

DESIGN AND ACCESS STATEMENT – 7 Raveley Street
October 2021

THE EXISTING BUILDING AND CONTEXT

The subject property is a Victorian terraced house built before 1900 and used as a single dwelling. The building is not listed and is not located within a Conservation Area.

All houses in the terrace have three main storeys, a small partial cellar, and the majority has a converted loft. The front facades feature single storey box bay windows and small front gardens.

Façades are constructed in red facing brickwork with stone dressings around traditional timber sash windows. At No. 7, as in more than half of the houses in the terrace, the facing brick is today covered in render and painted in pastel colours.

Seen from the front, the building generally maintains most of its original appearance, but has undergone some changes over the years: In addition to the rendered finish, there are two roof windows installed as part of an earlier roof conversion and the roof is covered in clay tiles instead of the original slates.

At the rear, No. 7 has a dormer extension at roof level and a single storey rear extension at GF level with a terrace at 1F level.

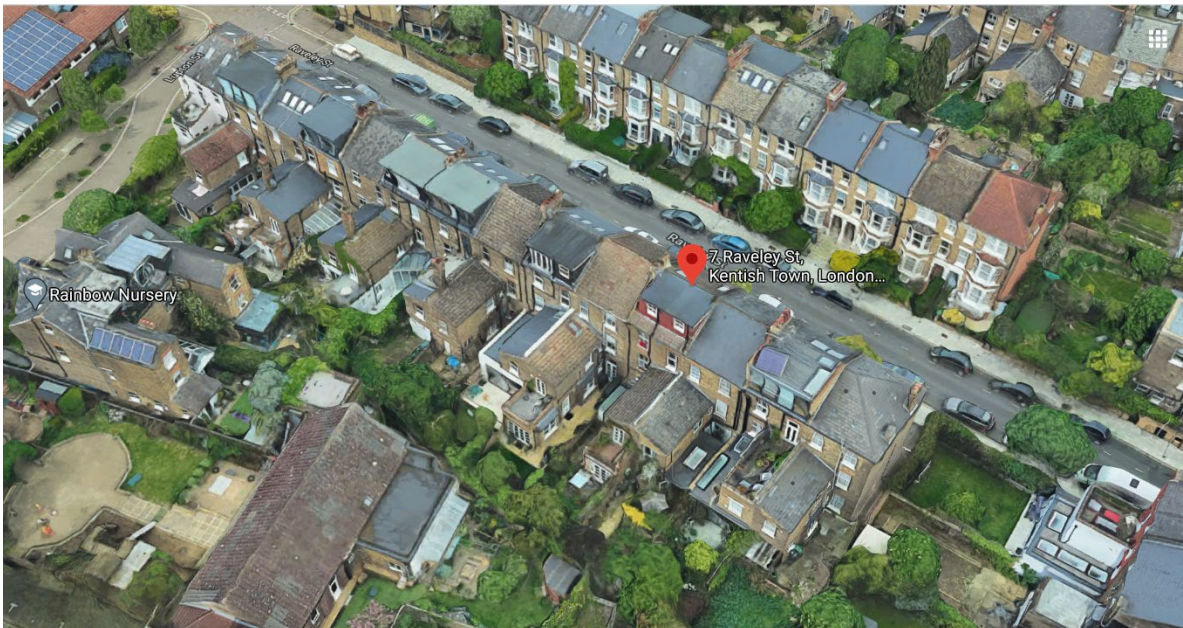
Most houses in the terrace have multiple extensions in various shapes, sizes, and designs. The predominant types are roof extensions with full size dormers to the rear (7/14), GF rear extensions (7/14) and GF side extensions (7/14). Two houses have terraces at 2F level.



Street view from Raveley Street



Aerial View



Aerial View

THE PROPOSED DEVELOPMENT

Reconstruction and enlargement of existing dormer roof extension, erection of single storey rear extension to side and rear of rebuilt back addition; creation of a terrace at rear 2F level on top of rebuilt back addition; Increase of the width of the existing cellar by 1m; and installation of photovoltaic panels on upper level flat roofs.

Overall, the development creates approximately 37m² of additional residential floor space, while maintaining the number of residential units.

It is considered that the proposal would not generate unacceptable impact on the existing amenities of the occupiers of neighbouring residential properties and would be of an acceptable visual appearance.

Further, it is considered that the proposals constitute a sustainable and energy efficient development.

Consequently, the development is assessed as being acceptable when weighed against Policies 7.4 and 7.6 of the London Plan, Policies H3, A1, A5, D1, D2, CC1 and CC2 of the Camden Local Plan 2017 and associated Key Principles of Planning Guidance CPG (2017).

The main elements of the proposal are as follows:

1. Reconstruction and enlargement of existing dormer roof extension

The scale and design of the proposed extension is similar to extensions at No. 3, 15 and 21, which have been permitted or judged by Planning Officers to be covered by Permitted Development rights. It features full height slim metal frame glazed sliding doors with a steel balustrade. Both parapet walls are raised in brick to match existing. Window frames, flashings and flat roof cover will be kept in anthracite colour to complement the slate roof. (Additional floor area 8m², Total External Volume of proposed Extension 31m³).

2. Erection of single storey side extension to side of rebuilt back addition and rear extension

The proposed extension fills the space between the original back addition including an existing rear extension and the boundary with No.9 Raveley Street. (Additional floor area 22m²)

It is built in brick to match the existing fabric. At the rear it has a single opening with slim metal frame glazed sliding doors towards the garden. A partial glass roof over the return brings daylight deep inside the floorplan. All new south facing openings will be double or triple glazed and fitted with external textile awning blinds with concealed reveal installation to prevent overheating.

The owners have carefully considered the requirements set out in Policy A1 and undertaken research of recent planning consents for similar works in the area and believe that the proposed design protects the amenities of the immediate neighbours. Given the South-East orientation of the side façade of the back addition of No.9, the impact of the proposed development on sunlight is considered to be minimal. By limiting the height of the side extension at the boundary the impact is further reduced. The eaves along the boundary are 2.7m above existing ground level and remain below a 45 degree angle from the sills of side facing windows at GF level of No.9 back addition.

Given the variety of similar extensions along Raveley Street, including a recently permitted extension at No.11, which exceeds the proposed extension in height along the boundary, the owners consider that the works at ground floor level would be of an acceptable visual appearance, in keeping with previously-approved development along

Raveley Street and protect the amenities of neighbours in terms of visual privacy, outlook, sunlight, daylight and overshadowing.

3. Creation of a terrace at rear 2F level on top of rebuilt back addition

The sill of the existing window at the stair landing between 1F and 2F is dropped to floor level to allow for a glass door to be installed in the existing window opening. A terrace is formed in place of the sloped roof and the walls are raised to create a balustrade. Within the balustrade a large planter is formed, which will be used to plant herbs, but will also restrict any overlooking of the neighbours garden and 1F and 2F windows. The planters are designed to be effective without any plants, but vegetation would further increase the visual separation.

A very similar terrace is already in place at No.3. It resembles the proposal in length but occupies the full width of the back addition and unlike the proposed terrace exposes the neighbours to unrestricted overlooking.

A smaller version has recently been granted permission at No.15. The consented plans for No.15. show a shorter, but full width terrace without measures to mitigate overlooking.

From an architectural design point of view, we feel that the proposed solution provides both more privacy for No.7 and No.9 and a less fragmented appearance than the precedents mentioned above.

The back addition would be rebuilt as part of the works. The external appearance would match the existing brickwork and, together with modern double-glazed windows, would provide much improved thermal insulation.

Two existing windows facing No.9 are consolidated into a single opening, which will provide daylight to a circulation space. The window opening will be restricted, and obscure glazing will be used up to 1.7m above FFL to prevent a loss of privacy for the neighbours.

4. Increase of the size of the existing cellar

The existing cellar will be widened by about 1m towards the centre of the building to allow for improved storage and utility space. Excavation will be limited to a 45 degree angle measured from the bottom of the existing footings of both Party Walls, so that no underpinning of walls will be required. A structural impact assessment is included with this application. The cellar will also be waterproofed. No living accommodation or lightwell is proposed. (Additional floor area:7m2)

5. Installation of photovoltaic panels on upper level flat roofs.

Installation of several photovoltaic panels on the flat roof. The panels are set back from the edge and not visible from street level.

USE

Use remains unchanged as residential. No additional self-contained flats are created.

ACCESS

No changes are proposed to the access to the building.
The proposal includes no on-site parking.