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16 COUNTESS ROAD, NW5 2NT, CAMDEN, LONDON

To whom it may concern,

INTRODUCTION

16 Countess Road is in a row of 11 terraced properties forming the south side of Countess Road. The property is in the Kentish Town Conservation Area, which was designated in 1985 and extended in 1991 and February 2011 with this recent revision being expanded north to include Countess Road.

Countess Road is in the northern zone of the conservation area and the character is described as “residential terraces of mostly 3 storey terraces set within narrow plots. Brick and stucco fronted. Front gardens are small with longer rear gardens. Detailing and decoration varies from terrace to terrace, rusticated stucco and canted bays on the ground floor are a common feature”¹



16 COUNTESS ROAD



SOUTHERN TERRACE OF COUNTESS RD (16 SCAFFOLDED)

The property itself is a 3 story single dwelling, with existing single and double story extensions to the rear and a rear private garden. A small front garden sets this terraced property back from the street. The proposals seek to extend into the loft space with a rear facing dormer, and to install solar panels on top of this dormer and the existing roof at 2nd and 1st floor level.

¹ Kentish Town Conservation Area Appraisal and Management Strategy London Borough of Camden, Adopted Feb 2011

AMOUNT

The proposal looks to extend internally into the loft, to create a study area with access to a shower room. A rear dormer is to be installed, and has been designed to sit 500mm from the existing party walls, which project above the slated roof, and 500mm up from the bottom roof edge so that the original roof form is preserved. The “roof” of the dormer will slope up towards the existing ridge to create a pitched roof to take the new solar panels. The dormer height has been kept to an absolute minimum with just 2m internal height from the loft floor. Pre application advice asked for the dormer not to be “overscaled” and by reducing this height, the design reduces the “bulk” of this additional dormer.

LAYOUT

The layout in planning terms is relatively unchanged. The addition of room at loft level will require some modification to the internal layout to achieve building control approval, but those changes are not the subject of this application.

SCALE

The dormer has been designed to reduce its bulk externally, by being set back from the parapets and roof eaves, and by reducing the head room internally and sloping back up towards the ridge, this keeps the scale subordinate, while allowing for the installation of solar panels on the roof. The original roof form can still be seen around the perimeter edges of the dormer.

The solar panels have been positioned so as to maximise their output, but all are on roofs and therefore their positioning is considered to have minimal impact. It is intended to install these as flush as possible.

LANDSCAPING

There are no landscaping works proposed. The proposal includes solar panels on external south facing roof surfaces.

APPEARANCE

The street appearance of this property in the conservation area is unchanged. New “Conservation Rooflights” to the front façade are proposed under permitted development right which this property still has, even though in a conservation area. The dormer to the rear elevation is designed to preserve the original roof form and is designed to be less bulky than some of its neighbouring dormers, which have been installed under permitted development. The dormer will be clad in lead, with timber detailing, painted white. The windows at loft level will be timber, painted white, which is in keeping with a property of this period.

USE

There is no change of use proposed. The addition of a home study on the top floor is seen as a positive way to promote working from home, and in turn reducing this dwellings demand on public transport and other public resources.

ACCESS

The access proposals from the street are unchanged, internally a new stair into the loft space, and new fire lobby at ground floor level are required but are not the subject of this application.

DESIGN AND ACCESS STATEMENT

16 COUNTESS ROAD NW5 2NT

PHOTOGRAPH PACKAGE



REAR ELEVATION



NEIGHBOURING PROPERTIES



FRONT ELEVATION