

38 Countess Road NW5

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 infilling the garden to the full length of the existing closet wing. The extension will have a partially glazed and partially flat roof. The flat roof will have sedum planting to increase biodiversity and ameliorate water run off. 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 _ illustrates dominance of butterfly roofs and two storey off-shots along terrace



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.

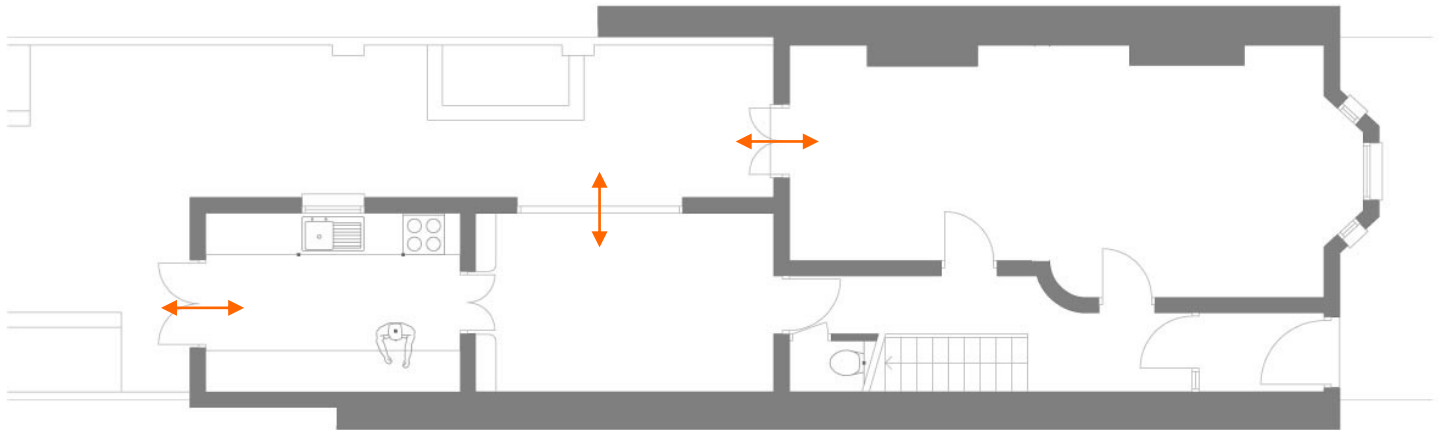
Pre-application advice

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.

Typically, other approved infill extensions in this terrace align with the rear line of the closet wings.

Existing house

The extension is proposed to improve the relationship of the existing house to the garden and provide improved living accommodation on the ground floor.

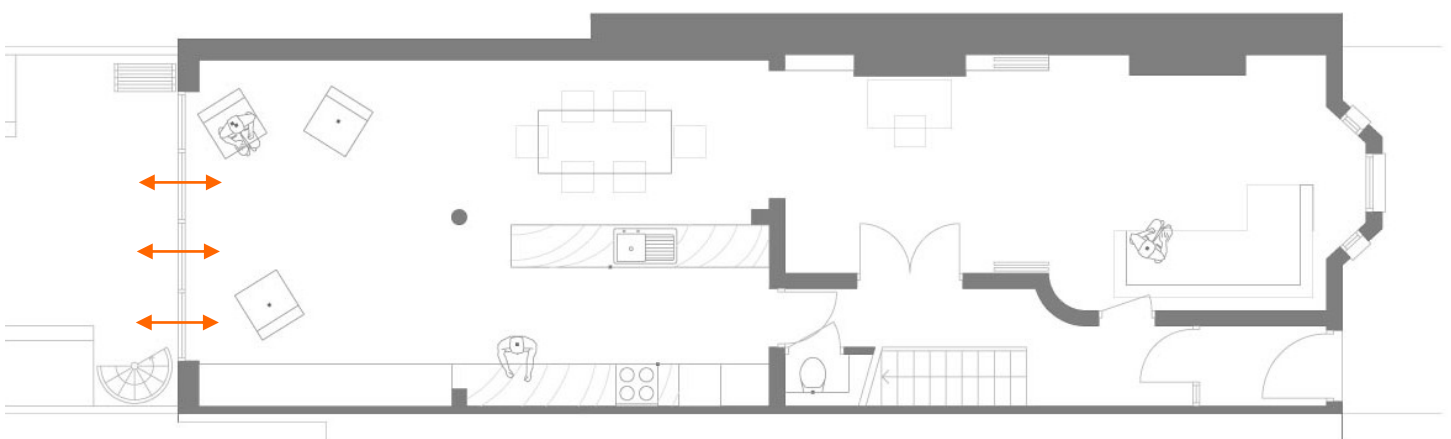


Existing footprint: poor relationship with garden

Proposed scheme

Infill adjacent to closet wing providing:

- Good internal layout
- Similar principle to extensions already approved at nos 26. and no. 34 Countess Road ie: new development aligns with extent of the existing closet wing
- Minimal impact on neighbours as terrace faces south



Proposed footprint. Infill adjacent to closet wing