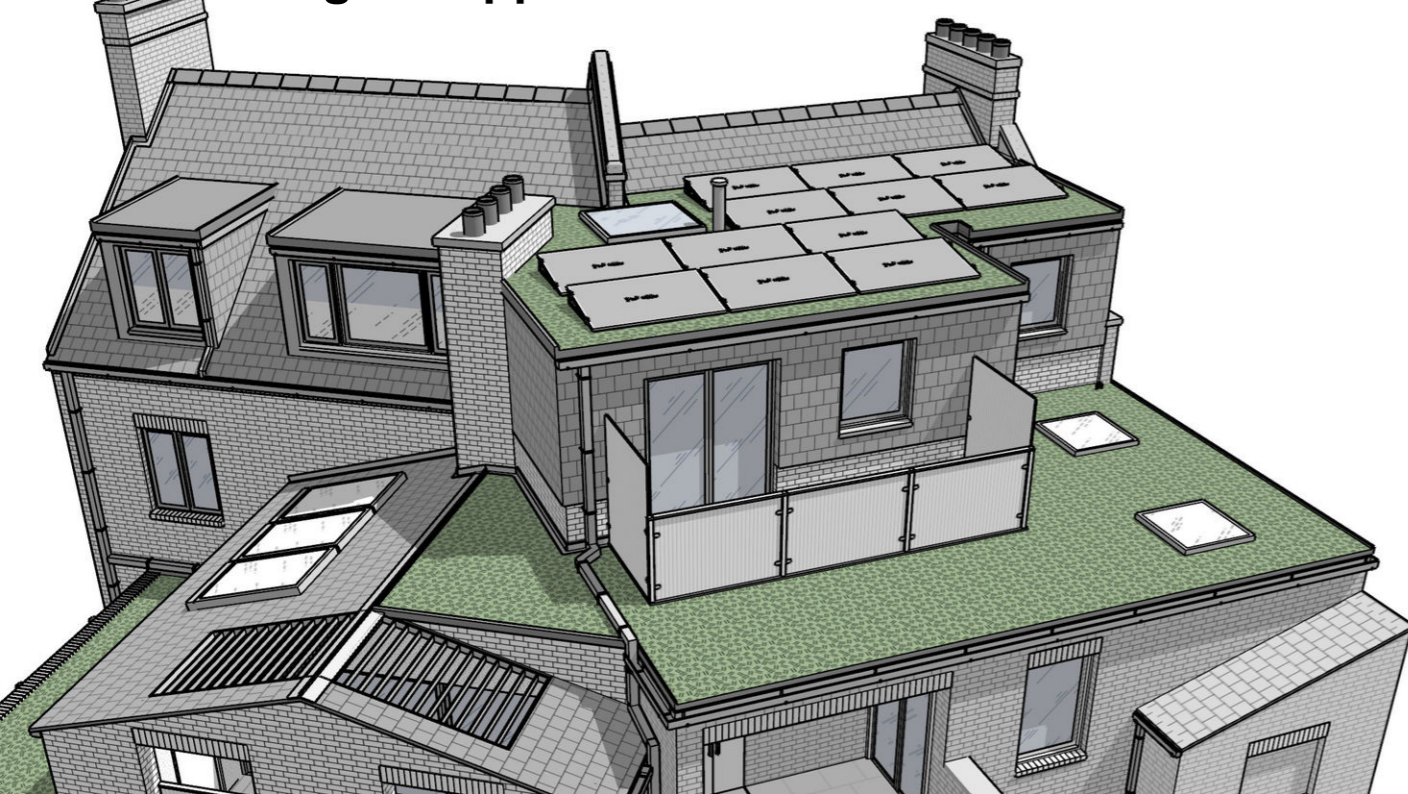


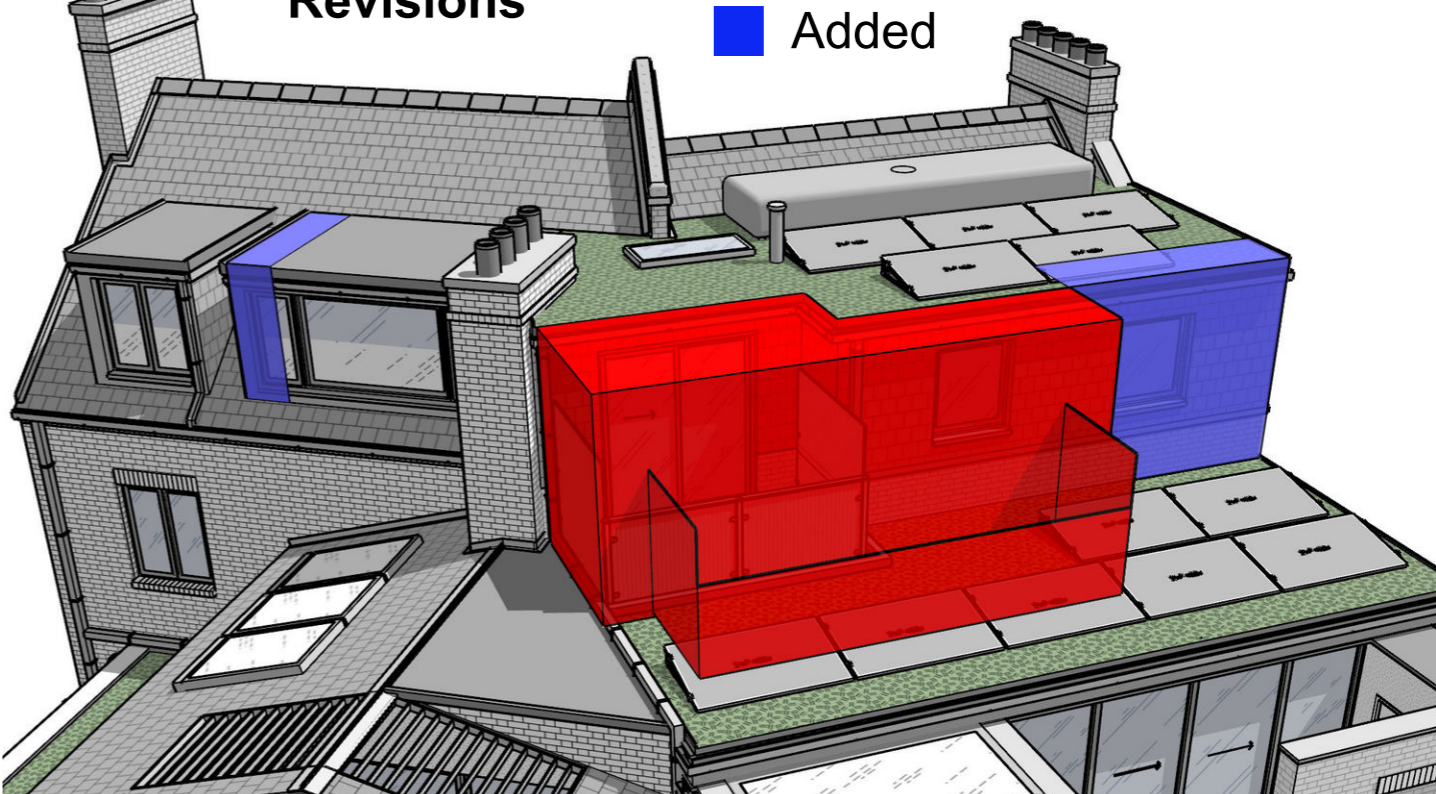
Officer requested amendments: Reduced rear dormer

Original application: 28/07/2020

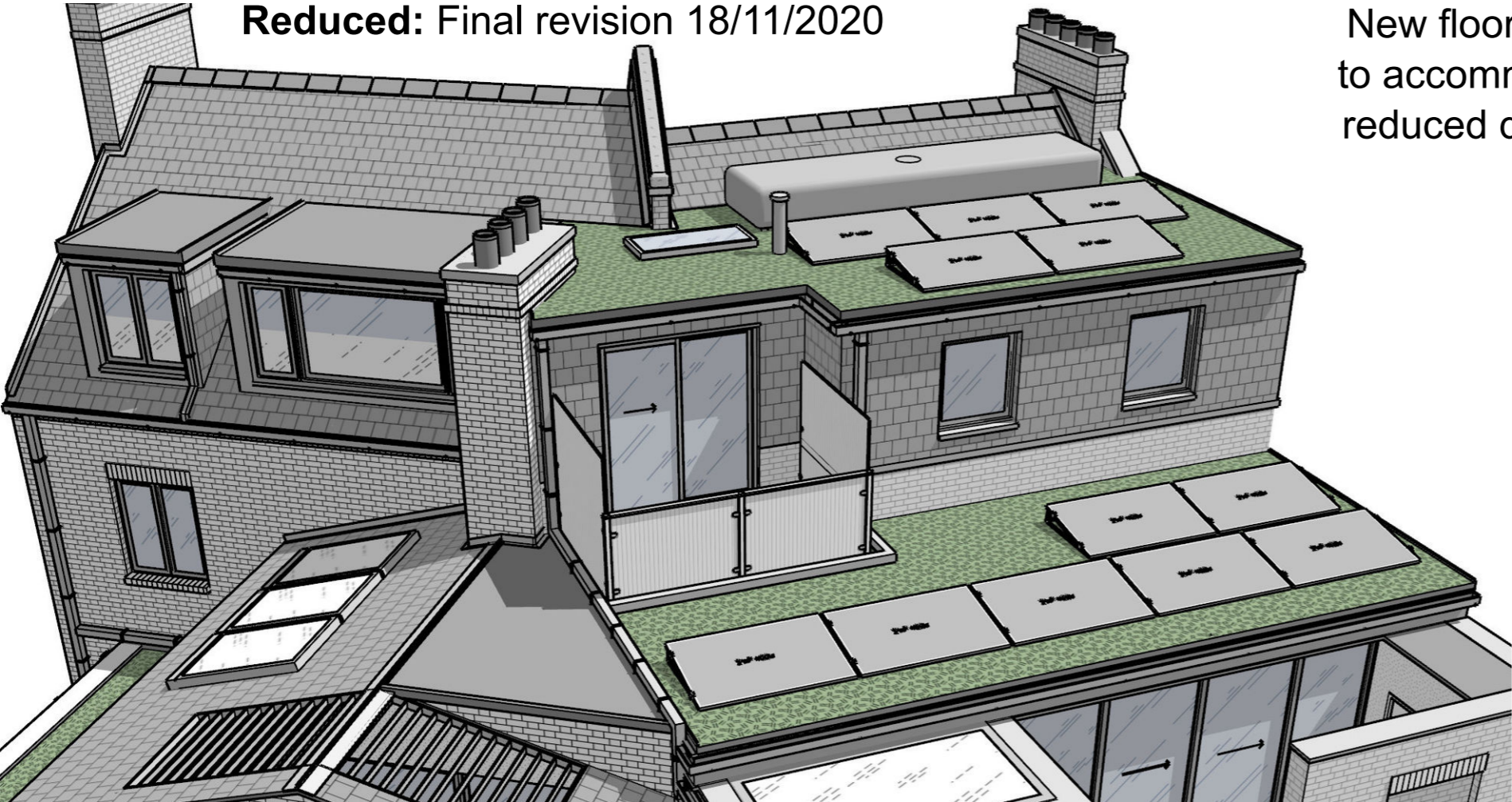


Revisions

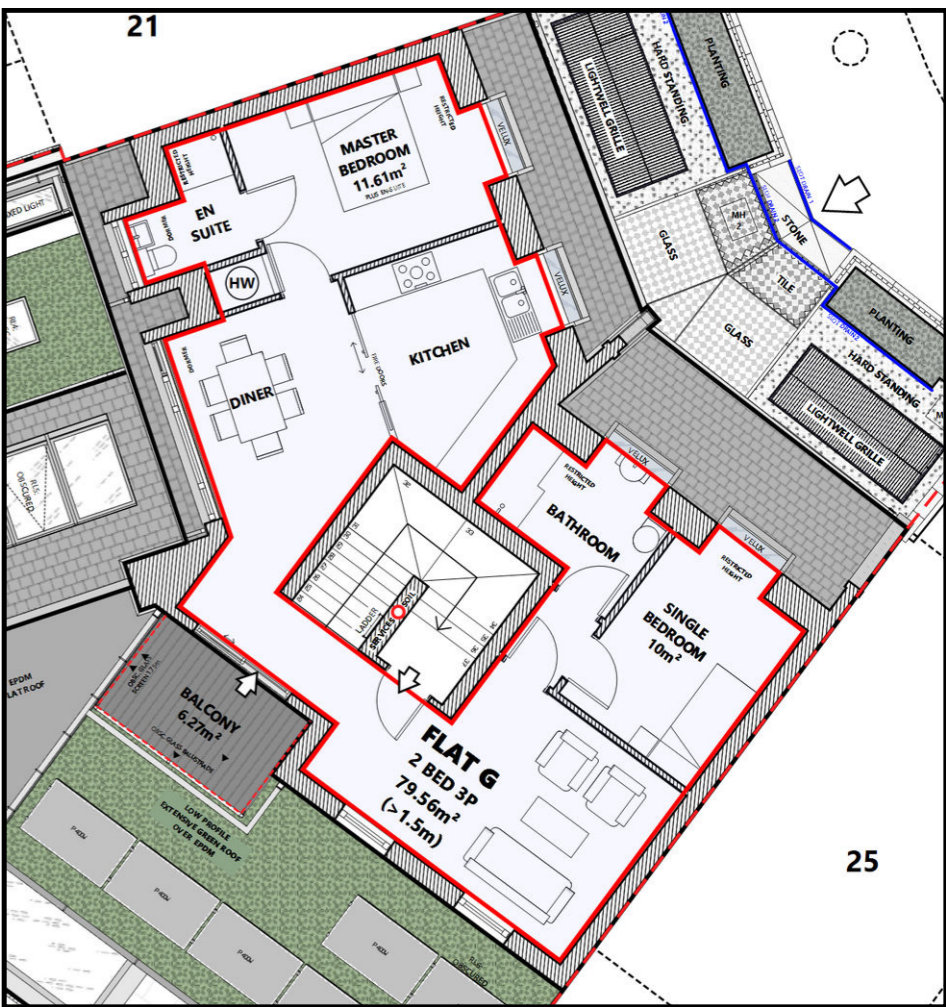
- Removed mass
- Added



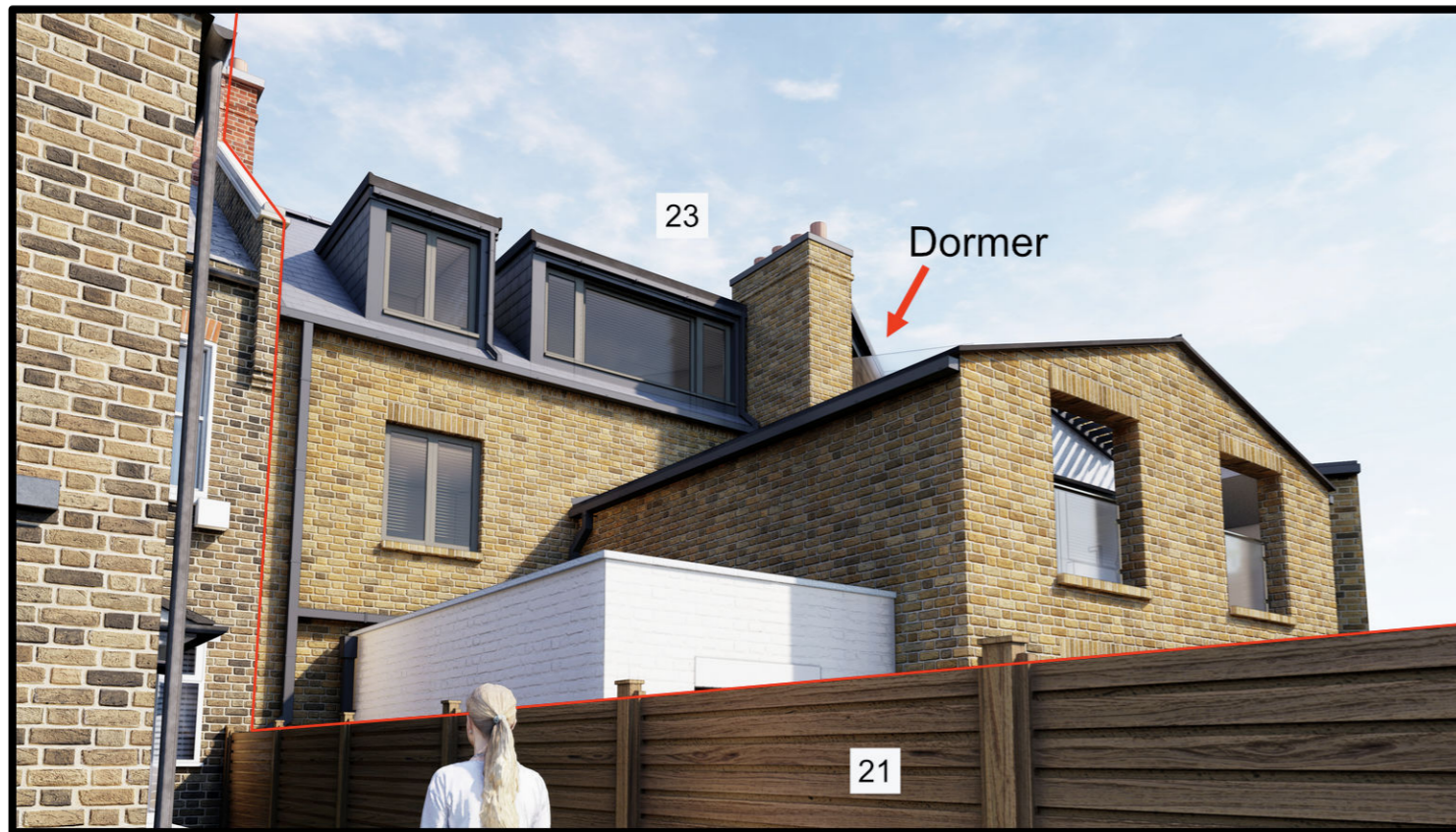
Reduced: Final revision 18/11/2020



New floor layout to accommodate reduced dormer.



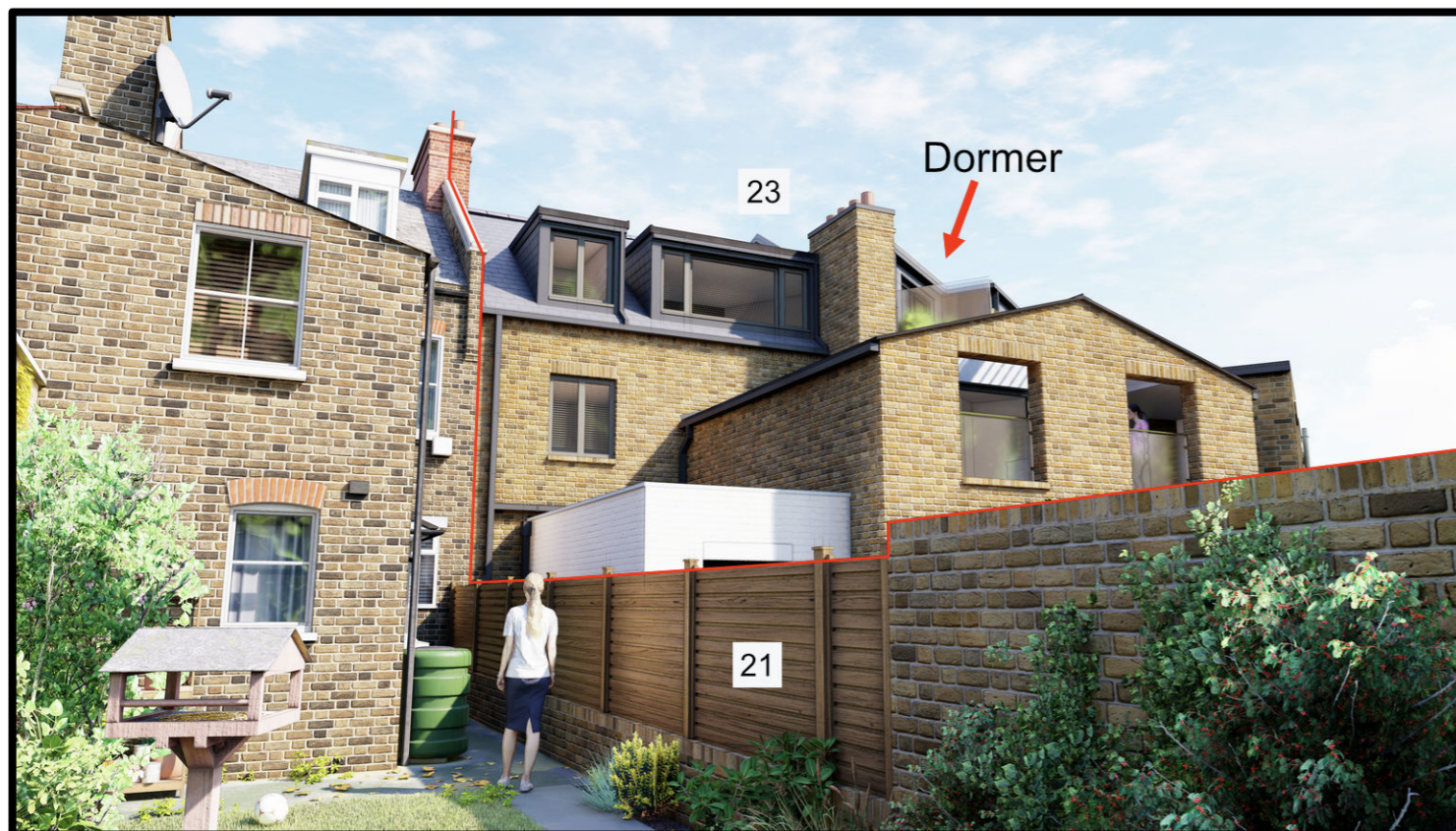
Views below showing dormer visibility from the gardens on No.s 21A, 25A and No. 27 Ravenshaw Street.



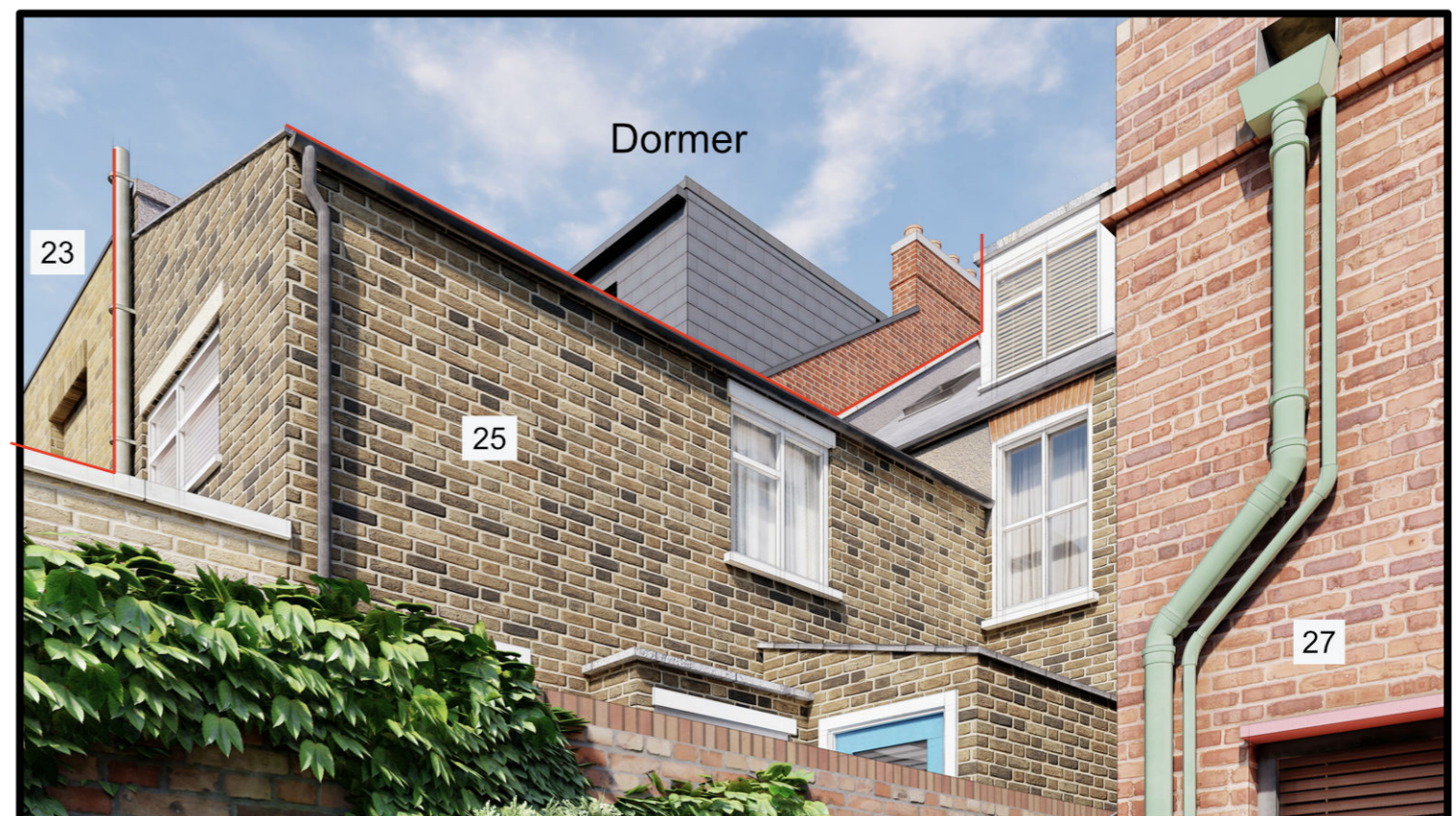
View from middle of the garden at 21A.



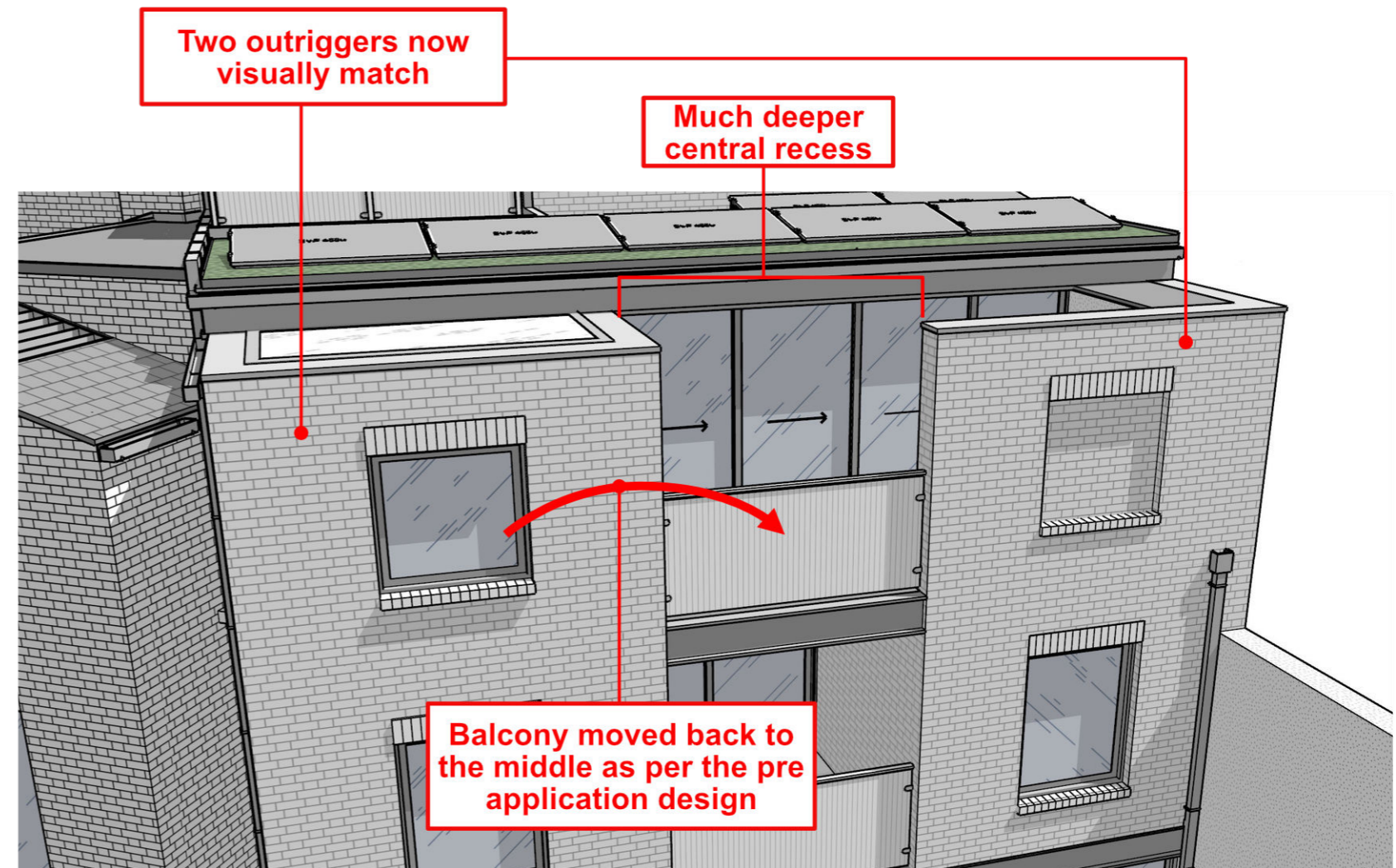
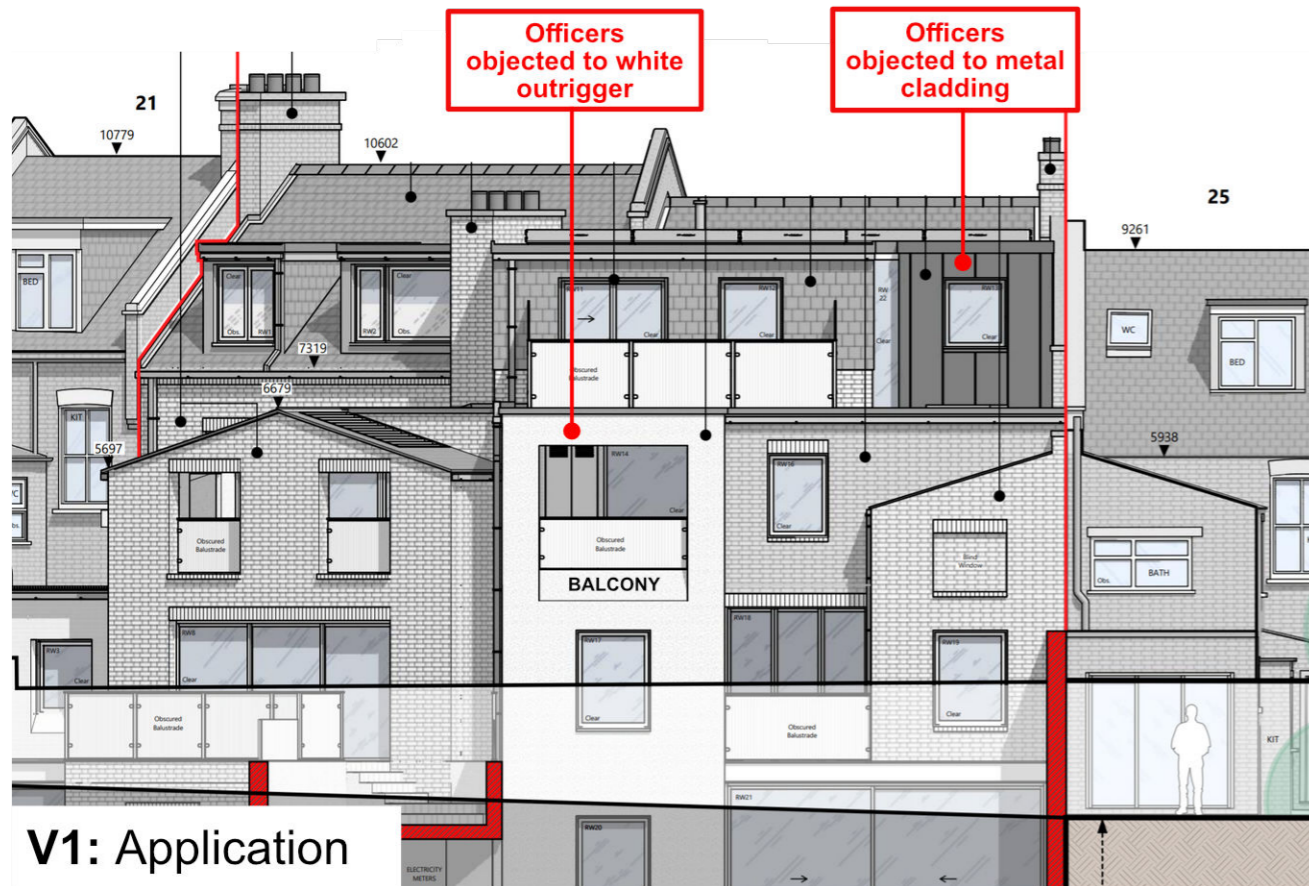
View from the very back of the garden at 25A.



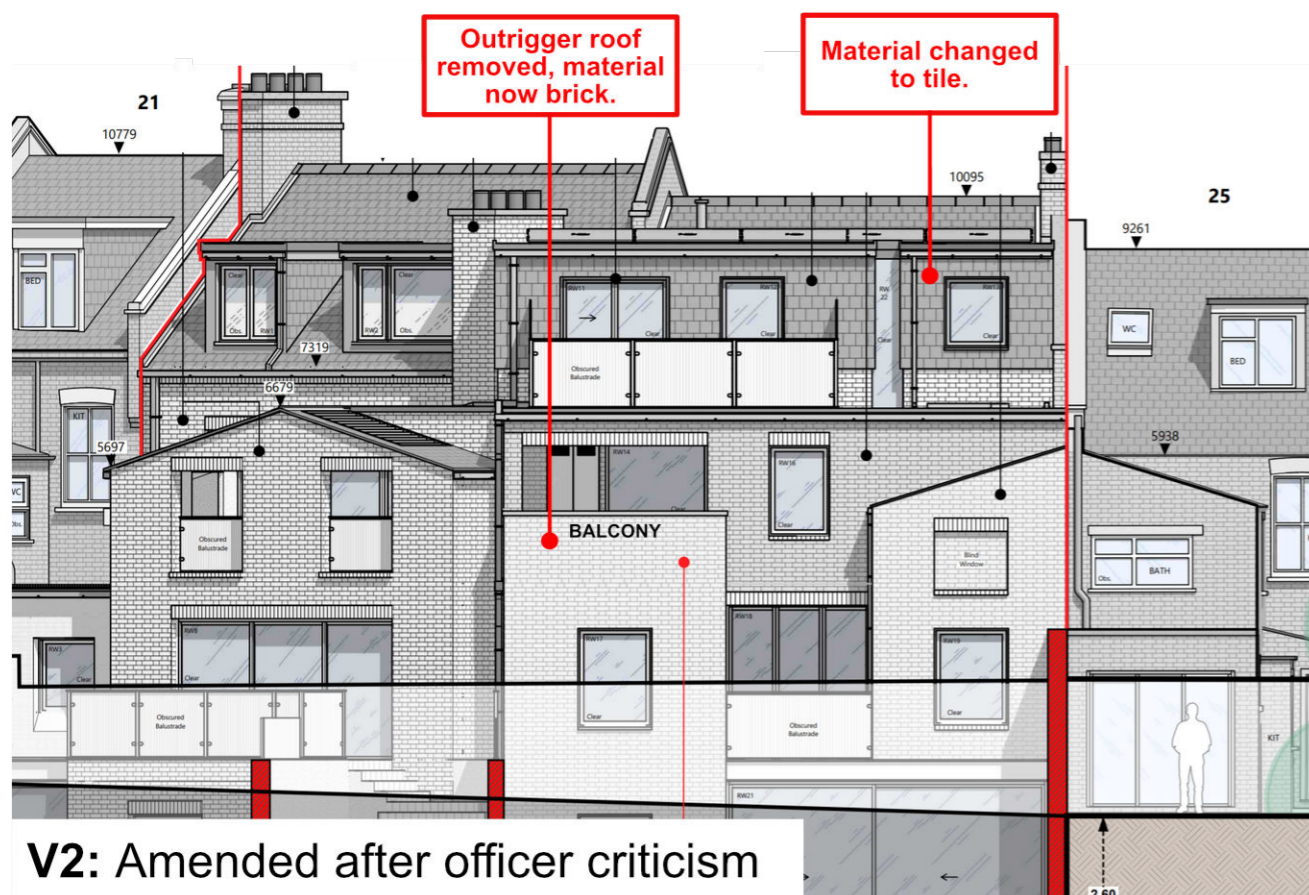
View from the back of the garden at 21A.



View from 27, close to the house.

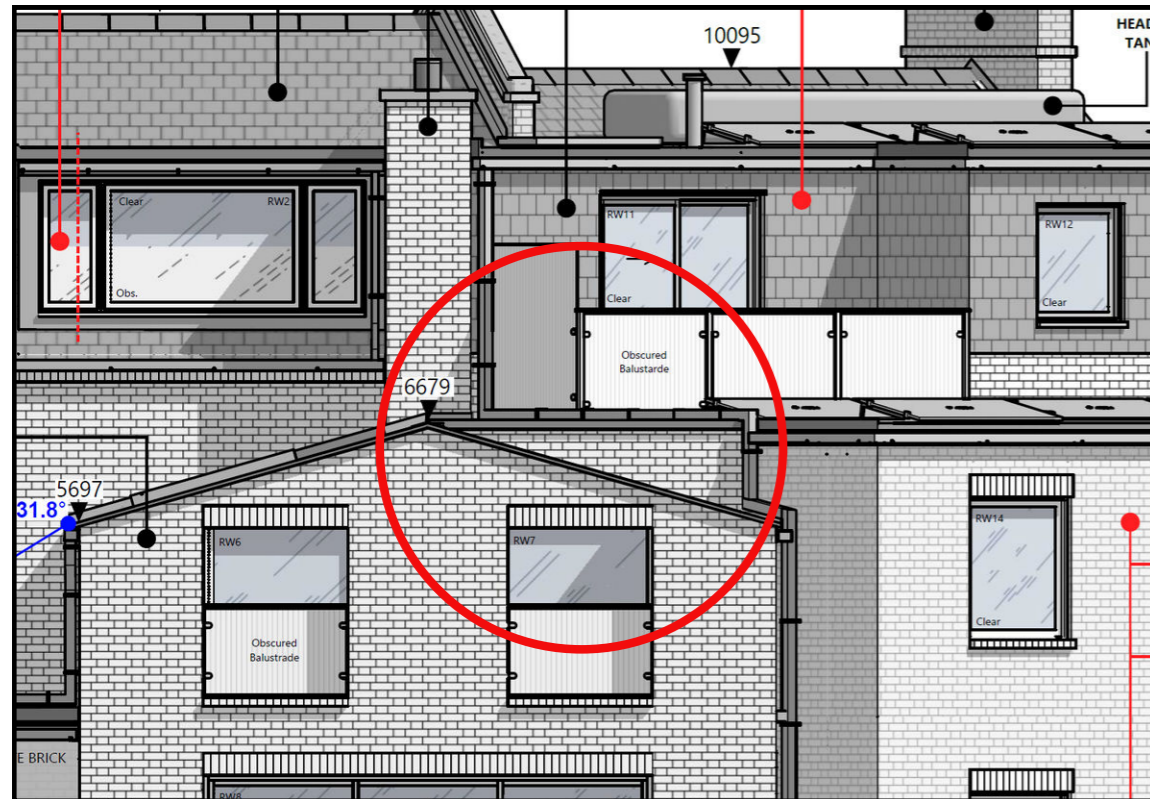


V3: Further officer requested revisions in response to conference call.

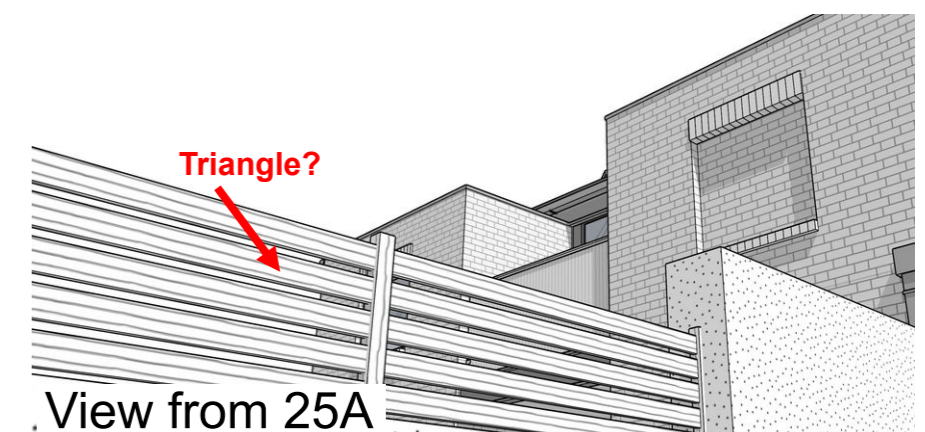
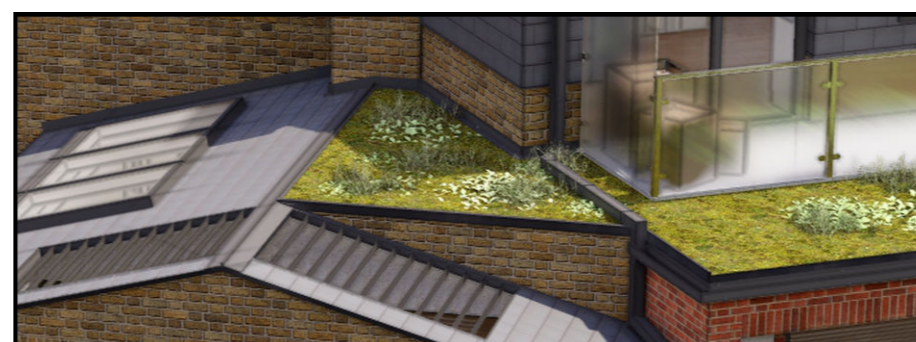
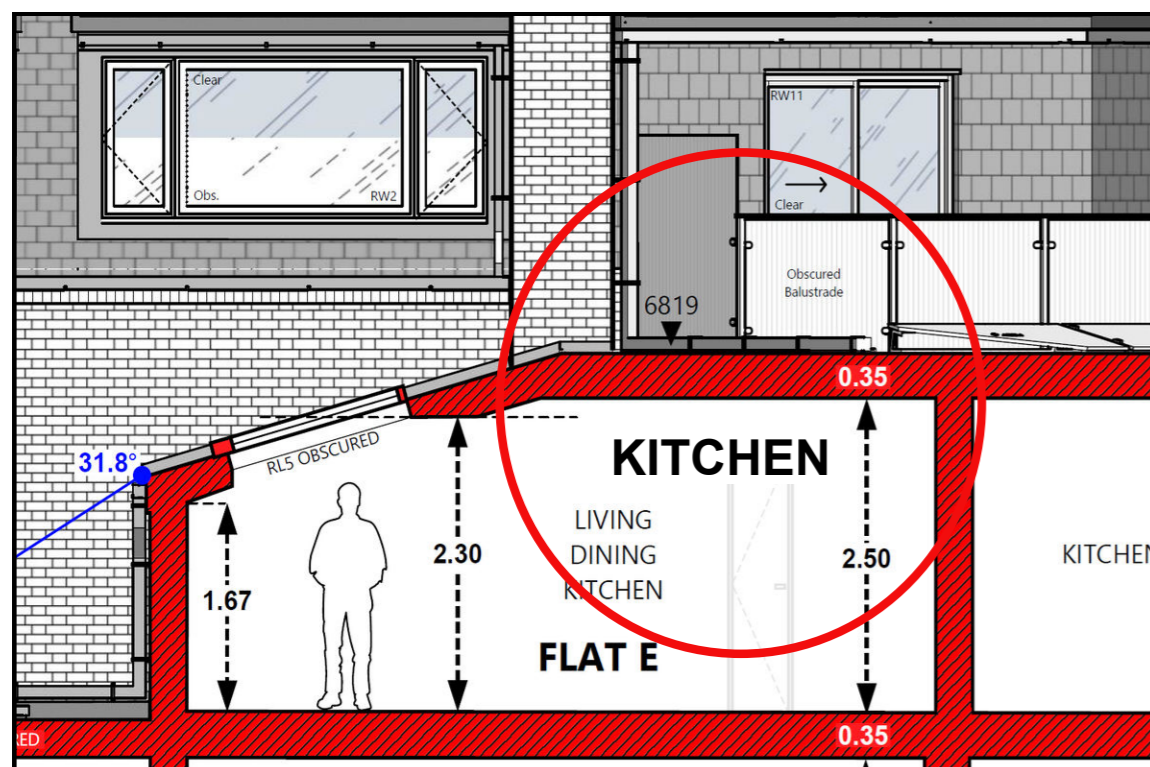
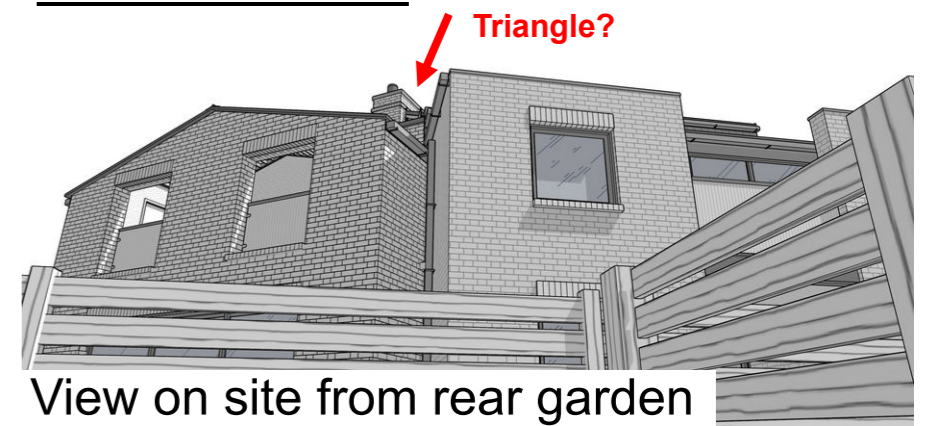


Officer requested amendments: The 'triangle'.

Officers raised the issue of a triangular section of roof, which they seem to find anomalous; asking if it could be removed or changed. The triangle is a structural 'device' that links the two half's of the building as it traverses the corner. After exploring numerous alternatives it was decided that this was the least uncomfortable way to bridge this gap between the pitched roof on the left and the flat roof on the right since it cannot be seen at all from the ground. There is no 'perfect' way to do this. Internally it forms the flat roof/ceiling of the kitchen of Flat E; it can't just be removed without having a detrimental impact on the Flat C's ceiling height.

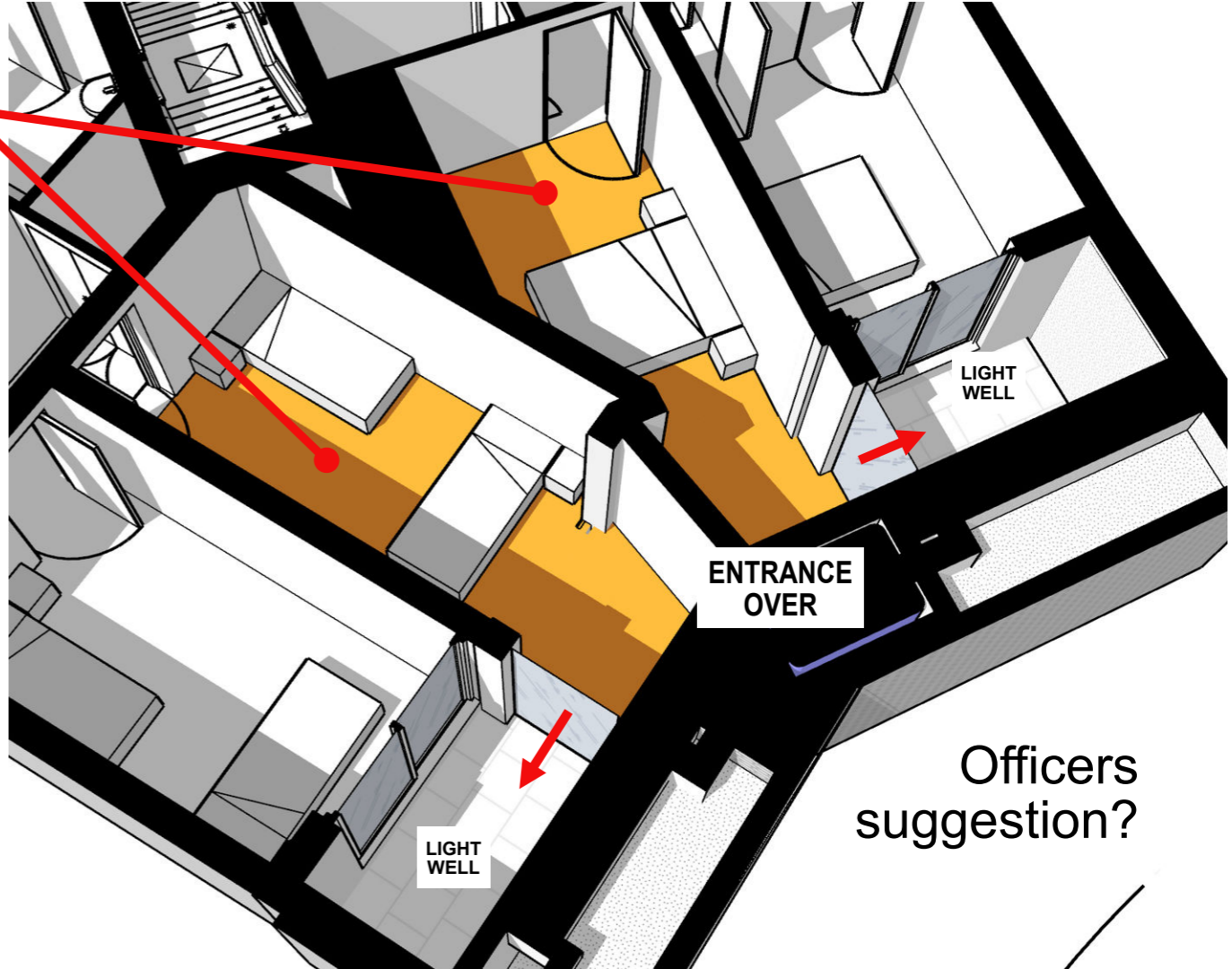


This triangular feature cannot be seen from any place on the ground, not even on the site.





Covering the entrance way by extending the bedrooms into the light-well (as officers seem to be suggesting) would create very deep rooms with extremely compromised natural light. It is just not a practical solution in this case.



As proposed with glass panels

2020/1671/P - 2 Hillfield Road London NW6 1QE

We note that a solid entrance with basement bedrooms beneath forms part of another current application on Hillfield Road. That site has a much wider and deeper frontage which make it a viable solution in that case, but not ours.

