

# unknown works

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## **London Borough of Camden Planning Department**

2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE

23 July 2020

Re; PLANNING AND COMPULSORY PURCHASE ACT 2004 / 63 Torriano Avenue, NW5 2SG

Dear Sir / Madam,

As architect and owner of 63A Torriano Avenue, I hereby submit a Full planning application for works to a flat for: "Side return and rear single storey extension to lower ground apartment"

The attached application comprises the following documents:

1. Completed Application Forms together with Certificate A under Article 7 of the Town & Country Planning (General Development Procedure) Order 1995;
2. This covering letter, incorporating a statement on design methods and other required elements for information - the design team was advised not to submit a design and access statement;
3. Site Location Plan @ 1:1250
4. Existing and Proposed Plans, Elevations and Sections
5. Planning Application Fee (paid online).

## **Background to Application**

I am the owner of 63a Torriano Avenue, and have been living in my home for a number of years. In this time, I have found it dark and cramped and as such seek to improve the light levels into the subterranean space while creating a dedicated dining space to accompany the existing kitchen where one does not exist at present. I wish to create a respectful addition to the building to which I own a share of the freehold along with the other two owners. I intend to use high quality materials and detailing using my extensive experience as a practising architect. Most of the proposal envelope is set within the existing side return where a taller wall and heavily planted zone exists and as such the impact to surrounding homes will be negligible.

# unknown works

I have followed the planning history of the area and seen my neighbours extend their homes with much interest and believe my proposals to be in keeping with both the attitude and letter of Camden and national policies, alongside the NPPF's desire for the sustainable development of existing homes.

I have outlined the main points of this application below;

## **Need for additional space**

The home is a lower ground apartment with one bedroom which doubles as a living space. Due to current changes that many in the country are also experiencing, I predominantly work from home and need to have a space to both work and eat that is separate from my bedroom and which is well lit and has an environment conducive to work.

## **Lightwell / Courtyard**

We have integrated a lightwell / courtyard between the old and new elements of the home so that much needed daylight, outlook and air flow into the existing home can be improved. This set back also seeks to reduce any potential bulk of massing toward my neighbours at 65 Torriano Avenue. At present there is a poorly maintained high wall and tall growth of plants to the boundary in this location which has been in place since I moved in. The proposals do not rise beyond this and as such I do not foresee that any light ingress to 65 Torriano Avenue will be diminished as part of my proposals. I intend to remove all ivy growth in this location which will be of benefit to neighbours in 63 and 65 alike alongside integrating small and bio-diverse plants in this lightwell space.

## **Light strategy**

As above, the lightwell has been integrated to allow for light levels to be maintained and improved into the existing house. With this, the lightwell has been sized accordingly so that no less daylight will enter the existing bedroom than as existing and the same amount of sky visible from within is maintained as existing.

Alongside this, we have integrated light materials and angled structural louvres into the proposed extension so that vertical daylight is reflected deep into the plan of the existing building. As such daylight levels on brighter days will be vastly increased. These louvres also act as privacy panels to reduce the amount of overlooking from neighbouring properties.

## **Rear Extents and Side Extension**

The proposed works to extend the existing property allows for much needed greater flexibility of the home. At present the kitchen of 63a is set within a poorly constructed and cramped outrigger to the building which is dark and not fit for purpose. An infill extension is proposed in the side return to 63 Torriano Avenue which widens and allows for this much needed improvement to living, dining and home-working spaces. The main extent of the extension is 1.3m from the maximum extents of the existing outrigger. This balances the need for the above with the minimising of any impact to neighbours alongside the desire to keep much of the usable garden space and existing planting.

# unknown works

Combined with the integration of the aforementioned lightwell and the minimisation in height on the boundary to no. 65 Torriano Avenue we do not foresee this having any reduction to the quality of amenity space of the neighbouring property nor having any adverse impact on light levels beyond that which exists already due to the existing walls, fencing and tall planting.

The existing outrigger within the ownership of 63b Torriano Avenue will be maintained as existing and all structural work will be undertaken to properly support the existing structure within the extents of this proposal for 63a.

## **Materiality**

The ground floor layout within the side return and the minimal rear extension as proposed produces a space that has access to vertical diffuse daylight where it did not exist previously. To ensure that adequate light levels are celebrated, the majority of the roof to the proposed structures will be double glazed.

High-quality light coloured fairfaced masonry is proposed to the extension both internally and externally. We have used this material extensively and it is of the highest quality and appears much like that of high quality natural finish stone.

## **Access**

Access to the home will be maintained through the existing shared front door to Torriano Avenue and there will be no additional requirement for parking etc.

## **Conclusion**

For the reasons outlined above, it is believed that the proposals are in full accordance with the objectives of national and local policy, and as such planning permission should be granted. This is an important matter for me in order to improve the quality of space I am able to use in my underground home and we would therefore be grateful to maintain a dialogue with you throughout your processing of the application.

We look forward to receiving your validation letter as soon as possible, but if you have any queries, or require printed versions of the plans or further information, please do not hesitate to contact us. Thank you for your anticipated assistance on this matter.

Yours faithfully

Theo Games Petrohilos, Bsc(Hons), MArch, ARB

