian host building and sympathetic to the character and appearance of the area.
- The replacement windows will match the original upper fenestration as closely as possible, whilst also improving the u-value and ease of maintenance.
- The proposed windows would be of the same material, opening method and style and would be mostly within existing window opening.

It is hoped that officers will support this proposal and if for any reason there are any concerns, it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.

Photos





Existing front door

