

# Introduction

## Summary

19 Torriano Cottages is a 1960's detached house in the Kentish Town Conservation Area.

Planning consent is sought for the following:

- Replacement of existing windows
- Re-sizing of windows to allow for internal insulation
- Replacement of external doors.
- Repositioning of the front door to allow for an internal partition to be moved

## History

Up until October 2020, 19 Torriano Cottages was occupied by a single couple, who lived in the house after it was first built in the 60's until recently.

The house has seen several alterations over the years, including the addition of a second floor, the conversion of the garage at the front and the addition of a conservatory at the rear.

## Proposals

The new owners are looking to create a practical and comfortable home, suited to modern day family living, upgrading the house to modern standards and regulations.

The proposals to 19 Torriano Cottages have been designed to improve the quality of the building fabric and to allow for a more practical layout. The designs have been developed to be sympathetic in character to the host building and locale and will be built with high quality materials. Scale, form and material details conform with relevant policy, local precedent and guidance.

This Householder Planning Application is for the replacement of the existing windows, the front door and the Conservatory a garden door at the rear.

Due to the addition of a layer of insulated plasterboard to the inside face of all external walls, required to bring the house in line with current building regulations, the windows and sliding doors to the front and back of the house will need to be replaced, as this insulation would collide with the edge of the existing windows.

The current windows and doors are a mix of timber, metal and UPVC white double glazed, many of which are poor in condition with some parts of the window frames deteriorating. The proposals will ensure the joinery is consistent in its material and design.

The replacement windows and doors have been designed to suit the style and age of the property (approx. 1865), as well as the surrounding properties in the conservation area. The profiles are being carefully designed, and will be constructed by a joiner, bespoke for the house

The windows and doors will be a significant improvement in terms of build quality, energy efficiency and the property's external appearance.

### Photographs



Above: Front of house



Above: Existing conservatory doors to garden