

Planning Services  
Camden Town Hall  
Argyle Street  
London WC1H 8EQ

28 April 2010

**REF: 067, 3 Raveley Street**

### **Design & Access Statement**

#### **Design Process, Appearance & Access**

The design concept is to increase the floor area in what is the kitchen of this Victorian dwelling to allow for a large family space, open plan, with the kitchen.

The external works comprise the extension of the rear of the building into the side return in the garden. We will introduce an intensive green roof with native sedum and wild flowers on the extension roof and aluminium folding doors along the whole rear opening into the garden. There will be some removal of internal walls to create the space and light wells in the roof to allow maximum daylight into the centre of the building.

#### **Use**

The existing building is a Victorian terrace house still used as a single family dwelling by the owner.

The works will have no effect on the street appearance of the property, pedestrian and vehicle access, waste storage and collection, neighbours or materials..

#### **Layout**

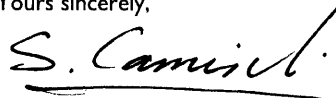
The ground floor consists of front & rear reception rooms, kitchen in the rear block, wc, access to a small cellar via kitchen, and a garden.

On the first floor we have front & rear bedrooms, a utility room and family bathroom over the kitchen in rear block.

On the second floor we have front & rear bedrooms, access onto a roof terrace on rear block.

The existing layouts will remain the same throughout with the addition of floor area in the kitchen at ground floor level. The rear ground floor reception room will become part of the kitchen and a utility room is proposed between front and back rooms at ground floor level

Yours sincerely,



Sebastian Camisuli

On behalf of:  
Martins Camisuli Architects