

## DESIGN & ACCESS STATEMENT

24 COUNTESS ROAD, LONDON NW5 2XJ

### PROPOSED SINGLE-STOREY REAR EXTENSION

24 Countess Road is an end-terrace Victorian dwelling on three floors, within the Kentish Town Conservation Area. The property is arranged as a family house with level ground-floor entrance from the street, opening at rear onto a South-facing garden. The properties on Countess Road typically have two-storey rear extensions part width of the plot, which are paired back to back. However, at no.24 as an end-terrace this structure is isolated and has also been re-built at some stage, in brick, but with unsympathetic proportions.

The proposal is to form a single-storey 'side-return' rear extension, infilling the gap between the two-storey extension housing the kitchen at ground floor level, and the Party Wall structure constructed by no.26 Countess Road in 2010 (Application ref: 2010/2406/P). The new structure extends the current kitchen area and provides a dining area. These facilities will greatly benefit the operation of the house for a family with three teenage children.

The design is a simple, low-key structure with a flat roof set below the Party Wall parapet with no.26. A pair of glazed timber doors in painted finish will provide access to the garden, and a linear pyramid roof-light will bring natural light deep into the ground floor.

The proposed extension follows an approximate line of projection towards the garden established in extensions to no's 26 & 28, and further properties on the South side of Countess Road. The proposal follows a local precedent for simple modern interventions to the rear of the Victorian housing stock, complementing rather than competing with the main houses.

With a level ground floor entrance, no.24 is relatively accessible for this type of property. The new extension will be on the same level as the existing ground floor, with wide entrance between new and old.

**Patrick Bankhead**

[pb@southstudioarchitects.com](mailto:pb@southstudioarchitects.com)

[www.southstudioarchitects.com](http://www.southstudioarchitects.com)