



INTRODUCTION

This design and access statement accompanies a planning application for a new rear extension and 2no. new conservation rooflights to a semi-detached cottage in the Kentish Town Conservation Area.

THE EXISTING BUILDING

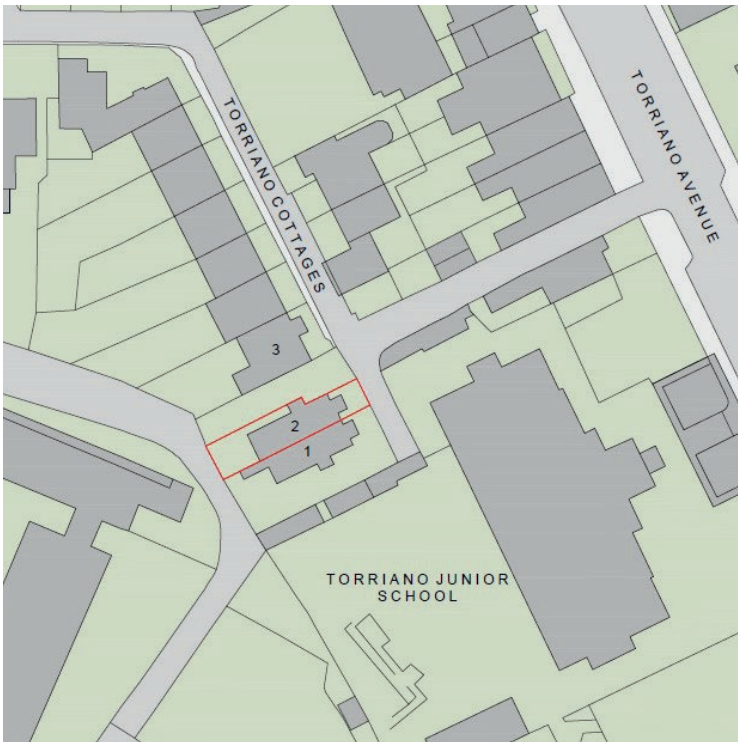
2 Torriano Cottages is a mid-Victorian house located 10 minutes from Kentish Town Underground Station in the London Borough of Camden. It is within a cluster of nineteenth century houses along a back-land lane between Torriano Avenue and Leighton Road. The house is arranged over two storeys and a mansard roof, and has been substantially altered over the years. To the front and side of the house there have been new single storey porch and bay window extensions, which mirror those added to the neighbouring house at number 1. These extensions are Gothic and decorative in appearance. There is an additional rear extension of poor quality, connected to some outhouse structures which are also mirrored to number 1.

PROPOSAL SUMMARY

The applicant is proposing to demolish the existing rear extension and replace it with a high-quality single-storey extension which will house a new kitchen/dining space. Internal alterations at ground floor level will provide a more usable space including an accessible WC at ground floor level. Alterations at roof level involve the addition of 2no. conservation rooflights to provide a greater amount of light into the space.



AERIAL VIEWS



SITE LOCATION PLAN



FRONT EXTERNAL VIEW



EXISTING PORCH EXTENSION



REAR EXTERNAL VIEW AND EXISTING EXTENSION

PREVIOUS SCHEME - 2019/5788/P

The previous scheme proposed the demolition of the existing porch and rear extensions and replacing them with a two-storey side extension and a single-storey rear extension as well as alterations to the rear dormer and the insertion of new rooflights.

The materials proposed included sawtooth brickwork which referenced the corbel detailing on the existing building, concrete window surrounds again referencing the window surrounds of the existing building. Ultimately, the proposal sought to represent a contemporary addition that referenced the existing building without being a pastiche imitation.

WITHDRAWAL

The previous application was withdrawn as the planning officer made clear he would be unable to support the application. This was on account of the principle of the side wing and the bulk of the rear extension. He considered the side extension unacceptable with respect to it's height, bulk and design and stated the existing characterful porch should be retained. He also considered the rear extension to be too high, wide and bulky.



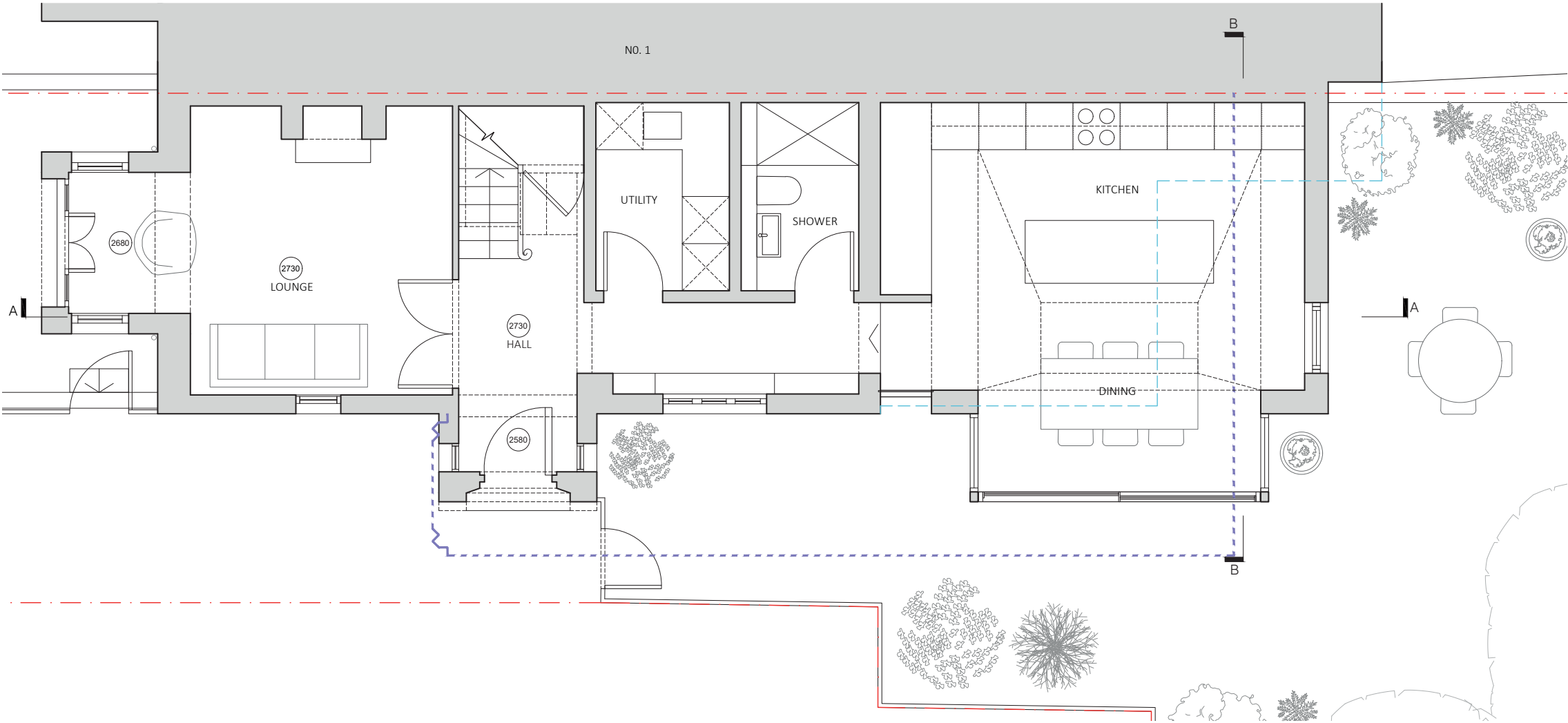
REAR ELEVATION OF PREVIOUS SCHEME - 2019/5788/P

REVISED PROPOSAL

We took the feedback from the planning officer on board. Our revised proposal sees the omission of the side extension and retention of the existing porch. With respect to the rear extension, we have proposed a smaller addition, the main body of which is not wider than the main house. The roof profile is smaller and less bulky with the mass being more subordinate to the main building.

Our revised rear extension proposal has been reduced in scale and adheres to guidelines set out in Camden’s ‘Altering and extending your home’ planning guidance:

- The eaves are at least one full storey below the roof eaves of the main building.
- The width is such that it is not visible from the street.
- It is no taller than the side porch.



GROUND FLOOR PLAN OF REVISED SCHEME
EXTENT OF PREVIOUS SCHEME SHOWN IN PURPLE OUTLINE

THE CONSERVATION AREA

Torriano Cottages is a part of the Kentish Town Conservation area. Some extracts discussing the road, taken from the Conservation Area statement are below:

“The lane links Leighton Road and Torriano Avenue and retains a number of swan neck lampposts. The houses are as varied as the plot sizes and the gardens contain some substantial trees and vegetation, all contributing to a semi-rural landscape.”

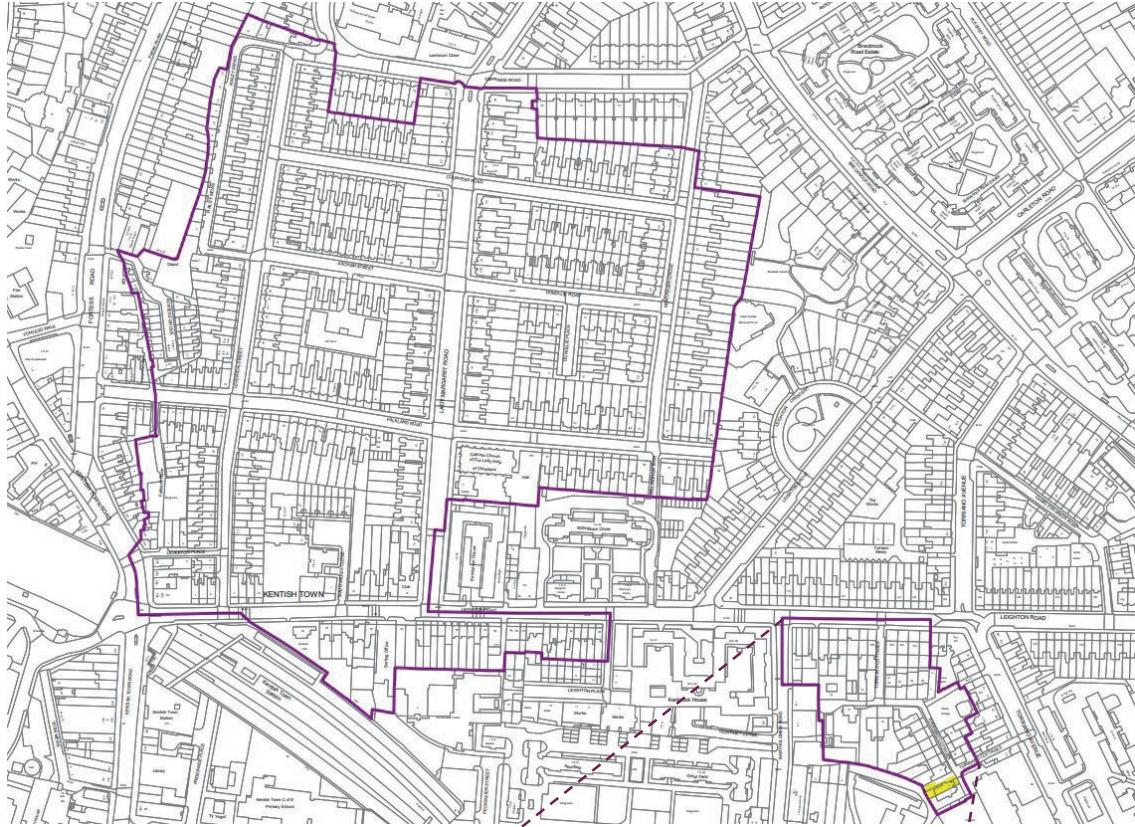
“The cottages themselves are generally two storeys in height, modest in size and detailing, and mid Victorian in age. A number of later houses have been erected on rear garden infill sites during the 1960s and 1970s in modern styles and materials contrasting sharply with the 19th century properties, but of similar size and scale. In particular, No 15 is a secluded house by Philip Pank from the 1970s.”

Buildings that make a positive contribution to the Torriano Cottages area are numbers 1-12 (consecutive), 15, 21-25 (consecutive), Davies Cottage, 31-34 (consecutive), Torriano Gardens 1-2.

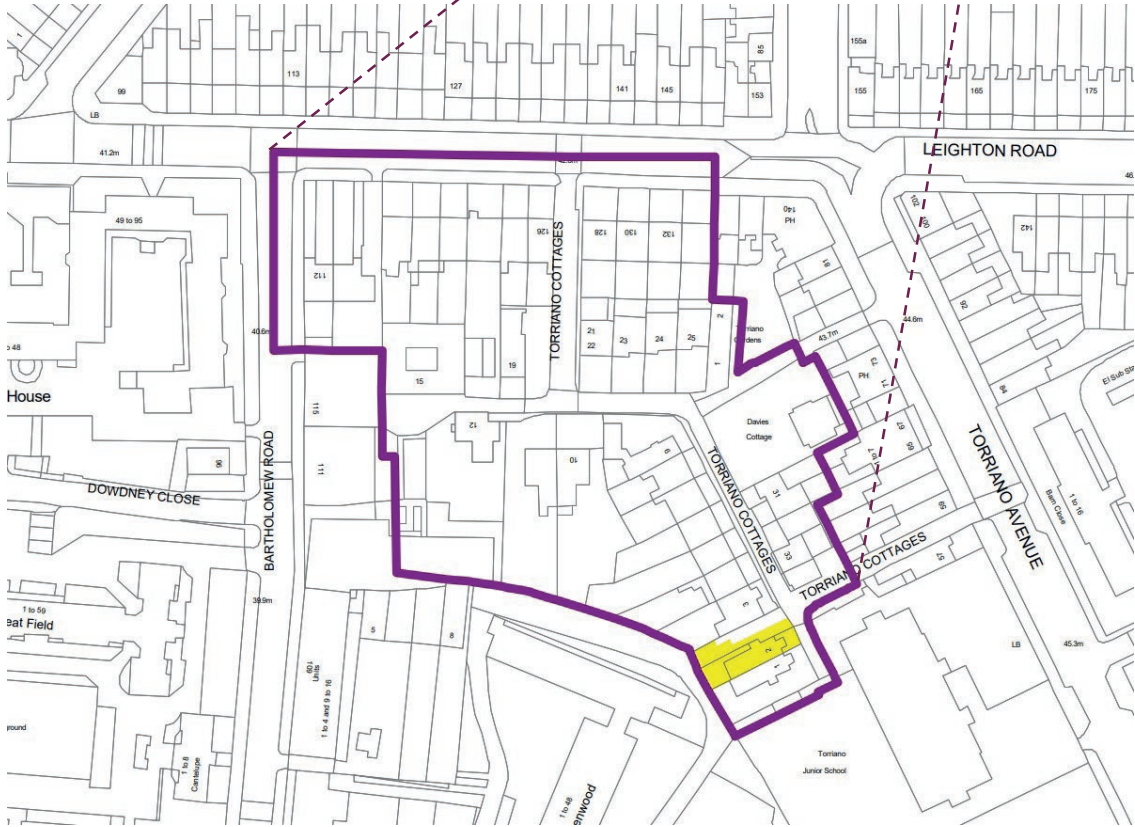
CAMDEN RESIDENTIAL EXTENSION SPD

In Camden’s planning guidance for extensions there are a series of principles to be followed in order for a design to reflect the surrounding environment and to ensure it does not spoil the appearance of the property or harm the amenity of neighbouring properties.

- a. Be secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;
- b. Be built from materials that are sympathetic to the existing building wherever possible
- c. Respect and preserve the original design and proportions of the building, including its architectural period and style;
- d. Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- e. Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- f. Not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy.
- g. Allow for the retention of a reasonably sized garden;
- h. Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.



KENTISH TOWN CONSERVATION AREA

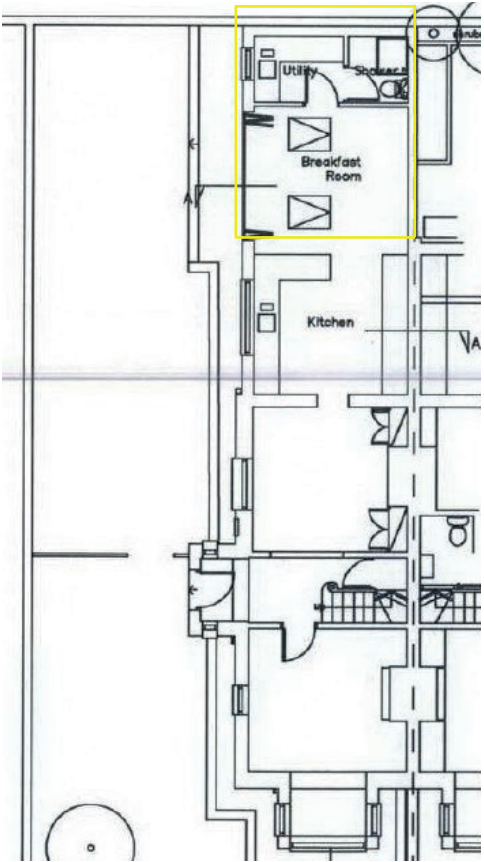


KENTISH TOWN CONSERVATION AREA - TORRIANO COTTAGES

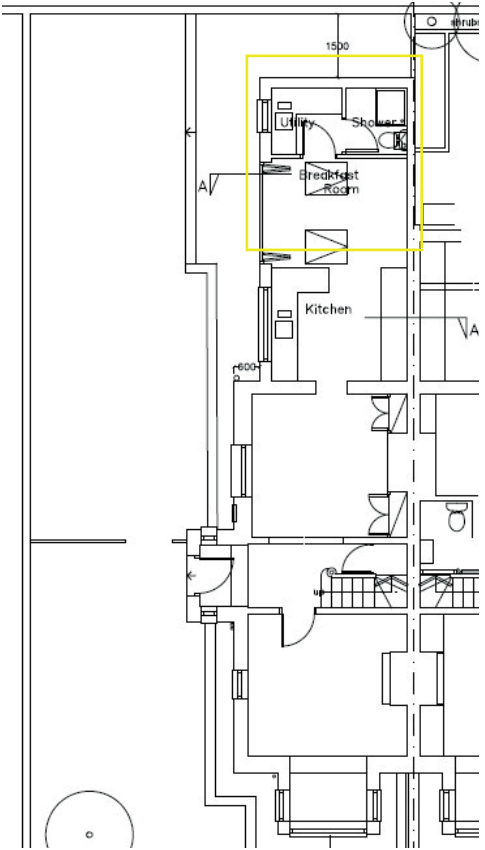
1 TORRIANO COTTAGES

2009/3870/P + 2010/0953/P

Application granted for erection of single storey extension.



2009/3870/P - ORIGINALLY SUBMITTED PLAN



2009/3870/P - REVISED APPROVED PLAN

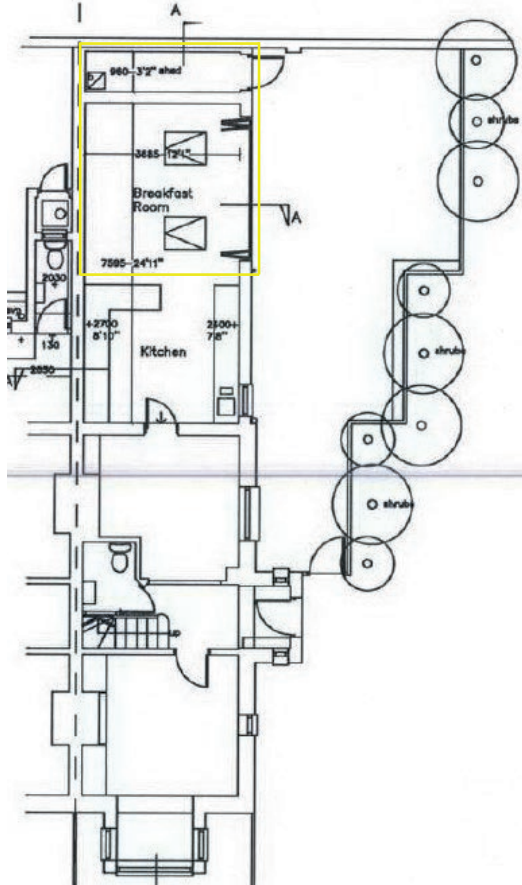
2 TORRIANO COTTAGES

2009/3877/P + 2010/0947/P

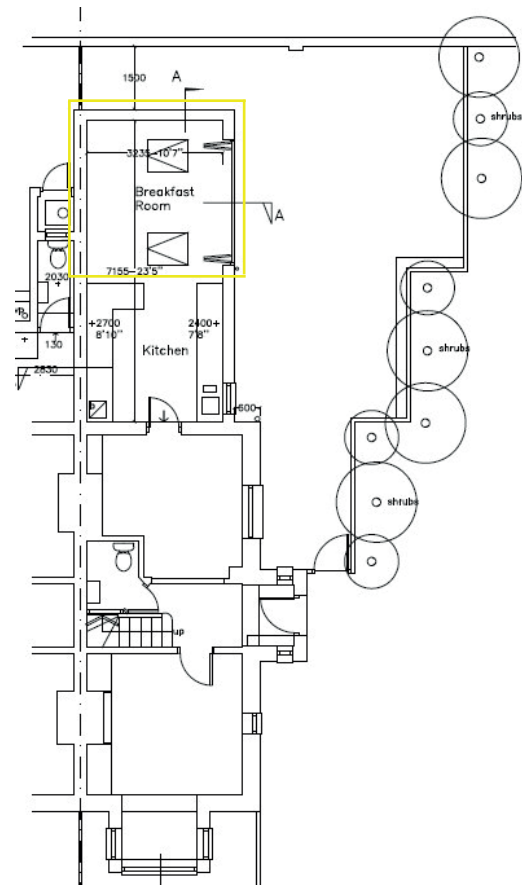
Application granted for erection of single storey extension.

1 and 2 Torriano Cottages have had almost identical schemes, submitted at the same time to the council. Both went through a similar planning process of initially submitting plans to extend to the rear boundary of the house that was the width of the existing outrigger, which was amended to a rear extension that decreased in width by 600mm and 1500mm from the rear boundary. The main difference between the two extensions is the layout, both extended the kitchen/living space, whilst number 1 accommodated a bathroom at the rear.

The scale of the approved scheme is very similar to the scale of our proposed scheme.



2009/3877/P - ORIGINALLY SUBMITTED PLAN



2009/3877/P - REVISED APPROVED PLAN

DESIGN - LAYOUT + SCALE

The new rear extension will provide a larger kitchen and dining area that is better connected to the garden. The extension will increase the usability of the ground floor through access to a new bathroom and utility room. These spaces will be connected to the rear extension and front living room by a new hallway.

As discussed earlier, this proposal is a smaller, less bulky rear extension in comparison to the previously withdrawn scheme. The main mass of the extension is no wider than the width of the main house. The height has also been reduced significantly.

While the width of the main body of the rear extension is no wider than the main building, we have proposed a projecting bay window. This architectural feature follows the precedent established in the main building with the projecting entrance porch and the projecting bay window in the living room. The new bay window will feature full-height glazing to all sides, providing a much stronger connection to the garden than the existing rear extension.

The hipped roof form references the roof of the main building. This form allows for a low eaves height at the boundary, reducing the impact on the adjacent neighbour, while also providing a more generous internal volume improving the quality of the space. In the middle of the roof is a large rooflight, the position of this has been pulled away from the boundary to further reduce any impact on the adjacent property (No. 1). This can be seen in the drawing on the right which shows that the rear extension would largely be obscured by the outbuildings of No. 1 Torriano Cottages.

One key design decision is the apparent separation of the new extension from the main building. A new structural glass link connects the two elements, but appears transparent and strengthens the feeling of differentiation between the two pieces of architecture. It allows the main building and the extension to be clearly read as two separate entities. The glass link is set back by 225mm from the corner of the existing building, in accordance with conservation guidance, to enable the corner of the host building to be seen, improving the clarity of the development.

At roof level to the existing house, two conservation roof lights are proposed, to improve the lighting conditions and ventilation within the second floor bedrooms. The roof lights are designed to preserve the character and heritage of the period building due to the slim clean line form and low-profile to be flush with the roofline.



REAR ELEVATION OF REAR EXTENSION - PURPLE DOTTED LINE INDICATES EXTENT OF THE PREVIOUS WITHDRAWN SCHEME

DESIGN - APPEARANCE

The primary material of the rear extension is proposed to be metal standing seam cladding. It has been a conscious decision not to imitate the materials of the existing building but instead to create a modern proposal that remains sympathetic to the main building.

We are proposing a dark-grey, anthracite colour for the standing seam. This will have a similar colour to the existing grey slate tiles of the roof to the main building.

Standing seam metal is not a completely alien material to buildings of this period. Traditionally, it might be used for lead clad dormers or roof elements with complex detailing featuring rolled or standing seams. As such, it can be seen that there is precedent for the use of such material and the rear extension will adopt the same materiality as these secondary architectural elements.

We have proposed to use this material for both the walls and roof. This helps to simplify the material palette of the building and extension. It helps to reinforce the idea that the extension is a completely separate entity and establish a degree of differentiation between the two.

We are proposing a glazed link between the main building and the rear extension. This transparent connection clearly delineates the boundary between old and new.

Ultimately, we believe this new proposal represents a more coherent proposal which provides greater architectural value than the existing monopitched rendered extension.



EXAMPLE OF METAL STANDING SEAM CLADDING



PRECEDENT FEATURING METAL STANDING SEAM CLADDING



LEAD CLAD DORMER OF 2 TORRIANO COTTAGES



PRECEDENT FEATURING METAL STANDING SEAM CLADDING



SIDE ELEVATION



- 1 STANDING SEAM METAL CLADDING
- 2 ALUMINIUM FRAMED WINDOW
- 3 ALUMINIUM FRAMED FIXED PANEL WINDOW TO PROJECTING BAY
- 4 STANDING SEAM METAL CLADDING TO ROOF OF PROJECTING BAY

REAR ELEVATION



INTERNAL VISUAL



INTERNAL VISUAL