



CENTRE - No 75 Torriano Avenue (Nos 77-81 RHS alley)

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ACCOMPANYING DOCUMENTATION

188-LP-01:	Site location plan
188-BP-01:	Site/ Block plan
188-EX-00 to 05:	Existing plans
188-EX-10	Existing Elevations
188-PL-01::	Proposed basement plan:
188-PL-02:	Proposed ground floor plan:
188-PL-03:	Proposed first floor plan:
188-PL-04:	Proposed second floor plan:
188-PL-05:	Proposed third floor plan:
188-PL-06:	Proposed roof plan:
188-PL-10	Proposed Elevations
188-PL-11	Proposed Section AA

BACKGROUND AND SCOPE

Let as a private rental investment No 75 Torriano Avenue has been in the same ownership for 50 years. Last modernised in the 1990's before much of the recent investment in neighbouring buildings had taken place, the owner wishes to extend and refurbish the building - to maximise it's potential and invest for the long term.

The building is arranged as two self contained residential flats:

- Flat A: a duplex apartment: principally arranged over the first and second floors, accessed at ground floor.
- Flat B: a duplex apartment at basement and ground floor, accessed at basement level via rear patio space for which it has sole use.

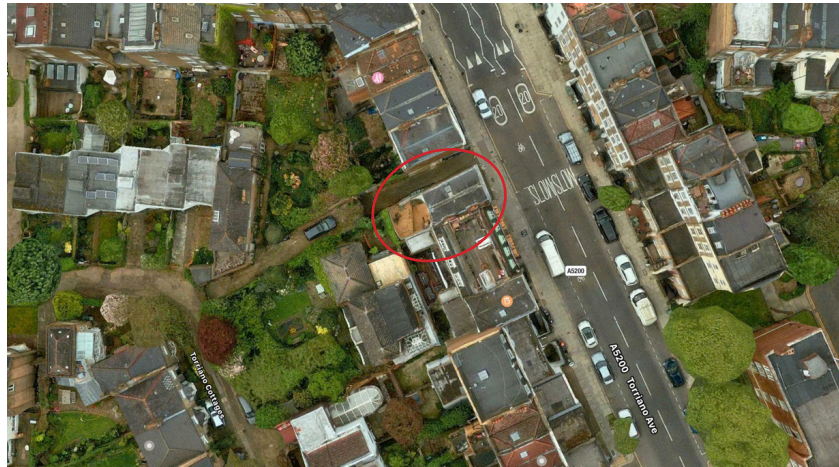
The proposal is for an extension at roof level serving Flat A and a small rear extension at basement and ground floors to improve the internal arrangements for Flat B.

CONTEXT

- 75 Torriano Avenue is not located within a designated area.
- It is unlisted nationally.
- The Kentish Town Conservation Area lies to the west.



EXTRACT from location plan



AERIAL

SITE AND EXISTING BUILDING

TORRIANO AVENUE

No 75 is located on the west side of Torriano Avenue next door to the Rose and Crown public house and close to the junction with Leighton Road.

It forms part of a terrace of 3 to 4 storey buildings (above ground) punctuated by narrow alleys. Formerly in mixed use and much altered at ground floor level the former ground floor shops (and former public house at the corner with Leighton Road) have given way to residential use in more recent years.

The northerly end of the terrace steps forward at No 69.

No 75, the Rose and Crown and No 69 formerly a unified group, the two older properties balanced the public house at their centre. Following the completion of the roof extension at no 69, this application seeks to re-dress the balance. See photograph opposite. The Rose and Crown - circa 20th Century - is taller than its neighbours, as is the former pub nearby, at the junction with Leighton Road.

No 75 is accessed from the alley way separating it from No 77.



CENTRE: No 69 roof extension complete - Rose and Crown - No 75
Torriano Avenue far RHS



AERIAL VIEW: from east - before completion of roof extensions at no 69 and 90



No 75 - Alley - No 77



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EXISTING REAR ELEVATIONS

At the rear - adjacent to No 75: neighbouring buildings project further back.

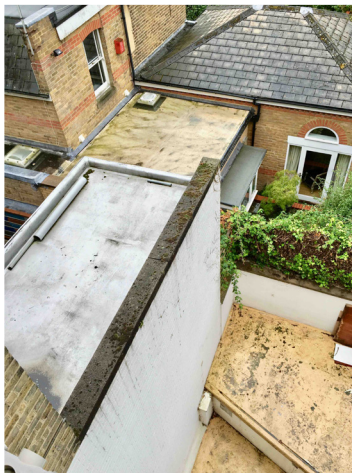
PHOTO 1. No 77: across alley - projects approx 1m.

PHOTO 2. No 75/ boundary wall with the Rose & Crown:
- ground floor French windows and projecting balcony.
- existing boundary wall projects approx 4m.

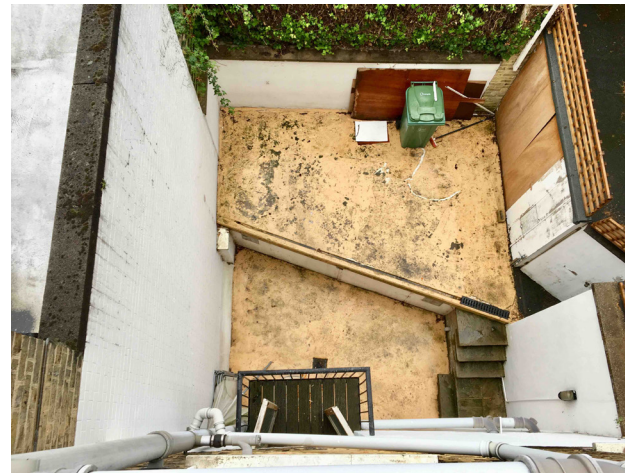
PHOTO 3. Rose & Crown/ No 69/ No 65&67 flank wall and roof extension.



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PHOTO 4. View from existing ground floor balcony towards existing screening at rear boundary.

PHOTO 5. Extension to Rose & Crown: LHS. Davies Cottage behind.

PHOTO 6. No 75: rear yard: ground falls away to rear. Access to alleyway (RHS) at half level - basement/ ground floor.

RECENT PLANNING HISTORY

NEIGHBOURING BUILDINGS IN TORRIANO AVENUE

Nos 65-67

Set back from no 69, 65-67 was redeveloped with an additional storey – planning permission was granted in 1984: see photos opposite.

No 69: the balancing neighbour to the south of the Rose and Crown public house: Planning Permission granted for mansard roof extension, rear extension at lower level and redevelopment from two flats to four flats - ref: 2015/ 0471/P - complete 2018: see accompanying image.

No 71-73: Rose and Crown public house: planning permission granted for conversion of upper storeys from use ancillary to a public house to residential flats and roof terrace. - see lower image opposite.

No 90: Opposite - Planning permission granted for mansard roof extension (2016). Now complete - see centre image top LHS.

No 75 TORRIANO AVENUE

Permission was granted for change of use to residential for the basement and upper ground floors in 1995.



Roof extensions: opposite - east side of Torriano Avenue



No 65/ 67 set back LHS - No 69: 2018 - No 75: RHS



View from Kentish Town Conservation Area:
Rear of Rose & Crown (roof terrace balustrading - centre left)
No 69: 2018- roof extension complete, 65/67 - rear projection.



Existing view of rear:
No 75 LHS - Rose & Crown (figure on roof terrace) - No 69 RHS

PROPOSALS

AMENDMENTS TO PROPOSALS

The current proposals have been developed following Pre-Application Advice received undercover Camden's letter of 23.01.18 ref: 2017/ 5286/ PRE, in conjunction with policy guidance CPG1.

THESE INCLUDE:

- improvements to the Torriano elevation, following completion of the refurbishment and extension of no 69.
 - modifications to the design of the proposed dormer window in the new mansard. Addition of shallow pitch to top roof to match pitch of that at no 69.
 - omission of proposed first floor rear balcony.
 - redesign of the proposed rear extension at basement and ground floor:
- The following specific amendments have been undertaken.

OMISSIONS::

- The proposed new balcony at rear first floor level (serving FLAT A, upper duplex) was considered at Pre-Application stage - at Camden's site visit of 17.11.17. As it was considered to result in overlooking of adjacent gardens, this balcony has been omitted. The proposed new French door has also been omitted in favour of retaining the existing sash window.

ADDITIONS

Torriano Avenue - Front Elevation:

- since submission for pre-application advice No 69s planning permission has been enacted. In doing so improvements have been carried out to the front elevation. Flanking the other side of the public house (no 71-73) No 75 provides a visual counterbalance to no 69. In the light of this it is proposed to remove the existing painted finish at first and second floor levels, and make good the original brickwork. In addition the existing ground floor render finish will be replaced with a rusticated render finish compatible with that now present at no 69.

MODIFICATIONS

Torriano Avenue Elevation to Roof Extension: the dormer window has been modified from the proposed tripartite arrangement to two sash windows as recommended in the pre-application advice. the style of these sashes reflects existing lower sashes, a design prevalent in the immediate area.

Side Elevation to Alley:

- The proposal retains painted brickwork and rendered podium at lower level to maintain continuity with the rendered base to the front elevation. The existing upper wall is un-painted brickwork - the proposed upper elevation to this wall is brickwork to match and compatible with that at no 69.

Elevations to rear Extension::

A rendered finish is proposed to reflect the rendered base to the ground floor Torriano Avenue elevation and provide continuity. This also reflects the existing finish to the rear elevation - basement and ground floor.

Rear Extension to Flat B at Basement and Ground floor

- Height of new coping level has been lowered to align with the long sash staircase window above as recommended.
 - Restricted to a depth of 1.6m app, the proposed extension aligns with the existing projecting flank wall between the alley and the garden.
- The Rose and Crown public house extends approx 4m closer to the rear boundary; the top of this flank wall is higher than the proposed extension.
- The rear elevation of No 77 (across the alley) also projects further back than No 75. (see dwg no 188-PL-02).
- Full width extension replicates that at No 69. The rear extension to No 65/ 67 is dominant when viewed from the Kentish Town Conservation Area. See 2no sketch drawings opposite - based on existing photograph.

Rear Elevation to Flat B at Basement and Ground floor

- In consideration of the Pre-Application Advice the proposed rear elevation has been redesigned - to reflect the upper elevation, rather than replicate the existing lower window arrangement:
- Ground Floor windows: proposed French windows and Juliet balcony serving the rear bedroom have been omitted in favour of a traditional sliding sash - with a traditional sill level, it has less glazed area than the existing arrangement. Similarly the shower room window is of a traditional design and relocated to align with the staircase window above.
- Basement window: below ground level, this is not visible from the adjoining alley. The proposed new window is re-designed to reflect the ground floor windows above whilst maintaining light levels to the basement.

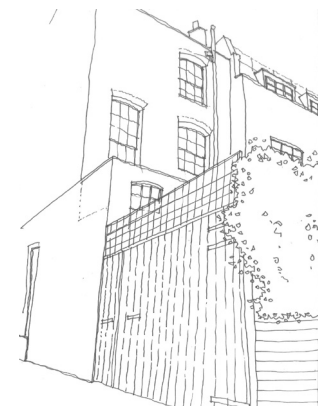
Improvements to Flat B: two bedroom accommodation

- Ground Floor: Bedrooms are of limited dimensions. The extension will permit the installation of a main bathroom at the same level as the bedrooms - centre plan (ground floor) . Currently served by a wc only at this floor, the only bathroom currently serving the flat is located a storey below at basement level. Access to a wc will be retained at basement level - the principal storey - in the spirit of Part M of the building regulations - to serve the living area, study and guests.

- Basement: The proposed rear extension will allow better use of the space available. Subdivision of what is presently a long narrow living space into a living room/ kitchen and study will facilitate home working.
- To improve ventilation at basement it is proposed to re-instate part of the original lightwell at the front of the building. Retaining part of the existing pavement lights - for good natural light - it is proposed to install a new window to this external basement area at basement level to allow natural control of the environment in this room. This new area will be contained within the front area currently enclosed by metal railings, which will also be retained.



EXISTING
Sketch of rear from alley



PROPOSED
Extension ground & basement floors
No 75 LHS - Rose & Crown RHS

PROPOSALS

Roof Extension: Upper Duplex - Flat A

An additional storey to provide a bedroom/ bathroom at 3rd floor level:
re-instating the balance of the group: nos 69 to 75.

- A mansard roof is proposed to front and rear elevations-with a dormer window to the Torriano Avenue elevation to complement the recent planning permission enacted at no 69. The visible steep mansard roof to be finished in slates. The dual pitch to the top roof is designed to match that at no 69 as Camden's pre-Application advice. Technically too shallow a pitch to permit slates, a slate grey grp finish is proposed as recent planning permission at no 90.

Third Floor Balcony - Upper Duplex

- A balcony partly set into the new rear mansard roof to provide access to outdoor space for Flat A, currently lacking outdoor space.

- Proposed balcony railings have been re-designed to reflect the comments in Pre-Application Advice.

- Planning permission was granted for a roof level terrace serving the residential flats next door (at No 71 to 73) in 2011 - ref 5895P.

Improvements to Flat A: two bedroom accommodation

- An additional storey enables provision of two bedrooms and two bathroom accommodation at Flat A, together with some much needed access to outdoor space. The existing second bedroom - of limited dimension - is redesignated as a study space to facilitate home working.



Proposed front elevation- see Additions Page 6



Existing

PLANNING APPLICATION DESIGN & ACCESS STATEMENT 75 TORRIANO AVE NW5 2SG

Some supplementary internal works are also required which do not themselves explicitly require planning permission but are included for completeness.

USE: Residential use - as existing.

FLOOR AREA: GIA - Existing gross internal floor area: 133sqm approx
Increase in gross internal floor area:
Flat A (upper): 25sqm Flat B (lower): 12sqm

PARKING/ ACCESS:

These proposals do not alter existing pedestrian access or parking.

REFUSE/ RECYCLING-

Refuse: arrangements for the storage and recycling of refuse remain as existing.

SUSTAINABILITY:

The above proposals will provide an opportunity to upgrade the thermal performance of the building - which remains unchanged since the buildings last refurbishment in the 1990's.

SUMMARY

Following Pre-Application Advice:

- The proposals have been revised to enhance the existing character and design of the property.
- Secondary to the main building in location, form, scale, proportion, dimension and detailing - they also seek to enhance existing architectural features and respect the pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- the revisions applied do not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, privacy/overlooking and sense of enclosure.

