



**Seda Zirek Design**

90 Torriano Avenue  
Garden Studio  
NW5 2SE

## **PLANNING APPLICATION Design and Access Statement**

15/11/2016

Owner and Project Address

James Williams

90 Torriano Avenue First and Second Floor Flats  
London NW5 2SE

### **INTRODUCTION:**

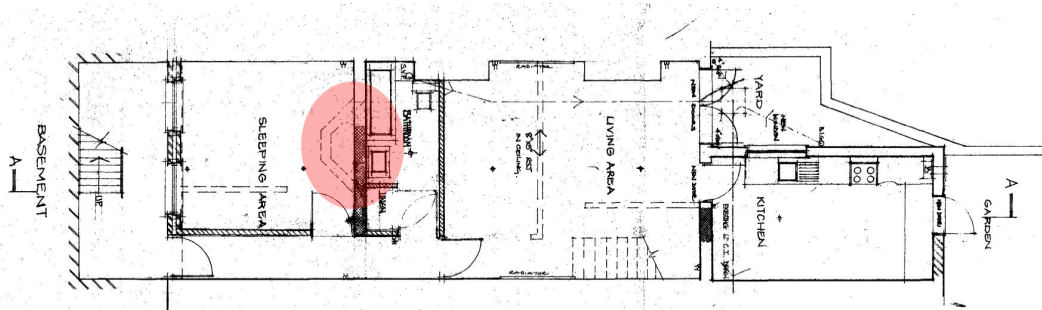
This Design and Access Statement outlines the proposal at No.90 Torriano Avenue and addresses issues regarding light impact and changes to the urban landscape.

### **AS EXISTING:**

#### **1. STREETSCAPE AND URBAN LANDSCAPE:**

Number 90 Torriano Avenue is located at the busier end of Torriano Avenue and is one of the main traffic routes into Kentish Town. Torriano Primary School, the Rose and Crown pub and two shops are also located nearby. Historically, on both sides of Torriano Avenue there have been various changes in terms of the fabric of the street, the volume of the houses including various extensions. Close to No. 90, there are Victorian terraced houses on both sides of the street. The front facades of Nos. 86, 88 and 90 are recessed from Nos. 92, 94 and 96. These houses were originally built as residential dwellings with front gardens which can be found in Camden Council's archives. Plans dating from the 1980s for No.86 and No.90 show the remainder of bay windows on basement level showing the original alignment (Please find following plan marked). This shows that these buildings were originally residential and not retail at ground level. They were then converted into shops at some point in the early 20<sup>th</sup> Century. This involved building front extensions over the gardens at Nos 84, 86, 88 and 90. This part of Torriano Avenue then became a busy high street until the 1970s

and 1980s when they were converted back to residential. The shops on the side of No. 90 were converted into residential flats and the basement and ground floor flats were extended and enlarged at street level.



Camden Archives, 90 Torriano Avenue, Basement Flat, 22 Jan 1981

The terraces of Nos. 84, 86, 88, and 90 are not uniform in character and appearance. Each shop conversion back to residential flats was built individually on different levels. Their entrances, front doors, steps, window size and style and depth are all different – please see the photo below. There is no longer any original character to this terrace of conversions as they have changed several times since they were first built.



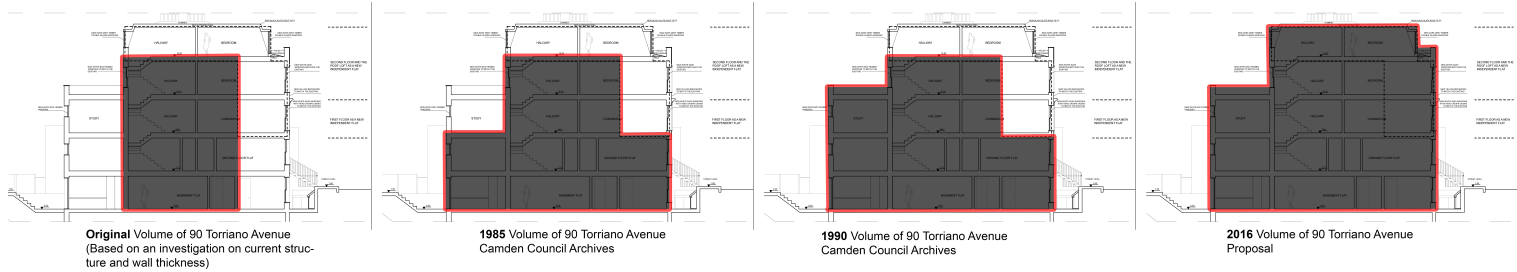
Number 90, 88, 86, and 84 Torriano Avenue Front Façade of the terraces

## 2. THE BUILDING:

Currently, No.90 is a residential building divided into 3 flats. It has a basement flat, ground floor flat, and a first/second floor flat. No. 90 is a Victorian building with dark red brick and sash windows. No.90 was originally a terraced house with a large garden on the back and front. The drawings obtained from Camden Council dated 22nd of Jan, 1981 shows the remainder of a bay window on the front façade of the building which demonstrates proof of the original façade alignment. It was firstly converted into a shop with an extension on the front façade on the front garden then later converted back to residential keeping the front extension with a further extension on the back. This demonstrates that the extension on the basement and ground floors and the recess on the top two floors are not part of the original design and character of the building.

### 3. PLANNING HISTORY:

HISTORICAL EXTENSIONS OF 90 TORRIANO AVENUE ILLUSTRATED IN GREY ON A SECTION



<a href="#">2016/5809/P</a>	First & Second Floor flat 90 Torriano Avenue London NW5 2SE	Two storey front extension at first and second floor levels, mansard roof extension, replacement windows, in association with conversion of existing 1st and 2nd floor flat (4-bed) into 2x self-contained flats (1x 1-bed and 1x 2-bed) (Class C3)	REGISTERED	26-10-2016	
<a href="#">2016/3920/P</a>	Flat 1st and 2nd Floor 90 Torriano Avenue London NW5 2SE	Creation of 3rd floor level roof terrace including alteration of existing window to form doorway and provision of terrace balustrading.	WITHDRAWN	27-07-2016	Withdrawn Decision
<a href="#">2016/0361/P</a>	First & Second Floor flat 90 Torriano Avenue London NW5 2SE	Mansard roof extension to create additional living accommodation and alterations to rear windows	FINAL DECISION	18-02-2016	Granted
<a href="#">2015/5256/P</a>	90 Torriano Avenue London NW5 2SE	Erection of 2 no. conservatories at rear of building; lowering of ground level in rear garden; reduction in height of privacy screen at end of rear garden; erection of glass canopy in rear garden; creation of porch underneath main staircase at front; replacement staircase to front to access lower ground floor; creation of lower ground floor storage area; erection of street-level glass balustrade at front; new	FINAL DECISION	27-10-2015	Granted

		bin storage with screen at upper ground floor level at front; alterations to openings.			
<a href="#">9003463</a>	90 Torriano Avenue NW5	change of use from shop and residential to three self-contained dwelling units including works of conversion and the erection of a rear extension at first floor level and a roof extension (Renewal of time expired permission dated 02.02.81 Reg No. 31508 R1 as shown on previous drawing nos 1/1A 2A amended by letter received 27.01.81)	FINAL DECISION	08-10-1990	Grant Full or Outline Perm. with Condit.
<a href="#">8501176</a>	90 Torriano Avenue NW1	Change of use from shop and residential to 3 self-contained dwelling units and the erection of a rear addition at first floor level (renewal of time-expired planning permission and drawing 156/A Reg. No.30392(r)).	FINAL DECISION	04-09-1985	Grant Full or Outline Perm. with Condit.
<a href="#">31508</a>	90 Torriano Avenue, NW5	The change of use from shop and residential to three self-contained dwelling units including works of conversion and the erection of a rear addition at first floor level and a roof extension to provide an additional habitable room at the rear.	FINAL DECISION	25-11-1980	Conditional
<a href="#">30392</a>	90 Torriano Avenue, N W 5.	Change of use from shop and residential to three self-contained dwelling units including works of conversion and the erection of a rear addition at first-floor level.	FINAL DECISION	25-04-1980	Conditional
<a href="#">AD1306</a>	90 Torriano Avenue, NW5	The display of a double-sided illuminated projecting sign measuring 0.48 metres x 0.7 metres positioned 2.5 metres above the footway.	FINAL DECISION	10-12-1979	Permission

## **THE PROPOSAL:**

### **1. PURPOSE:**

The scope of the proposal is to enlarge the first/second floor flat and split it into two flats. This would involve demolishing the existing front facade at 1<sup>st</sup> and 2<sup>nd</sup> floor level and extending it in line with the Ground floor flat front facade. This extension will match the existing Victorian styles and facades or the surrounding buildings as shown in the planning drawings. The proposal would also create a new loft space on the roof of No.90 Torriano Avenue. With these changes, there will be enough sqm to divide the new layout into two flats. The first flat will occupy the first floor as a studio flat with a bathroom. The second flat will occupy the second floor with two bedrooms and a bathroom, and the loft space with a kitchen, living room, and a bathroom. Existing windows of the flat are all rotten and we propose to replace these windows to match the existing. The proposal will use the original access to the building. The proposal will enhance the street which still has several poorly maintained buildings. It will also add to Camden's housing stock with the creation of two generously proportioned flats.

### **2. AREA:**

This proposal will increase the site area from 97.72sqm to 136.7sqm. The studio flat will be 46.2 sqm. The two bedroom flat will be 90.5 sqm. This way, the space standards will comply with Camden Council's requirements.

### **3. APPEARANCE:**

The design of the proposal would be in keeping with the surrounding buildings with Victorian style sash windows and ornamental masonry. The proposal will use darker red brick to match the existing. Roof tiles will also match existing with black slate roof tiles. The proposed façade is set slightly back from No. 92 and built in alignment with the existing ground and basement façade of No.90. This slight recess is beneficial in terms of reducing the impact of the extension and has less impact on the views of neighbours. No. 88 is currently obscured by No. 92 which projects forward and the impact of the new proposal which sits approximately 600mm back from No. 92 still would not cause a detrimental impact on the views and light from No. 88. The depth of the proposal will be the same as the depth of the basement and ground floor flats. This depth works well in terms of the internal layout and natural light which will provide two spacious, light and airy flats. In addition the depth of the Torriano Estates to the south of the proposal is far greater than the depth of the proposal. The proposal therefore will not have a significant impact on the visual aesthetics of the street.

### 3. LIGHT:

The proposal will not have any negative impact on the neighbours in terms of loss of light. No. 88 Torriano Avenue is positioned on the south side of the proposed extension. The sun rises at the back of the terrace and sets at the front and there will be very little light lost because of the position of the sun. This can easily be demonstrated by a site visit to No.90 which has no loss of light from the protruding facade of No.92.