

FELIXDB

21/02/2023

118 Torriano Avenue NW5 2RY

SUPPORTING, DESIGN AND ACCESS STATEMENT MANSARD ROOF EXTENSION – PLANNING APPLICATION

Introduction

The property is a Terraced house constructed circa 1870s. The property is a single-family dwelling arranged over 4 floors. The exterior walls are London Stock brick. The roof is in its original form and is covered in slate. The property sits outside of a conservation area but is on the Camden local list, is not Statutorily listed.

The front elevation has decorative painted stucco detailing around the fenestration.

All the windows are painted timber sash windows. At the front of the property there is a small 5 x 5m tiered garden with a stone access stair to the low ground level. There is also steps from the garden to the front door at upper ground level.

The description of the terrace from Camden's Local List Document is;

The property is part of two terraces of mid 19th century houses, set behind shallow front gardens, visually unified by the use of stucco to basement and raised ground floor elevation, and stucco quoins. The building line is unusually and irregularly staggered which lends a rather jaunty character to this group which otherwise presents a strong and formal edge to the street in traditional townscape manner.

Description

The Proposed scheme involves the addition of a traditional mansard roof extension with 70 degree pitched front and rear walls. The extension will provide two additional bedrooms and a shower room at 3rd floor level. The height will match nearby extensions. There have been 8 applications granted in recent years for mansard roof extensions on Torriano Avenue along with a further 11 older approved applications. 19 dwellings out of the 41 properties along Torriano Avenue have mansard roof extensions, this proposal will continue this developed pattern of roof extensions.

93 Torriano Ave	2006/35/99/P
97 Torriano Ave	2005/0974/P
111 Torriano Ave	2014/5241/P
117 Torriano Ave	2005/5576/P
129 Torriano Ave	2009/0954/P
135 Torriano Ave	2006/1824/P
137&139 Torriano Ave	2017/4345/P



Aerial view of Torriano Avenue showing Mansard roofs in red.

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Design

The proposed mansard roof extension will be mostly obscured from the street level and will be set back in order to have minimal impact on the streetscape. Camden Planning Guidance 1 (CPG1) advises that mansard roofs are a traditional means of terminating a building without adding a highly visible roof. This form is generally acceptable where it is the established roof form in a group of buildings or townscape. There are a number of existing flat roof mansard extensions on this street, please see above. *Aerial view of Torriano Avenue showing Mansard roofs in red.*

The proposals will be sympathetic to the existing building and its surrounding properties following the Council's guidelines for mansard extensions in CPG 1 Design. Natural slate tiles are proposed for the mansard front and rear pitches. The proposed extension would be set back behind the existing parapets on the front and rear walls of the building. The height (less than 2.3m) and lower slope (70 degrees) accord with paragraphs 5.15 and 5.17 of CPG1 for flat topped mansard roofs.

The height and design of the proposal would follow the construction of nearby mansard roofs on the street. Traditional matching timber box sash double glazed windows (6 over 6 panes) are proposed for the windows, painted to match existing windows along the street. New brickwork and any repair work / repointing will be carefully selected to match existing London Stock bricks.

The proposed volume increase of the extension to the host building is unlikely to result in any loss of amenity to adjoining dwellings regarding loss of light or a sense of enclosure. There will be no impact to loss of privacy to neighbouring properties.

Access

No access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.
Please let me know if you require any further information.

Regards,

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