

# Design and Access Statement

7 Torriano Mews

London

NW5 2RZ

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# 01 Introduction and Summary

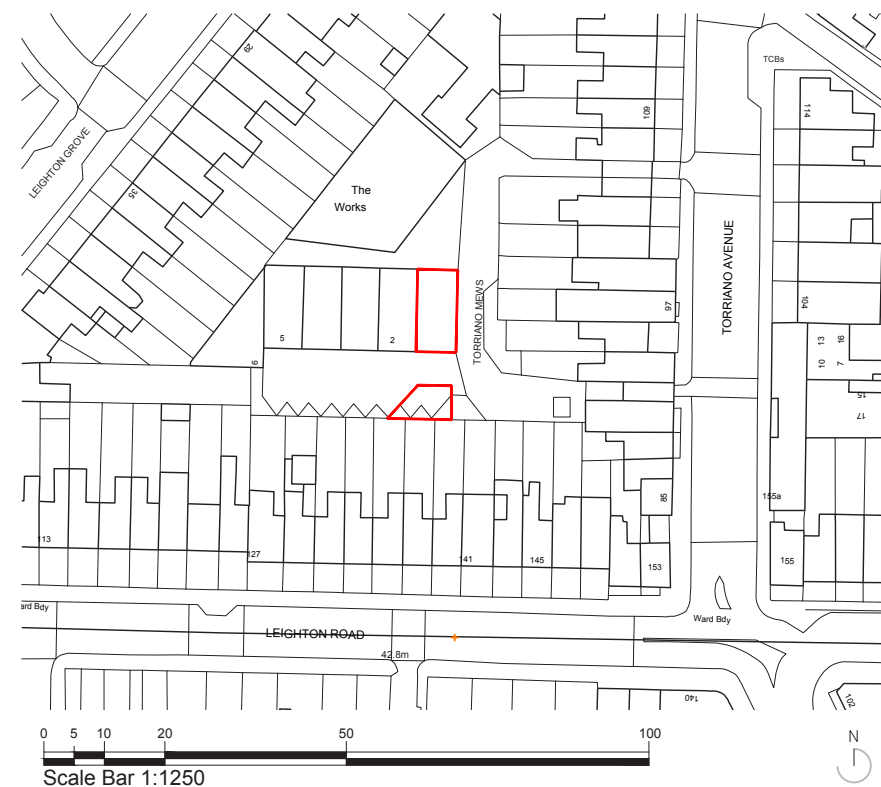


Fig 1 - Location Plan



Fig 2 - Aerial view, not to scale

## Address

7 Torriano Mews  
London  
NW5 2RZ

## Applicant

Torriano Developments Ltd  
61 Greenfield Gardens  
London  
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## Agent and architect

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## Introduction

The following report and appendices outline the design intentions for the site at 7 Torriano Mews. The site area is 90m<sup>2</sup> (0.009ha), and is accessed off Torriano Avenue. The site is the last remaining office unit situated on the end terrace of a block of office converted to residential flats. The site is located approximately 0.4 miles from Kentish Town Station, 0.5 miles from Tufnell Park Station, and 1 mile from Caledonian Road Station.

## Summary

Inter Urban Studios were approached by our client, Torriano Developments Ltd, to apply for the conversion of offices into 3 new-build self-contained dwellings.

We propose to create high quality residential dwellings for the site with 3 new homes and a good mix of unit sizes; 1 x 2B4P, 1 x 2B4P, and 1 x 1B2P.

The proposal is fully compliant with national and local policies and seeks to provide a high-standard of design and accommodation. It should be noted that the property is not listed and does not lie in a conservation area.



## 02 Site and Context



Fig 3 - Front and side view of 7 Torriano Mews with Units 2-6 in the background



Fig 4 - Side view of 7 Torriano Mews

### Site and Context

The site is set within the gated Torriano Mews, in the western part of London Borough of Camden. Torriano Mews is accessed through two private roads off Torriano Avenue near the A5200. The plot comprises a three storey self contained end of terrace mews buildings. Set over ground, first and second floors of largely open plan spaces.

The property was originally constructed in the 1990s and used as an office. The site is currently occupied by an accountancy firm.

The character of the surrounding area is predominately residential, with a synagogue behind the site. The materiality of the area is dominated by brickwork with a variety of London stock, yellow and red brick.



Fig 5 - Rear view of 7 Torriano Mews



Fig 6 - Existing 2no. car parking spaces owned by applicant



Fig 7 - Northern access into the site



Fig 8 - Southern access into the site with communal bin storage to the right



# 03 Amount and Layout, Scale and Height

## Amount - Change of use:

The applicant seeks to convert the existing office into residential dwellings. The transformation of the site will provide three dwelling units forming 230.2m<sup>2</sup> (GIA) of new residential area.

## Layout

The proposed 3 self-contained dwellings will consist of a ground floor unit and two duplex units above.

The three units fully comply with the minimum space standards as outlined in Table 3.1 of The London Plan 2021, requiring a minimum of 70m<sup>2</sup> for a single storey 2b4p unit, 79m<sup>2</sup> for a 2 storey 2b4p unit and 58m<sup>2</sup> for a two storey 1b2p

The proposed accommodation schedule is:

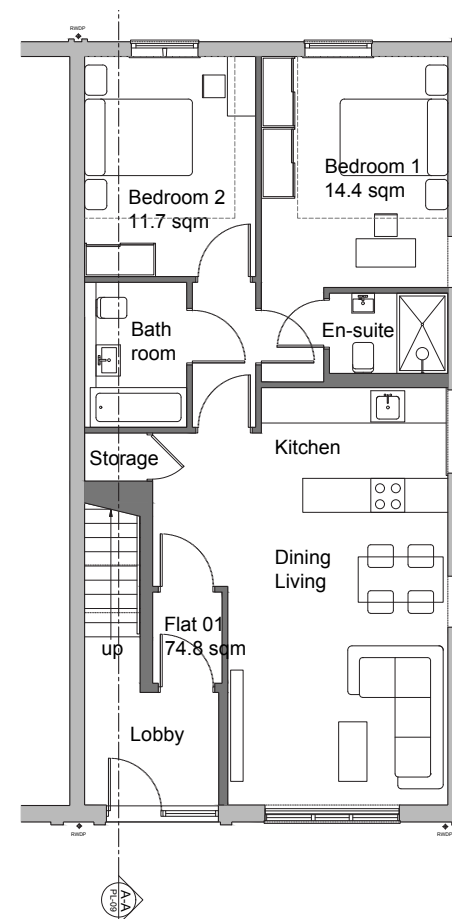
Flat 1, 2b4p	74.8m <sup>2</sup>
Flat 2, 2b4p	79.1m <sup>2</sup>
Flat 3, 1b2p	58.7m <sup>2</sup>

Common parts	17.6m <sup>2</sup>
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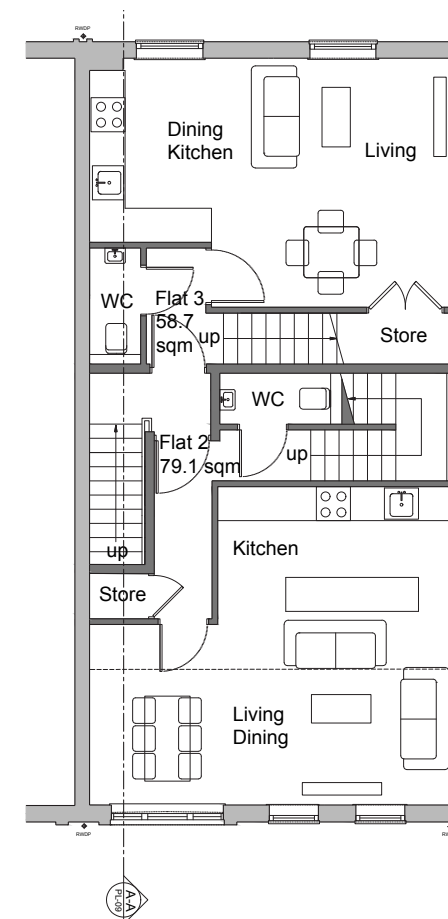
Total proposed GIA (no new area)	230.2m <sup>2</sup>
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## Scale and Height

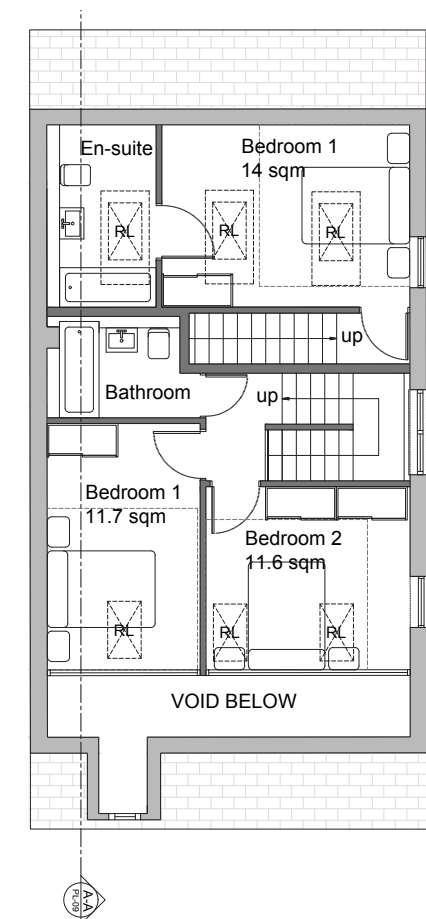
As the proposal is a conversion, the scale and height will remain unchanged.



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

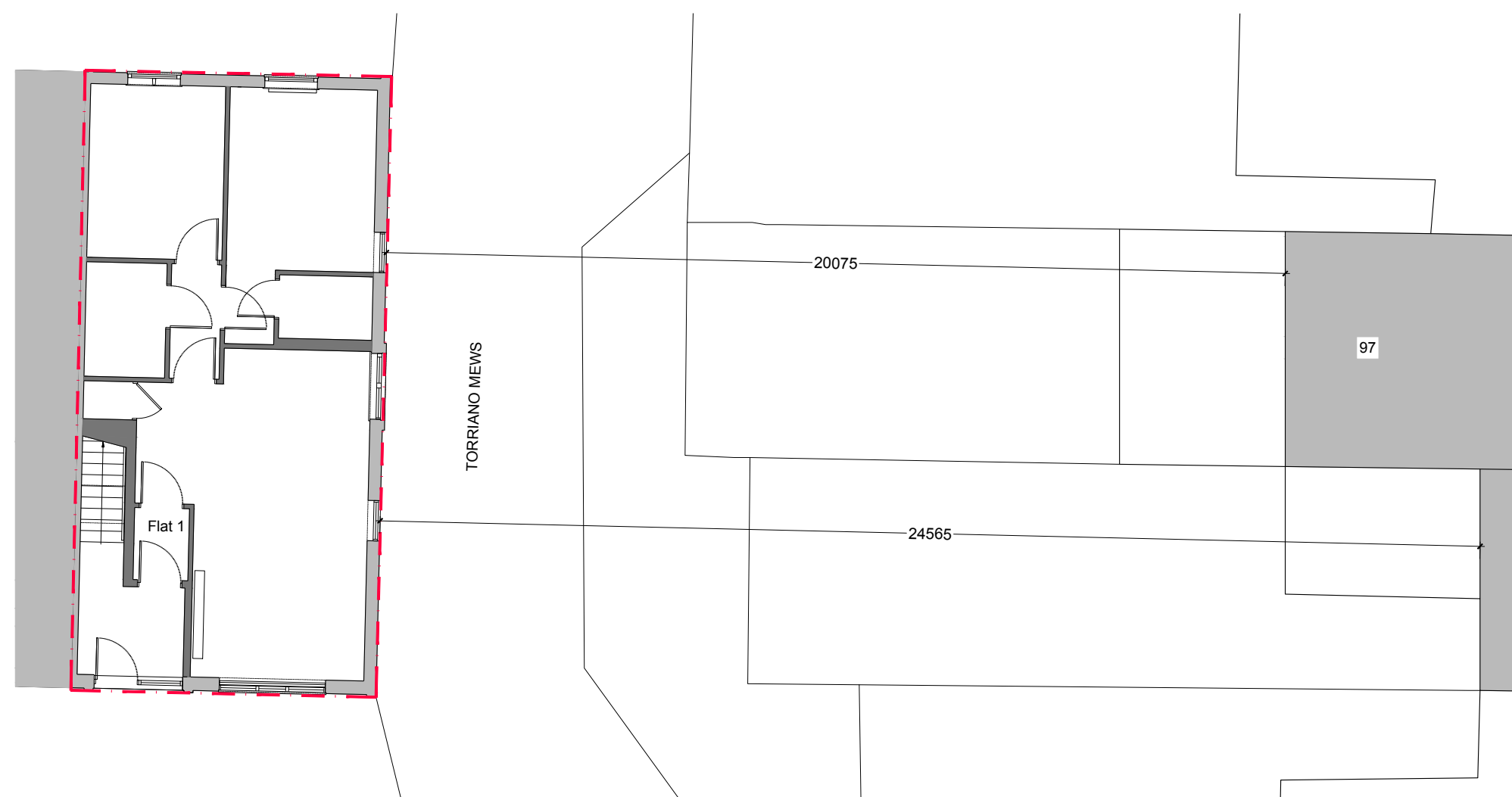
## 03 Amount and Layout, Scale and Height

### Separation between buildings

Camden Planning Guidance 2.4 recommends a minimum distance of 18m between the windows of habitable rooms in existing properties directly facing the proposed.

As shown in the diagram the new proposed side window closest to the rear of the building is positioned just over 20m to the nearest perpendicular facing habitable window, and the other new proposed side window closest to the front of the building is positioned just under 24m to the nearest perpendicular facing habitable window.

There is sufficient separation between buildings and privacy is maintained between occupants.



Distance of new proposed side windows.

# 04 Design and Appearance

## Design and Appearance

The appearance will remain mostly unchanged. The existing glazing in the property is of poor quality so we are proposing to replace the existing windows, the entrance door, and rooflights. All new glazing will be double glazed and aluminium framed in RAL 7015 Slate grey.

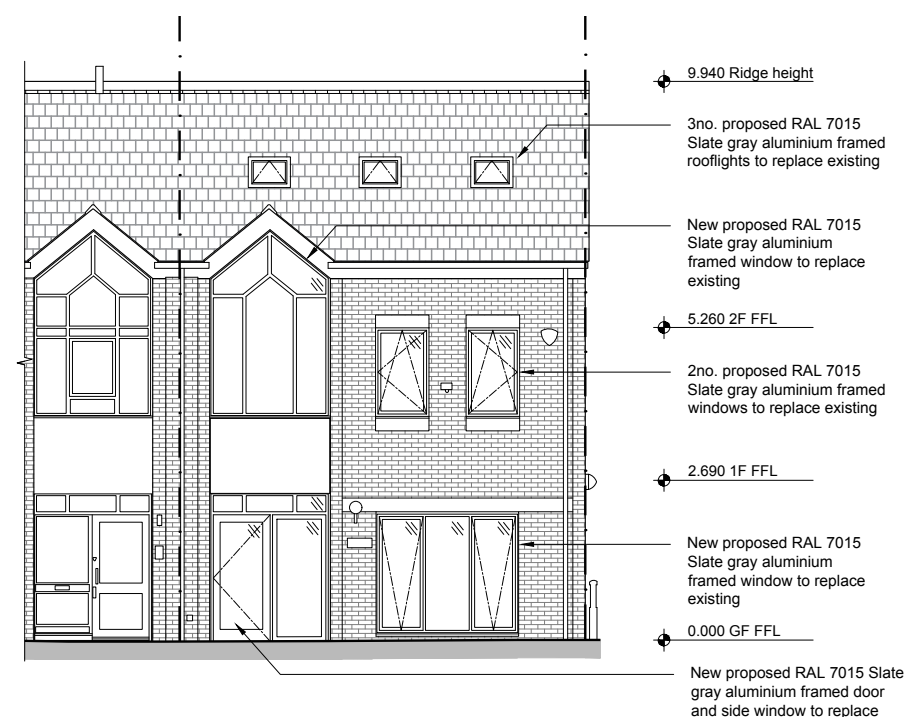
### Side elevation

We are proposing two new aluminium framed windows on each floor of the side elevation to give additional sun and daylight to the habitable rooms of each self-contained flats. The new windows will give outlook to the outside and improve the quality of the proposed dwellings.

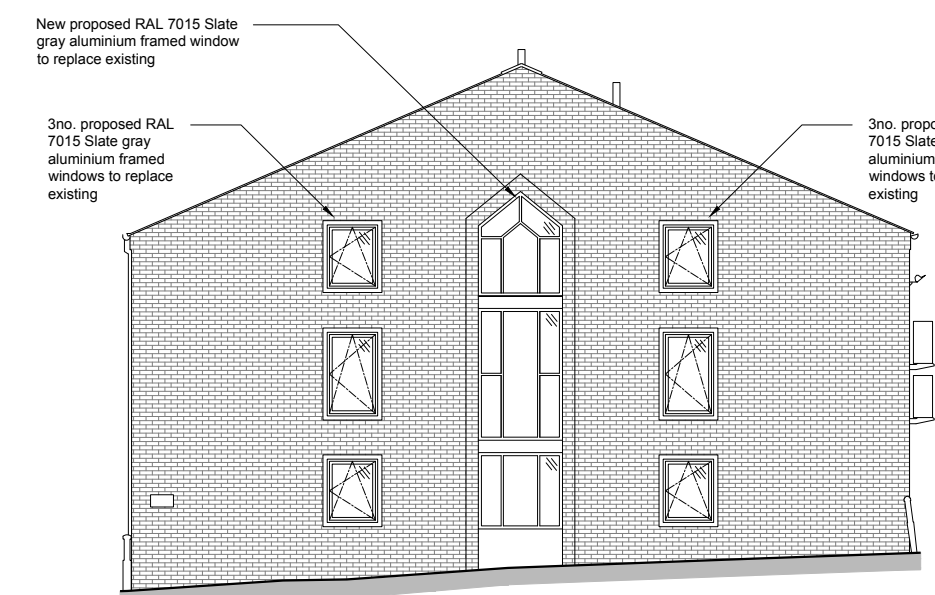
We are proposing to replace the existing centre window on the side elevation to a new aluminium framed double glazed window. The brick surround holds characteristic value to the building and will be retained.

## Sustainability Statement

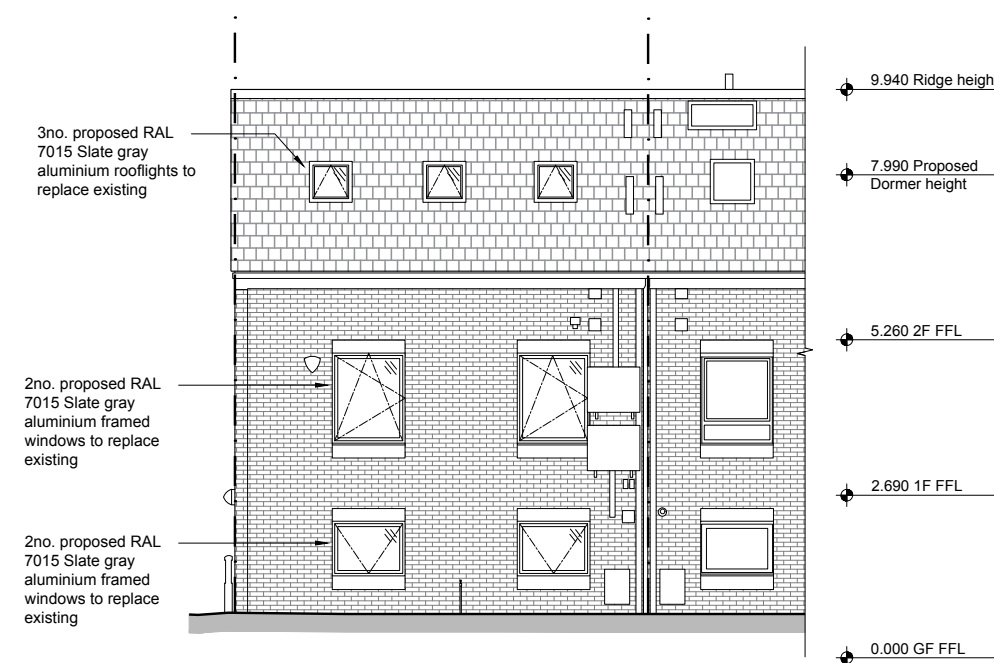
The proposed works would be built in line with current Building Regulations Approved Document L, Conservation of fuel and power, Volume 1: Dwellings. The existing glazing in the property is of poor quality so the new proposed glazing will be an upgrade towards the energy performance of the building. The new proposed entrance door, windows, and rooflights will have a maximum U-value  $1.4W/(m^2.K)$  or Window Energy Rating Band B minimum.



Proposed Front elevation



Proposed Side elevation



Proposed Rear elevation

# 05 Access, Refuse, and Cycle Storage

## Access

There are no proposed changes to the access of the site. There will be minimal alterations to the existing building and all proposed works will be built in line with current Building Regulations 2010 Approved Document Part M4(1): Access to and use of buildings, Category 1 - Visitable dwellings.

## Refuse

It is proposed that the refuse will be located to the existing communal bin storage area located south east of the site close to Torriano Avenue.

As set out in the Camden Planning Guidance: Design January 2021 - Waste Collection in Camden, the volume per dwelling with three bedrooms or less per week is: 120 litres for general waste, 140 litres of mixed dry recycling, and 23 litres of food waste. Therefore the shared waste calculation for the development is as follows:

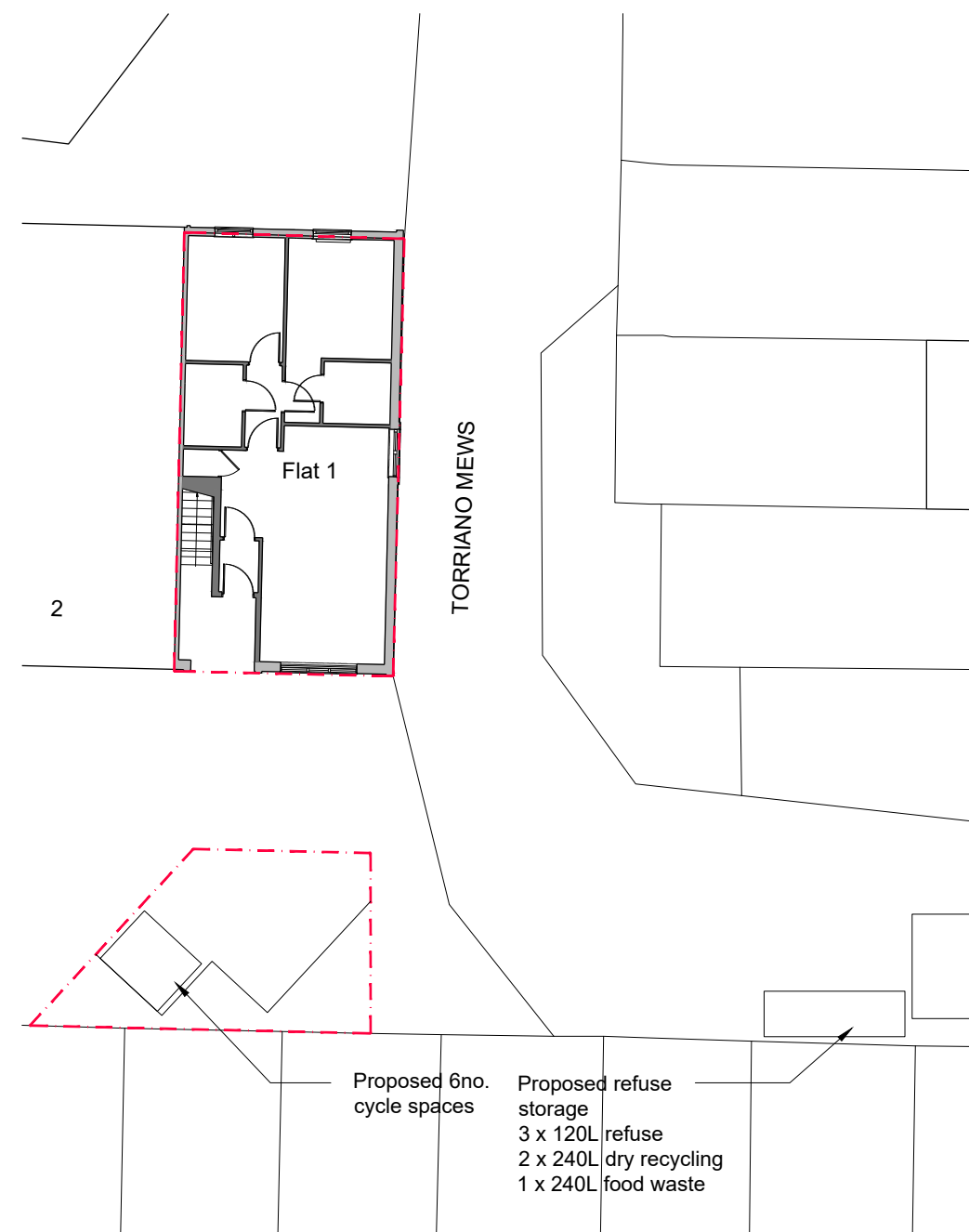
3 x 120L = 360L	General refuse
3 x 140L = 420L	Mixed dry recycling
3 x 23L = 69L	Food waste

The development proposes:

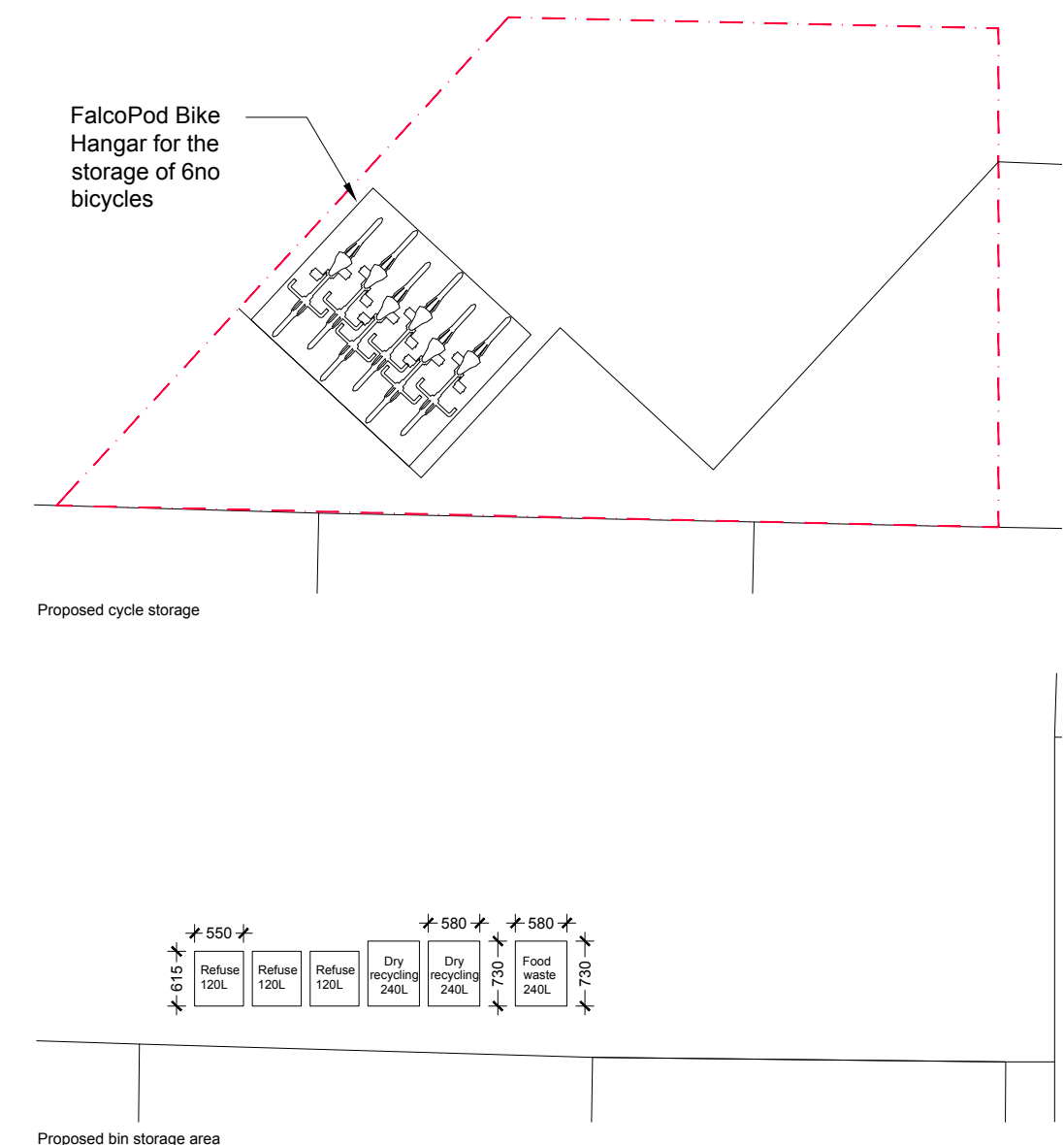
3no. 120L	General refuse bins
2no. 240L	Mixed dry recycling bins
1no. 240L	Food waste bin

## Cycle Storage

A dedicated residential cycle store is incorporated to the front of the site in an existing car parking space. A bike hangar for 6 cycles is provided, in line with The London Plan.



Proposed Site Plan 1:200





# 06 Conclusion

This design and access statement and the accompanying drawings have been prepared on behalf of the applicant, Torriano Developments, to support a planning application for the conversion of office into 3 new self-contained dwellings. The site is the last remaining office unit situated on the end terrace of a block of office converted to residential flats. As supported by the previous sections and summarised below, it is considered that this proposal has sufficiently complied with both national and local policies.

All three units have been carefully designed to create high-quality, double and triple aspect living space throughout. It is considered that the proposed development will be an attractive feature in the neighbourhood by implementing modern design with highest quality materials and fully respect the character of the area and neighbouring buildings through its scale, height and massing.

# Thank you.

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