

38 Countess Road NW5

Amended Design Statement in support of planning application.



Street view



Rear view

The location

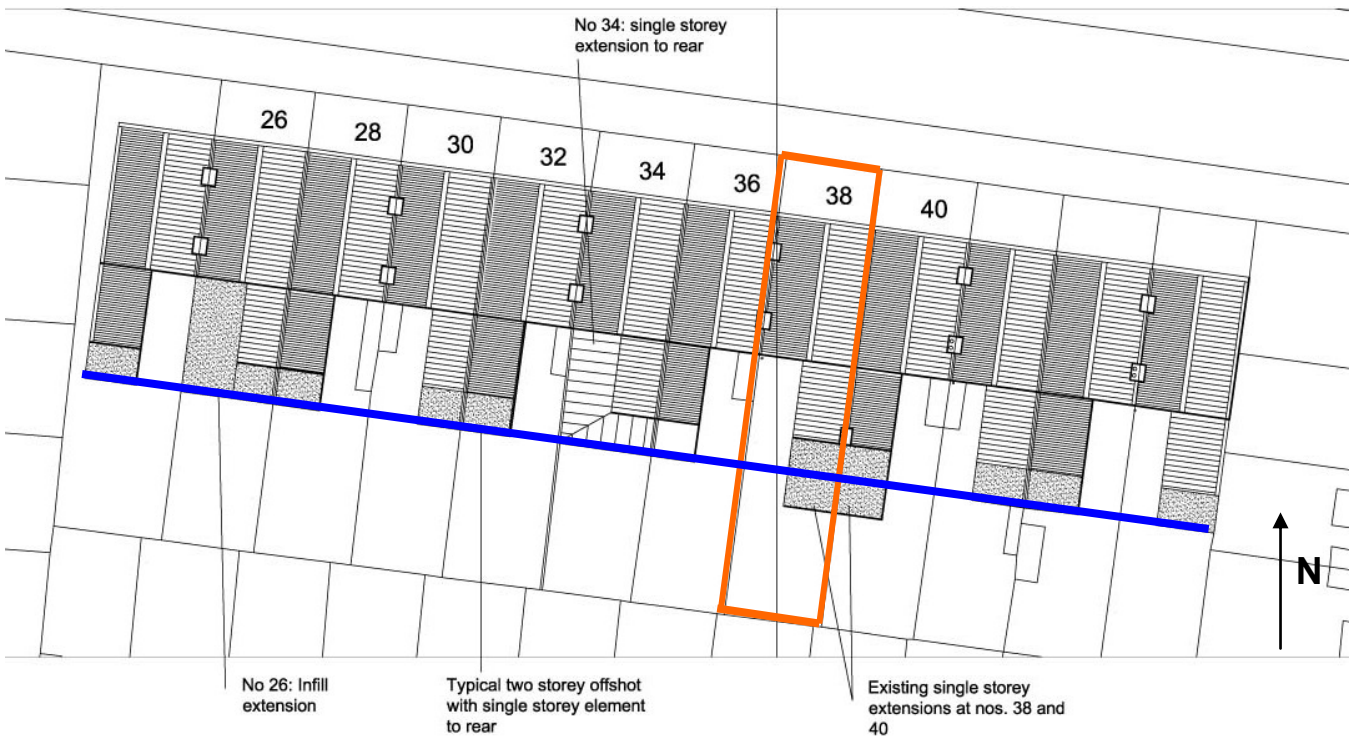
38 Countess Road, NW5 2XJ is situated in the London Borough of Camden, within the Kentish Town Conservation Area

The existing house

The house is a three storey terraced dwelling with a small front garden and enclosed garden to the rear. The house has a part two storey and part single storey rear off-shot / closet wing, with a roof terrace overlooking the garden.

The proposal

The proposal is to extend the house at the rear with a single storey extension partially infilling the garden to the side of the existing closet wing. The rear wall of the extension will line through with the rear wall of the typical closet wings on the terrace to maintain the character of the existing terrace. The extension will have a partially glazed and partially flat roof. An external spiral stair will be provided to access the existing roof terrace from the garden—a screen will ensure that the privacy of no. 40 is not compromised.



Existing roof plan:

Red = site boundary

Blue = extent of typical closet wings and existing infill extensions at nos. 26 and 34



Chimney of no 38 with rear of opposite terrace

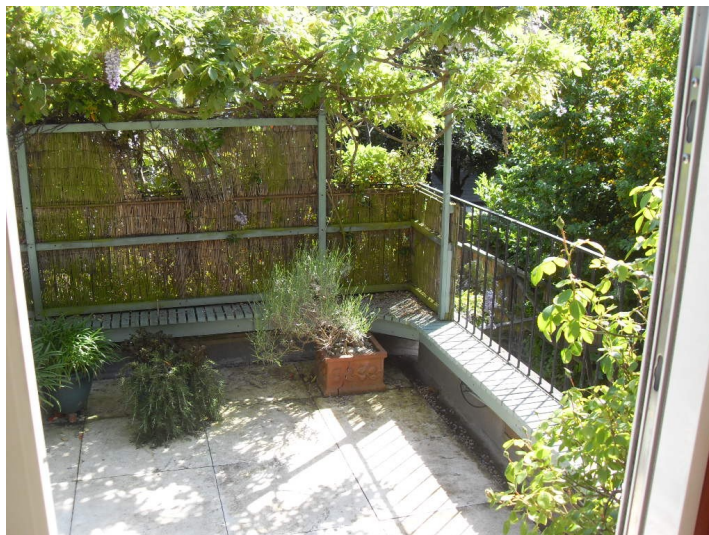
Rear of no 38

Character.

The rear character of the area is formed by the brick elevations, butterfly roofs, chimneys, two storey closet wings and mature gardens.



View into rear gardens nos. 36 and 38 from upper floor of no. 38



Existing roof terrace at no 38



Single storey extension no.40



Proposed site for new extension.



View to garden, no 38

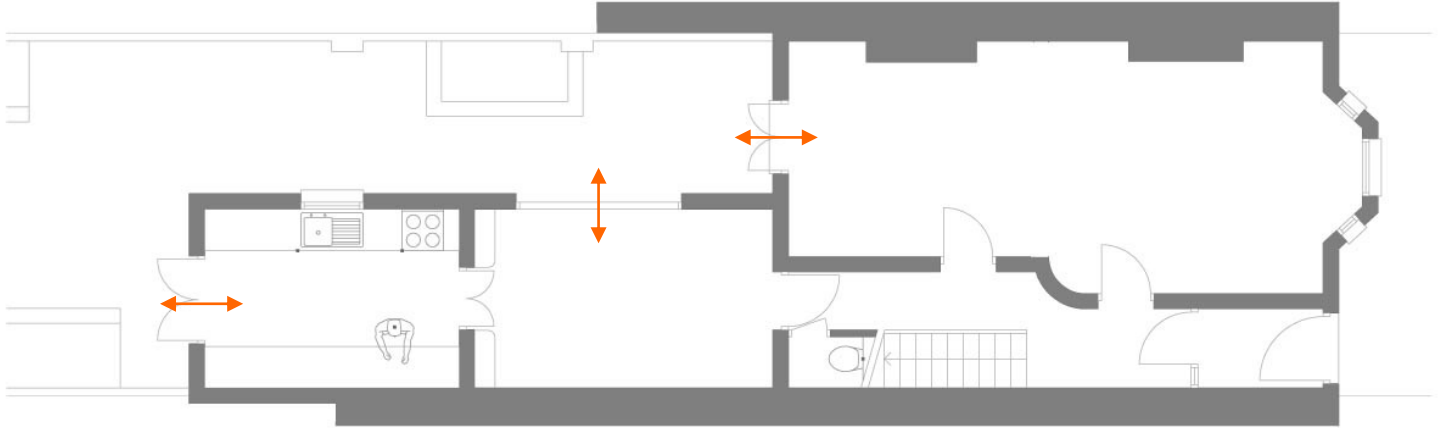
Orientation

The elevations of the terrace face virtually due south and so receive plenty of sunshine throughout the year. The proposed extension at no 38 will therefore have little impact on the garden of no 36.

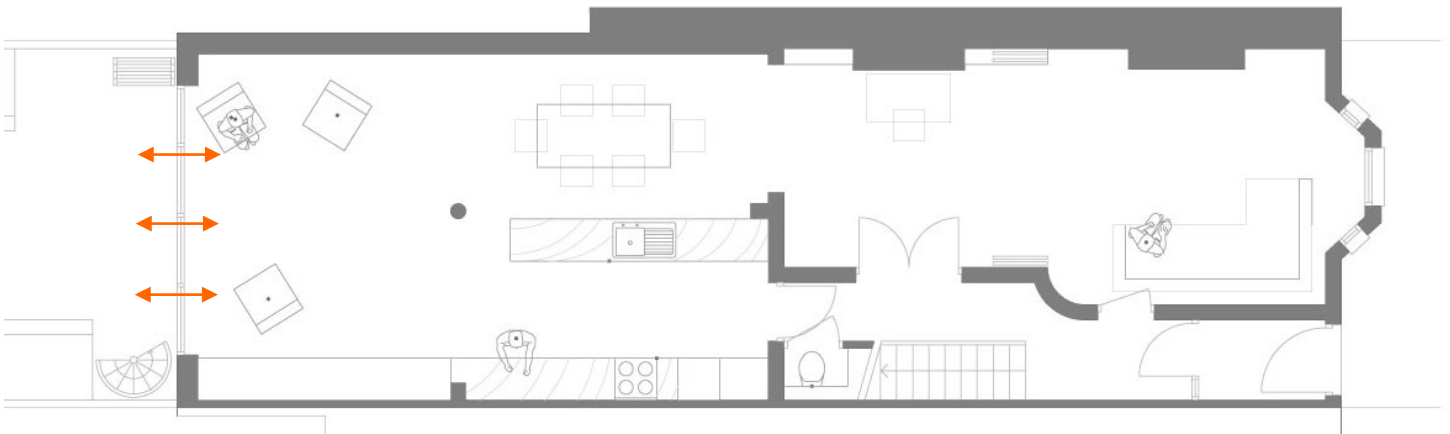
Pre-application advice

Pre-application advice was obtained from the London Borough of Camden in July 2012. The main issues were advised to be the impact of the proposal upon the character or appearance of the host building and the surrounding area and the impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties.

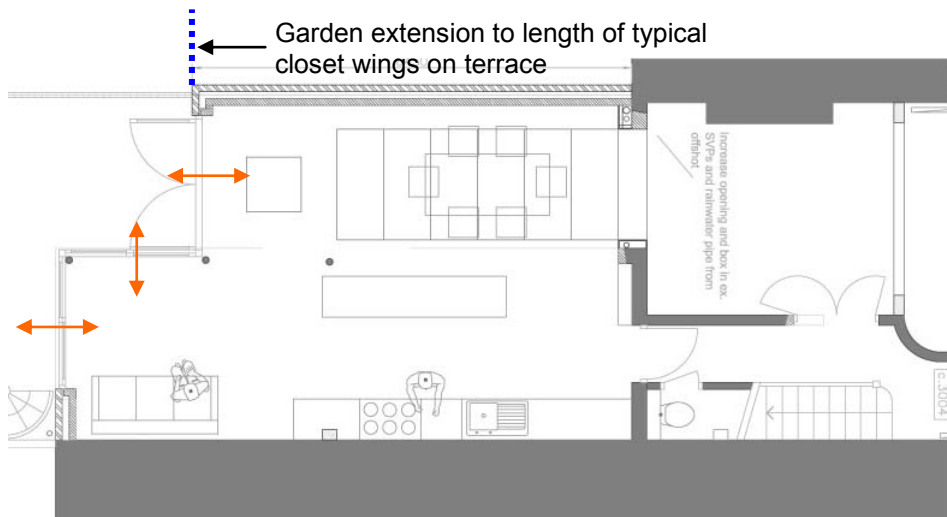
Existing house



Initial proposal: full length infill is considered by Camden to have an adverse effect on the conservation area.

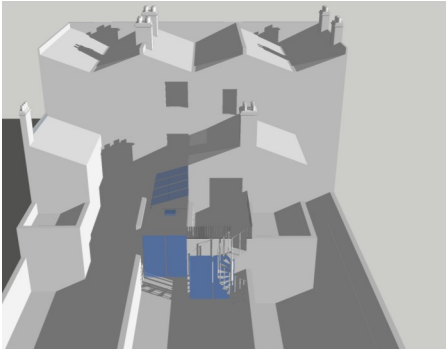
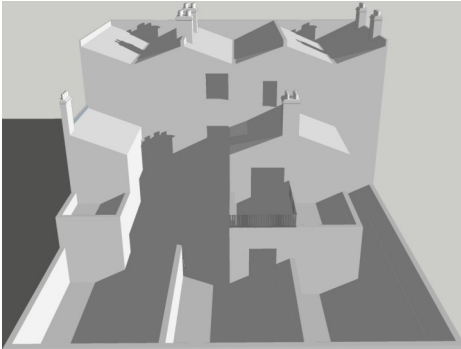


Revised proposal: extension to length of typical closet wings in the terrace.

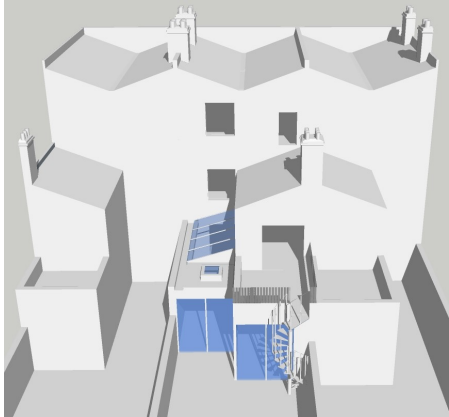
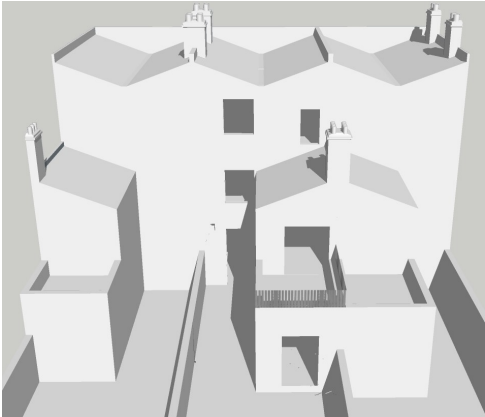


Massing models to show March shadows. For architectural detail refer to drawings.

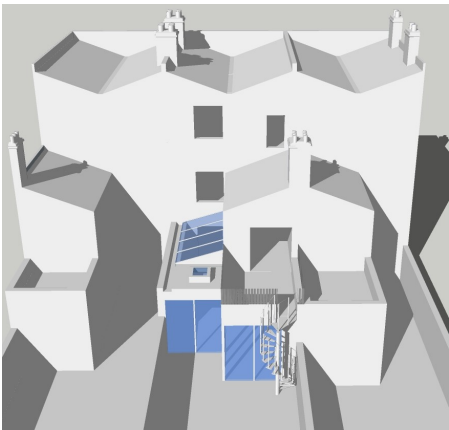
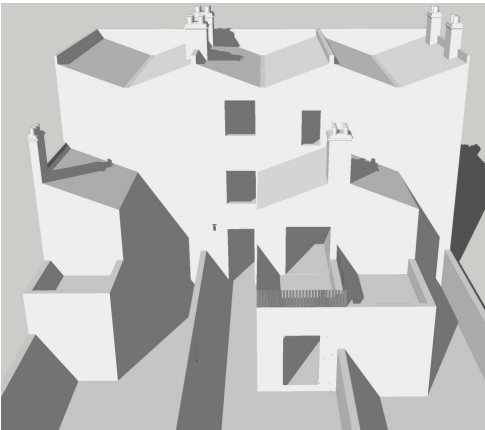
9am



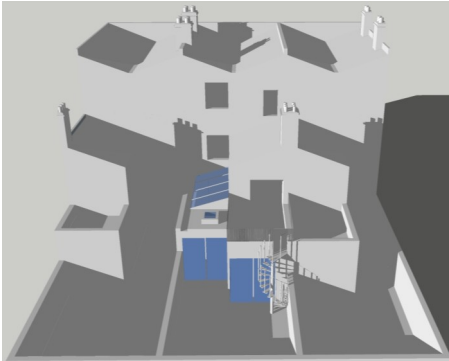
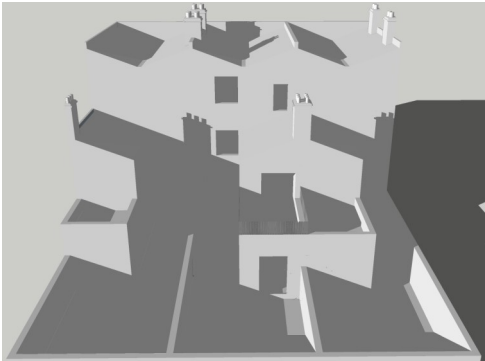
Noon



2pm



4pm



Existing

Proposed