

Amended 13 3 17 – Revisions in italics

This Design and Access Statement is in support of the Householder's Planning Application for 16 Raveley Street NW5 2HU. The statement follows the guidance from CABE's Design and Access Statements.

16 Raveley Street is a mid-terrace house built in 1896 of London brick stock with rendered areas to sash window. The house has both slate pitched roofs and a flat roof. Located in hilly Tufnell Park, the external ground level at the front of the house is two metres above the levels at the back of the house, resulting in a Lower Ground Floor, which is a key living space in this family home. There are three other floors to the house as well as a habitable loft area, developed through Permitted Development rights in the early 1990's. The house is not in a Conservation Area.

In order to upgrade the house's facilities, making them more suitable to contemporary family dwelling, the following works are proposed:

- Refurbishment and extension to the Lower Ground floor including a glazed side extension, removal of both a dilapidated brick garden shed attached to house and an 'oriel' window, a glazed covered light well to the front of the house, and alteration to drainage runs. This work enables the relocation of the kitchen, installation of a utility room and provision of natural light to the existing areas of the Lower Ground Floor
- Rearrangement of the WC and coat store at Ground floor level, including the overhaul of an existing timber casement window and the removal and replacement of a dilapidated roof light
- Removal and relocation of one bathroom on the 1st floor
- Refurbishment of one bathroom on the 2nd floor
- Replacement of windows and roof lights at roof level, with similar to match
- Re-landscaping of front garden area to enable better access to bins
- Re-landscaping of rear garden to provide larger lawn area.

In preparing the current revised design particular additional consideration of CPG1 Design and CPG4 Basement and Lightwells has been undertaken. Following a site visit with the LBC Planning Officer, the amount of glazing to the covered lightwell has been reduced and green roof area has been added. Furthermore, the infill extension to the rear side has been lowered in height, the boundary wall to the neighbouring property has been moved to one side of the party line and the wall now follows the pitch of the glazing all minimising 'outlook' impact on the neighbour.

Use and Layout

The Lower Ground Floor

The Lower Ground Floor is the key living space of this family home. It is both where the kitchen is located and from where the garden is accessed. A family can spend time on this floor together while engaging in different activities, for example doing homework, relaxing, practicing music, cooking, and playing. The flaw with the Lower Ground Floor in its current layout, though, is it is dark with no natural light reaching most of the deep plan. Furthermore, there are no visual links from the kitchen area to the garden, making supervised garden play impossible.

In order to address these design issues and make the lower ground floor more useful to the family, it is proposed to extend the living space to the party fence with an infill side extension with glazed elements. Relocating the kitchen to this general area allows adequate space for a kitchen with adjacent family activities areas as well as providing strong visual links to the garden. The natural light coming from this glazed North facing extension will also help bring natural light to part of the existing lower ground floor areas.

In order to make the best arrangement with the side extension, part of an external wall, an 'oriel' window and a dilapidated brick garden shed are to be removed. *The new infill extension is lower than the existing oriel window – brickwork to be made good above this area of wall.*

To provide natural lighting to the front of the Lower Ground Floor, a covered light well is proposed. Extending the lower ground floor beyond the existing solid bay area by 1.5M this glass-covered light well enables good quality south facing light to come into this currently entirely dark location. *The reduced size of the glazed light well will still transform the potential of this area for its users while maintaining even better the streetscape setting at ground level. The addition of green roof is an added benefit and represents an overall net increase in sustainable drainage for this property.*

Light well developments form part of Raveley Street's current streetscape with various arrangements and sizes accommodated at numbers 2, 4, 10, 12, 18 and 20. While number 2 and 20 extend the bay window to Lower Ground Floor level with an externally guarded light well, numbers 4, 10 and 12 have covered glazed light wells. Number 18's arrangement is again different with a high level window and shallow light well.

The proposal for number 16 maximises the potential natural light coming into the dark unlit space below, making it a useful space. The natural light will further be enhanced by its reflection off the walls of the small extension into the deeper plan. This is one advantage over retaining the bay window condition with an externally guarded light well. *A further advantage is improved security, as not only is the glazing secure, but the area is in sight from the house and the street, unlike a uncovered light well.*

The arrangement of the light well accommodates an existing manhole inspection chamber linking to existing drainage, which is to be retained with existing drainage runs re-laid to suit the proposal if necessary. A Build-over agreement with Thames Water will be arranged as necessary. Constrained by the manhole's location, the light well remains close to the house retaining front garden areas for management of waste bins and the general terraced garden setting. The existing boundary to the pavement is a low rendered brick wall with a tall privet hedge above. This is to be retained, with maintenance carried out to the wall and the garden gate, which are both in a state of disrepair. The waste amenity, garden and boundary setting of the front garden is retained, therefore maintain the existing townscape setting. *The modest size of the covered light well has been further reduced minimising light spillage even more while also maintaining the front garden setting.* See below 'landscape' for comment on rainwater run-off and sustainable drainage.

A Basement Impact Assessment (BIA) is submitted as part of the planning application that assesses the impact of the light well from an engineering and geological perspective, in accordance with LB Camden Planning Guidance documents CPG4 and DP27.

Ground Floor

Proposed works to the Ground Floor consist of rearranging the WC and coat cupboard to make more useful spaces for the family. This includes the removal of a makeshift and dilapidated roof light that could, at some point in the building's history, have been made when the old water storage tank was removed. Replacing this with roof tiles to match the existing roof and re-providing a roof light over the corridor improves the natural light where there is currently none. The roof light would be raised no more than 150mm above the sloped roof and would follow the slope of the roof, having little visual impact on the setting of the building. The glazing is proposed to be clear and there will be no sight lines either in or out to neighbouring properties, due to the height of the roof light itself.

First Floor

First floor proposals consist of restoring a room to bedroom use that is currently fit-out with a very large bathroom. A shower room with WC is proposed in a more suitably sized room, apparently reverting to an original layout.

2nd Floor and Roof Level

Works to 2nd floor consist of refurbishment of a bathroom and at roof level, to replacing windows and Velux windows with new windows to match.

Amount

The side extension spans from the building to the party fence wall, approximately 2.1M, and is approximately 4.9M long, finishing in line with the building's rear elevation. The side extension is, therefore, approximately 10M² in area. Please note that the house is approximately 4.85M wide.

The lower ground extension at the front has external dimension of 3.1M long x 1.5M wide and internal dimensions of 2.5M long x .85M wide. This 2.1M² internal area is modest in size although will have a positive impact on the quality of the space internally. The roof area is approximately 6M², 4M² of which is planted green roof, with only 2M² of glazing not all of it clear.

Scale

The side extension glazed roof spans from the existing building to the boundary wall, which is rebuilt moved off the neighbour's property. The glazed roof has a pitch with each end approximately 2.445M above the existing ground floor and an apex at 2.745M above existing ground levels. The glazed element is approximately 4.1M long. The party fence wall is rebuilt moved away from the neighbour's property sitting on the edge of the party line. The wall follows the pitch of the glazing, 2.5M above finished floor rising to 2.79M at one point then sloping back to 2.5M. The height of the side extension has been considered in light of development at neighbouring number 18, which includes an extension 3M high (see planning application 2016/3502/P granted July 2016). Despite there being a tall rear extension at number 18, the proposals for 16 have been reduced in height, been moved over off the neighbor's property and have also been given a sloped parapet all to reduce impact on outlook benefitting the neighbor. The current proposals have also considered consent granted for number 20 (2012/0037/P) in terms of range of heights consented for their infil extension.

The scale of the front covered light well, likewise, is considered in its context. The covered light well rise is .425M rising to .505M above external ground levels while the rendered boundary wall to the street is .550M high. The light well is, therefore, lower than the boundary wall. *The glazed element of the covered lightwell is reduced by 2/3rd of the original proposal with planted roof included either side. The clear glazing is reduced further still – refer to drawings.*

Landscaping

Landscaping proposals to the back garden consist of relaying an existing paved area with new paving slabs, removing 8M² of existing paving and returning it to turf, removing planted borders and returning them to turf and extending the current paved terrace by .4M. The removal of 8M² hard paving and addition of 2M² hard paving to the existing terrace has a net increase of 6M² returned to sustainable drainage via soft planting (lawn). There are no works proposed to the birch tree in the garden, which is not effected by the works, which take place more than 7M away from the tree and outside any potential contractor's area.

The landscaping proposal to the front garden is to retain the hedging to the street and number 14 as existing, carrying out maintenance works to the low rendered brick wall and gate of number 16. The proposals do seek to remove the misshapen hedge between number 16 and 18 and replace it with a timber trellis fence against which climbing plants can be planted. This will make better use of the amenity space for the provision of waste bins, which currently cannot be suitably accommodated due to the deep width of the hedge. A suitable planting bed for a mix of deciduous and evergreen climbing plants is to be provided next to

the glazed light well, to cover the trellis. *The surface water drainage from the 2M2 glazed area of covered light well is to drain into the pea shingle of the front garden, therefore maintaining the sustainable drainage strategy currently existing. The existing sustainable drainage strategy is retained.* Furthermore, in the project overall there is no net gain of hard surfacing, given an overall increase in soft surfacing in the rear garden. Please refer to drawings.

The proposals include refurbishment of existing external lights and amenity lighting to the garden terrace. These are noted on drawings.

Appearance

The materials for the new build elements are chosen to match existing. It is proposed that the light well upstand is white render to match other trim elements on the building including the rendered skirt at ground level and rendered wall to the street. All non-glazed wall elements that are visible as part of the side extension works are proposed to be brick to match existing. The coping of the brick party wall is to be pressed metal with other flashing elements to be pressed metal and lead, colour tones to match (ie light grey).

The new proposed glazed elements (side extension roof, covering to light well and new roof light above ground floor) are close in detail to one another, maintaining a consistent language. The largely frameless glazing is contemporary in nature but unobtrusive visually and of a high design quality.

All glazing is a minimum of double glazed with the external doors to the garden being triple glazed and the glazing of the covered light well being formed by a double laminate of 12-mm heat-treated and heat soaked glass with SentryGlas Plus high strength interlay. This is combined with an inner pane of 6mm clear toughened glass, in all to achieve secure floor strength glazing.

Rooftop windows and roof lights are replaced to match existing.

Various services require termination at the building's external face and these will be achieved either with airbricks or metal fascia plates in a colour to match the brickwork or render. New gutters and external plumbing trims required will match existing (currently a combination of black UPVC and cast iron). Copings/flashings are to be pressed metal or lead. Refer to drawings for identification of these elements.

Relevant Policies

In developing the design the following planning policies and guidance has been followed:

- *Camden Planning Guidance CPG1 - Design*
- LB Camden Planning Policy DP27 – Basements and Light wells
- Camden Planning Guidance CPG4 – Basements and Light wells July 2015

The proposals will greatly enhance the quality of life in this family home, bringing natural light into areas where there is currently none and creating new visual links. This is proposed with minimal impact, both visual and environmentally, on the local townscape setting.