

11 RAVELEY STREET



DESIGN & ACCESS STATEMENT
PREPARED BY:

Mosley Thorold Architects Ltd

For the provision of a rear and side extension
to:

11 Raveley Street
London
NW5 2HX

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INTRODUCTION

1.1 Summary:

This design and access report has been prepared as part of the householder planning application for 11 Raveley Street, NW5 2HX. The property is a four-storey terraced family dwelling. The property is not in a conservation area.

This report aims to outline a design strategy for implementing the following proposals at the property:

- A single-storey extension will be constructed to the rear of the property.

The above proposal has been designed according to the following principal considerations:

- The proposal employs high quality materials and architecture which respond to those of the existing building.
- The massing and form of the proposal is subservient to that of the existing building and is of an appropriate height and scale.
- The massing and design of the proposals conserve the amenity of neighbouring properties by not impacting on their visual privacy, sense of enclosure or sunlight and daylight levels.

1.2 Drawing List:

- 11RS_A0000_Location Plan
- 11RS_A1000_Existing Ground Floor Plan
- 11RS_A1001_Existing First and Roof Plan
- 11RS_A1100_Proposed Ground Floor Plan
- 11RS_A1101_Proposed First and Roof Plan
- 11RS_A2000_Existing Sections AA & BB
- 11RS_A2100_Proposed Sections AA & BB
- 11RS_A3000_Existing Elevations
- 11RS_A3100_Proposed Elevations



Fig. 1.1: View of Rear Elevation of 11 Raveley Street

SITE INFORMATION

2.1 Location:

The property is located on the south side of Raveley Street in a mid-terraced position.

2.2 Wider Context:

The site is not located within a conservation area. The area is however characterised by streets which are relatively uniform in their spatial character and width, with houses set back from the street by small front gardens giving the impression of a uniform street frontage. The terraces range in period from late Victorian to early Edwardian and employ designs and architectural detailing fairly typical of these eras.

The houses forming the southern terrace of Raveley Street, of which no.11 forms a part, have characteristic identical pier mouldings on their square bay windows and decorative front paths with tiles to the entrance porches. The consistency of the terrace appearance is slightly undermined by a variety of facade finishes from exposed brick to painted render.

2.3 Existing Building Appraisal

The existing building consists of four storeys without basement. The front elevation is in unpainted brickwork with a decoratively articulated ground floor bay window and window surrounds to the first and second floors. Access to both the building and rear garden is via the front entrance, and it is not served by off-street parking. Neither the access provisions, parking, nor front elevation will be altered.

The rear elevation of the building has an existing two-storey outrigger which backs onto its equivalent at number 9. There is also an additional ground floor rear extension to the outrigger at number 9.

2.4 Relevant Local Planning History

3 Raveley Street London NW5 2HX (2010/2436/P)
Erection of a single storey rear/side extension to single-family dwelling house (Class C3).

Flat Ground Floor 18 Raveley Street London NW5 2HU (2016/3502/P)
Erection of single storey rear extension to ground level of existing dwellinghouse (Class C3)

Flat A, 5 Raveley Street London NW5 2HX (2012/1595/P)
Erection of single storey rear infill extension at ground floor level and installation of window to rear elevation of flat (Class C3).



Fig 2.1: View of 11 Raveley Street from the south east



Fig 2.2: View of 11 Raveley Street from the north west

DESIGN

3.1 Aims

The proposed scheme intends to provide:

- A single-storey extension constructed to the rear of the property.
- Renovation and remedial works to the property.

The above proposals have been designed according to the following principal considerations:

- The proposal employs high quality materials and design which respond to those of the existing building.
- The massing and form of the proposals are subservient to that of the existing building and are of an appropriate height and scale.
- The massing and design of the proposals conserve the amenity of neighbouring properties by not impacting on their visual privacy, sense of enclosure or sunlight and daylight levels.

3.2 Planning Policy

The design proposals have been informed by the following policies and guidance:

- Camden Planning Guidance 1 - Design
- Camden Planning Guidance 6 - Amenity
- Camden Development Policies 2010; DP24 + DP25 + DP26
- Camden Core Strategy; Policies CS5 + CS14
- London Plan 2011
- National Planning Policy Framework

3.3 Use

The proposal does not involve any change to the existing use of the property.

3.4 Design

Provision of a New Extension:

It is proposed to provide a new single-storey flat-roof extension to the rear of 11 Raveley Street.

A principal consideration in the design of the proposal has been to conserve the amenity of the neighbouring properties. As such it is proposed to lower the ground floor level to the rear of the property by c.57cm and retain an eaves height of 3m to the proposal. This provides an adequate internal ceiling height whilst avoiding negative impact on the daylight and sunlight provision to the neighbouring property at 13 Raveley Street. The parapet height of the proposal is also 30cm lower than the neighbouring extension at 9 Raveley Street, and very similar in its massing and proportions to the consented scheme at 3 Raveley Street. The proposal is also over 1.3m behind the rear elevation of the existing extension to 9 Raveley Street.

The proposal has been designed to read as a secondary addition to the existing three-storey building both in its massing and the proposed high quality materials and finishes. Fine metal framed sliding doors sit within a fair faced cast rear elevation, both materials sitting comfortably as a subordinate presence in relation to the existing building. It is considered that the architectural qualities, materials and detailing of the proposal will be of benefit to the appearance of the existing building.

A proposed rooflight brings light into the center of the ground floor plan.

Replacement of Existing Sash Windows:

It is proposed to replace the existing timber-framed sash windows with new timber-framed and double-glazed sash windows. The replacement sash windows will match the fenestration patterns of the existing, but will provide a significantly enhanced thermal performance.

Relocation of Existing First Floor Window:

It is proposed to relocate an existing sash window on the side elevation of the first floor outrigger. The existing opening dimensions and the style of the window will be replicated, with a segmental brick arch to match the existing. This will retain the original style and characteristics of the existing building whilst allowing the internal layout of the first floor outrigger to function more effectively as part of a modern family home. There will be no material change to overlooking or privacy in respect to the existing scenario.

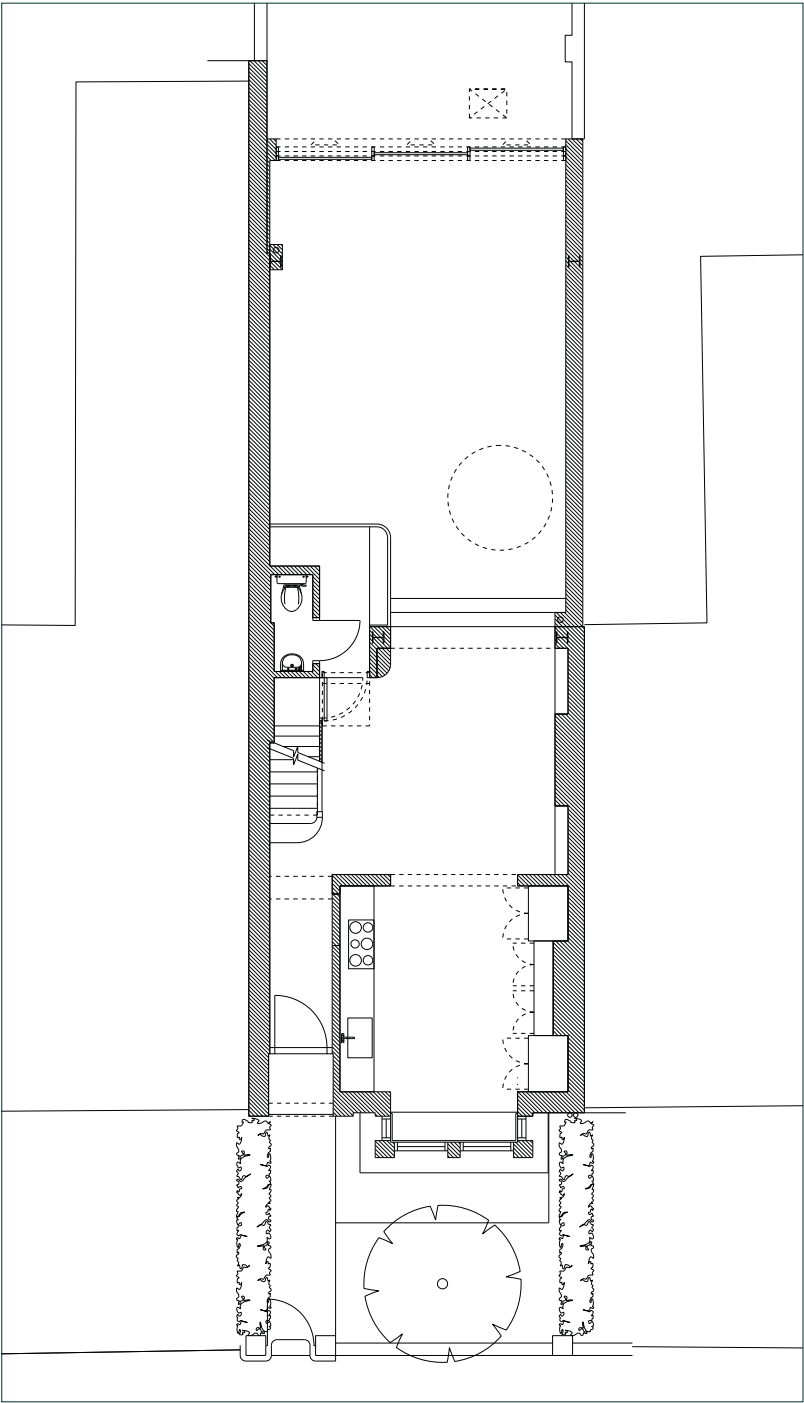


Fig 2.3: Proposed Ground Floor Plan of 11 Raveley Street.

ACCESS

SUMMARY

4.1 Access

There will be no change to the existing access from the highway. All existing access, including that to neighbouring properties will be unaffected by the proposal.

4.2 Sustainability

The environmental efficiency of the property will be improved by the replacement of the existing single-glazed windows with new double-glazed units.

The proposed extension works to the property will also see a significant uplift in its thermal performance with the new, higher-specification floor slab, walls and roof.

5.1 Summary

It is considered that the proposed extension and external works to 11 Raveley Street will:

- Have no adverse impact on the amenity of the neighbouring properties.
- Be of benefit to the existing building due to the high quality of the materials and detailing.
- Be of an appropriate height and scale, sitting comfortably within the parameters of the neighbouring extension at 9 Raveley Street and those of recently granted planning permissions in the local area.