

Context:

20 Raveley Street is Victorian terraced property in Kentish Town. It has 4 stories, one of which is a full basement to the front and one which is a previously converted loft. The front of the property is yellow brick with some white painted render around windows and front door. The front garden is overgrown and inaccessible. Raveley Street is not a conservation area.

Scope:

We are proposing the following to improve the quality of the dwelling:

1. Create a light well/ small terrace to the front of the house to make the basement front room useable. Black railings around the light well and a bin/recycling store in timber in the front garden
2. Change the position of two of the roof lights in the front roof slope to line up with the windows on the front façade. We will use conservation type roof lights.
3. Change the windows in the rear mansard roof.
4. Demolish the redundant 'brick box' on the original rear extension roof and to inset a glass box next to it.
5. Add a one-storey infill extension along the original rear extension.

Design/ impact on neighbours:

1. Currently the front room in the basement is useable only for storage due to lack of any natural light, and we felt that as one of the biggest rooms in the house, this was a waste. By creating a small terrace in front of the bay window, natural light will come in and the room will be useable. We also propose to make a bin/recycling store with room for two bins and two recycling boxes. I have checked with Environmental Services that they are happy to collect refuse from the proposed location. No 2 Raveley street has a light well with black railings similar to what we are proposing (see attached photograph). The proposed changes to the front are intended to improve the overall appearance.

2. We would like to increase the size of two of the roof lights to improve the amenity of the loft conversion. We are also proposing to line them up with the façade to make it look 'tidier'. There will be no additional overlooking neighbouring properties.

3. The windows in the rear mansard roof are small and of poor quality. We are proposing to change the window in the stairwell to line up with the window below. We are also proposing to replace the window in the bedroom with a full height window to give light and views of London. In our view the façade looks more balanced with this arrangement. As there are already windows, there will be no additional overlooking of neighbouring properties.

4. The brick box (previously used for water tank? Or storage?) is now redundant and we would like to demolish it. We are proposing to insert a glass box directly above it to give light to a dark hallway and stairwell, which otherwise needs electric lights on even on a bright sunny day.

5. Currently there is a narrow, dark and damp strip of garden along the original rear extension. We are proposing an infill extension to improve and enlarge the space opening up to the garden. It will consist of a glass roof and two large sliding doors with oak frames. Only a wall next to the boundary to no 22 Raveley Street will extend 2 meters beyond the original rear extension. The

design of the extension is intended to minimize the impact on the neighbour by keeping the wall as low as possible as shown on section DD, drw. No 19.

We have attempted to suggest changes to the property which will be sympathetic to the surrounding area.



20 Raveley Street



2 Raveley St with lightwell and railings in front garden



Rear façade seen from garden



Site for rear extension viewed from upstairs window