

RISE

17 Countess Road, NW5 2NS

Design + Access Statement

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Consultant Team

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Consultant Team

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17 Countess Road,
NW5 2NS

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0.1 Practice Introduction

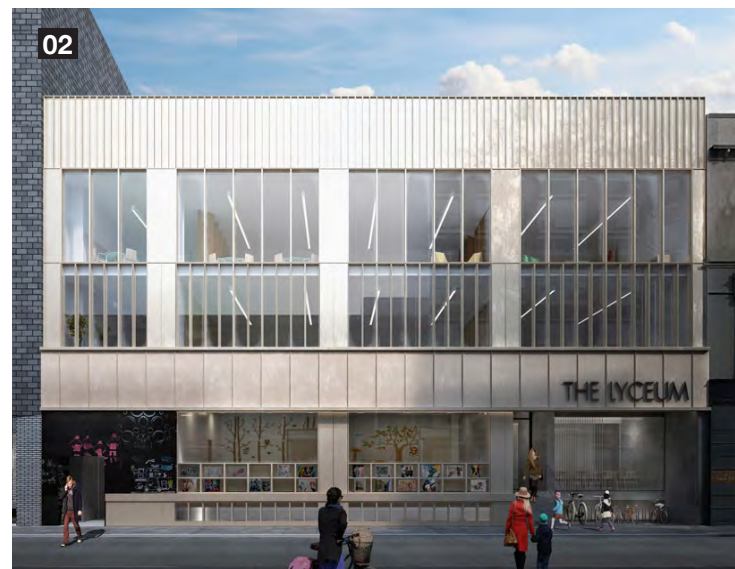
RISE Design Studio is an innovative contemporary architecture practice based in London, making schools and houses, dealing with England and Ireland's diffuse light and absolute materiality.

Architecture is experienced emotionally, felt through the skin as much as viewed through the eyes. For this reason, since Sean Ronnie Hill founded the studio in 2011, there has been a strong focus equally on the physicality of their work as on its conception.

Our work is informed by an awareness of place and context, craft and materiality, local climate, inclusion of sustainability, a consideration of form, and an understanding of the simplicity and quality of well-made buildings.

We approach every project as a unique and singular opportunity. Through discussion, observation and research, informed by our considerable project experience, we engage in a critical investigation of each project's needs and constraints – with the objective of delivering the highest level of design quality, and buildings which are practical, inspiring and beautiful.

Our work is also characterised by a rigorous and analytical approach to function and planning, and a thorough process of refinement which is applied to every detail.



01 Burrows Road Glazed Envelope
02 Lyceum School, Shoreditch
03 Glenshaw Mansions Renovation

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0.1 Proposal Summary

This report outlines the proposal for a Side Extension to the existing outrigger at 17 Countess Road, NW5 2NS, in the Camden Borough. The clients are the freeholders of the building.

Our clients, Mr Boyd + Mrs Merchant, , wish to build a high quality, single storey side extension to the outrigger of their three storey house. The proposal would create an additional patio, utility and open plan kitchen dining room to the rear of the property.

0.2 Planning Summary

The site is located in a conservation area but it is not subject to any Article 4 Directions. The property is not listed.

Changes are limited to the rear facades which are not visible from Countess Road. The intention is to maximise the amount of glazing to the rear side extension to minimise the sense of enclosure to the neighbouring properties, 19 Countess Road, 21 Countess Road, and to differentiate from the existing.

The materials and form are to remain sensitive to the existing context and character of the area and all execution is to be of a high quality.

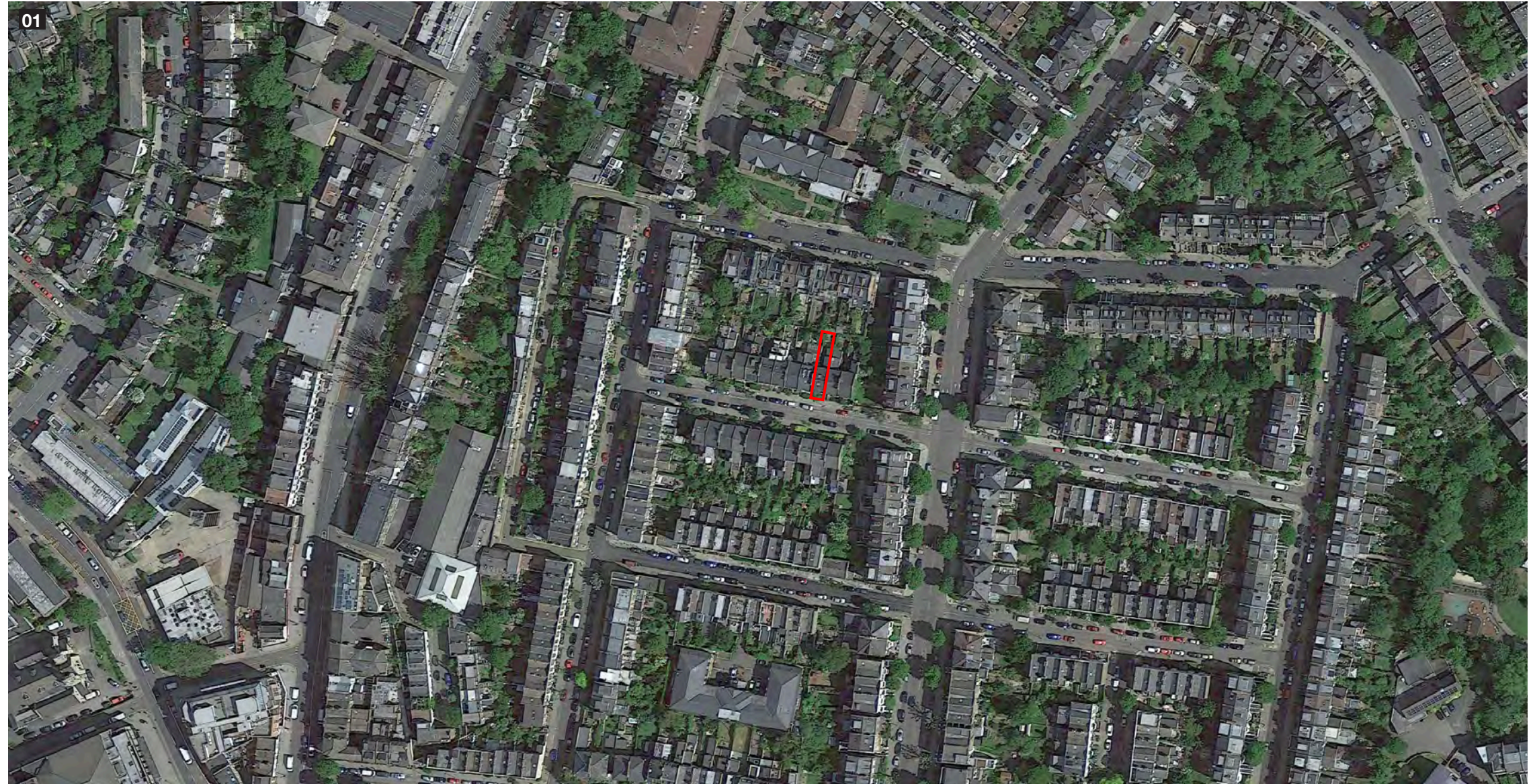
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1.1 Location + History

The site exists as a single family dwelling. It lies on Countess Road, close to Lady Margaret Road. Countess Road is part of the Kentish Town Conservation Area, located between Kentish Town and Tuffnell Park Underground Stations.

The building is located within Character Zone 5 - Lady Margaret Road, of the Kentish Town Conservation Area, in the London Borough of Camden. According to the conservation record it was built between 1875 and 1894.

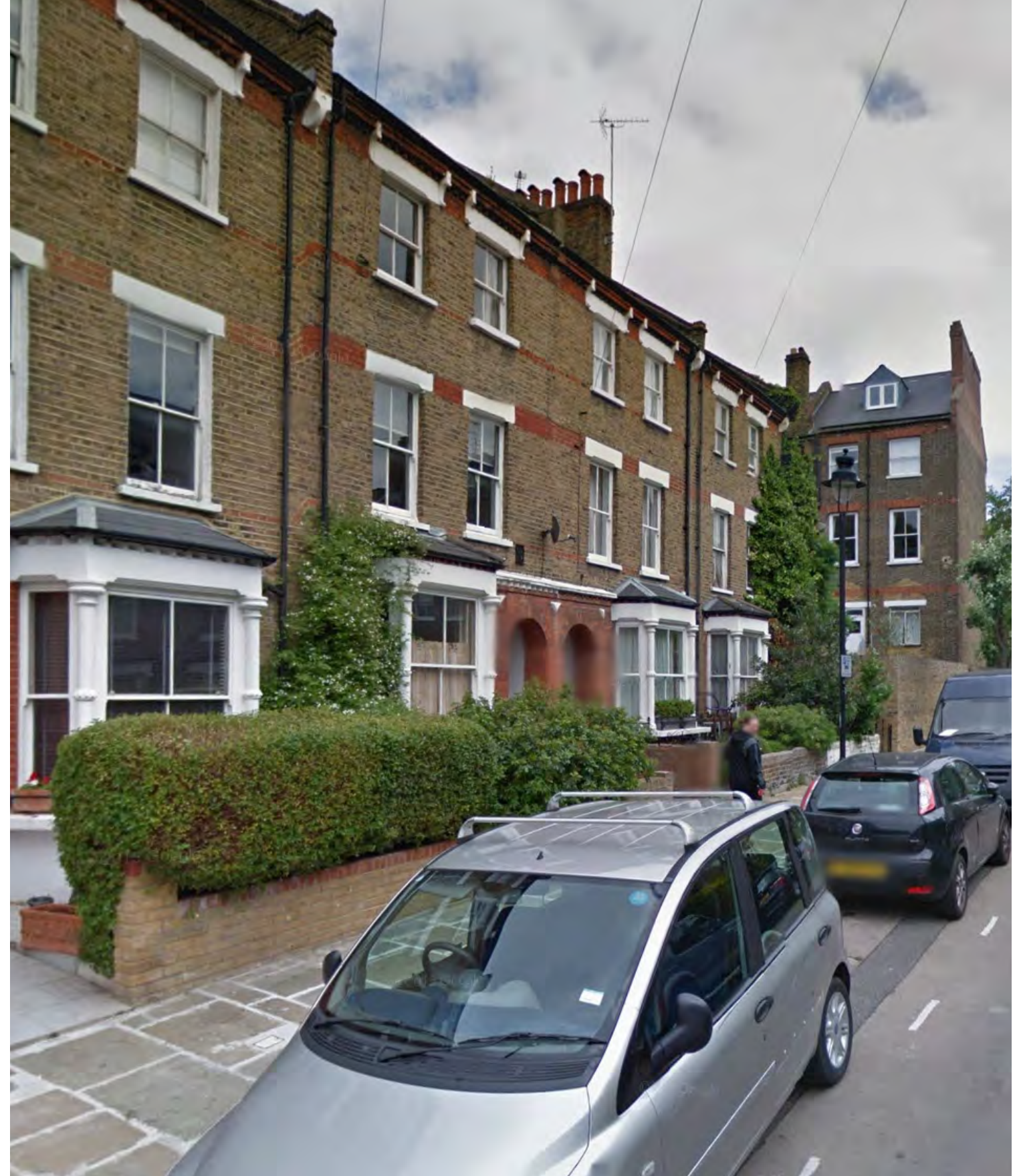
The property is not subject to any Article 4 Directions, and it is not listed.



01 Satellite View of site
02 Aerial View of site looking East
03 Aerial view of site looking West



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2.1 Relevant Planning Policy Summary

- a. Camden Core Strategy 2010-2025: Local Development Framework
- b. Camden Development Policies 2010-2025: Local Development Framework
- c. Camden Planning Guidance 1: Design
- d. Camden Planning Guidance 8: Planning Obligations
- e. Kentish Town Conservation Area Appraisal and Management Strategy

2.2 Relevant Planning History

There has been one previous planning application on record for 17 Countess Road, NW5 2NS:

2013/2328/T - GRANTED - Notice of works to trees in a conservation area.

There have been several planning applications for Rear + Side Extensions for Numbers 1-22 Countess Road including:

4 Countess Rd - 2014/7269/P - GRANTED

5 Countess Rd - 2015/6222/P - PENDING

Applications for Rear and Side Extensions prior to 2011 Conservation Area boundary change:

1 Countess Rd - 9200219 - GRANTED

2 Countess Rd - 2010/3456/P - GRANTED

15 Countess Rd - PEX0100977 - GRANTED

20 Countess Rd - PEX0200704 - GRANTED

There have been several planning applications for Rear + Side Extensions along the remainder of Countess Road including:

24 Countess Rd - 2012/6703/P - GRANTED

29 Countess Rd - 2011/6283/P - GRANTED

38 Countess Rd - 2012/5772/P - GRANTED

Applications for Rear and Side Extensions prior to 2011 Conservation Area boundary change:

23 Countess Rd - 11507 - GRANTED
 - 8501745 - REFUSED
 - PEX0100772 - GRANTED
 - PEX0200179 - REFUSED

26 Countess Rd - 2010/2406/P - GRANTED

29 Countess Rd - PEX0200249 - GRANTED

33 Countess Rd - PEX0200741 - GRANTED
 - 2009/5912/P - GRANTED

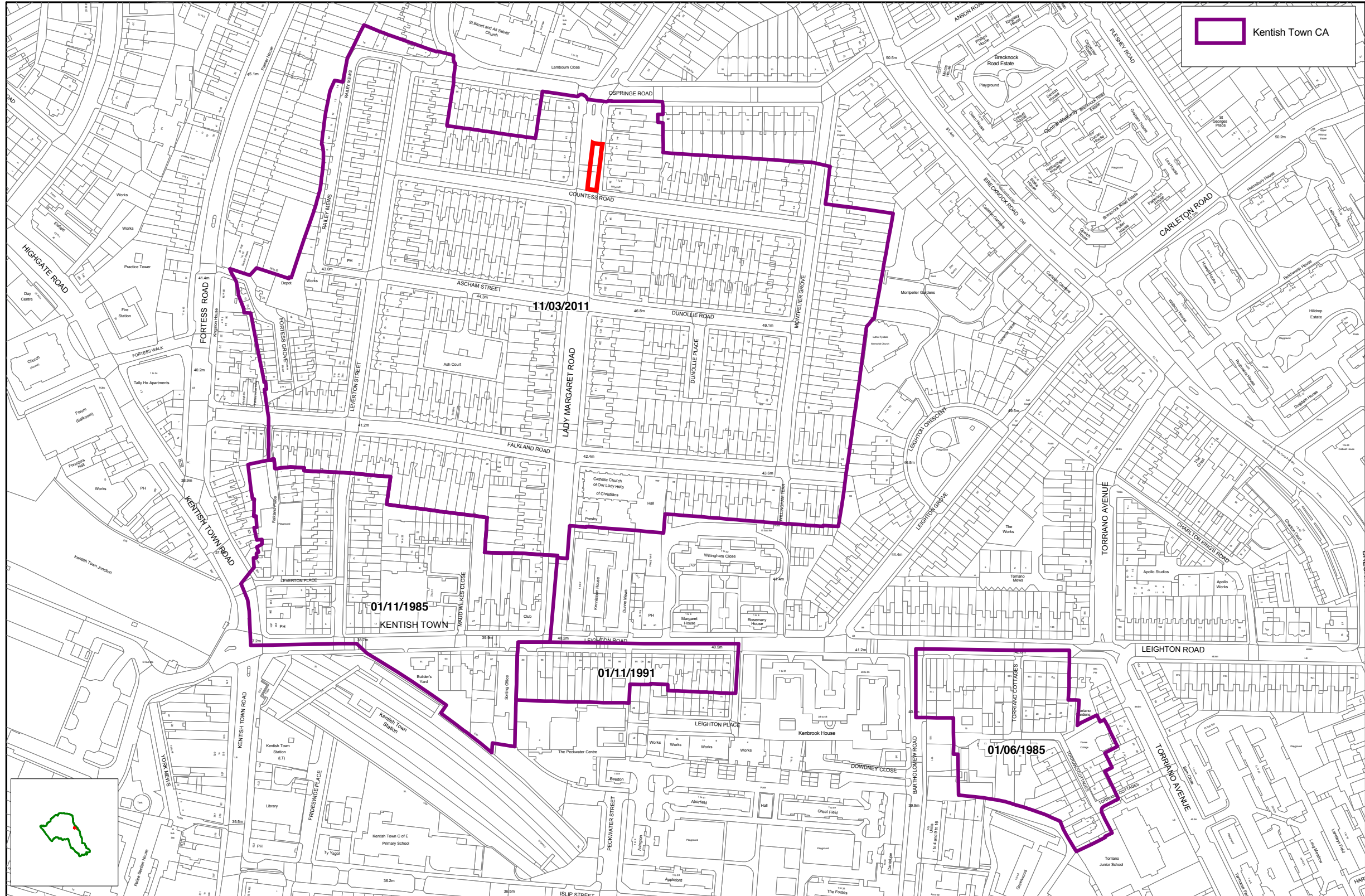
39 Countess Rd - 8802173 - GRANTED

43 Countess Rd - 9200635 - GRANTED

Previous applications have been refused due to lack of sensitivity to the existing building and context, the impact on amenity of neighbouring properties and the extent of solid brick in the proposed rear elevation.

In general applications have been met with objects on the basis of the impact of the extension on daylight and amenity of neighbouring properties, and noise and traffic disruption that would be caused by construction works in the area.

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Map 2. Kentish Town CA designation dates



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Print Date: 28/04/2011

Scale 1: Not Usable Scale

Printed By: L.Small

Map Ref No: c03095

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This image shows 17 Countess Road front facade as existing.

01



01 View of front elevation from Countess Road.

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02



03



02 View of rear side alley
03 Rear Elevation

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04

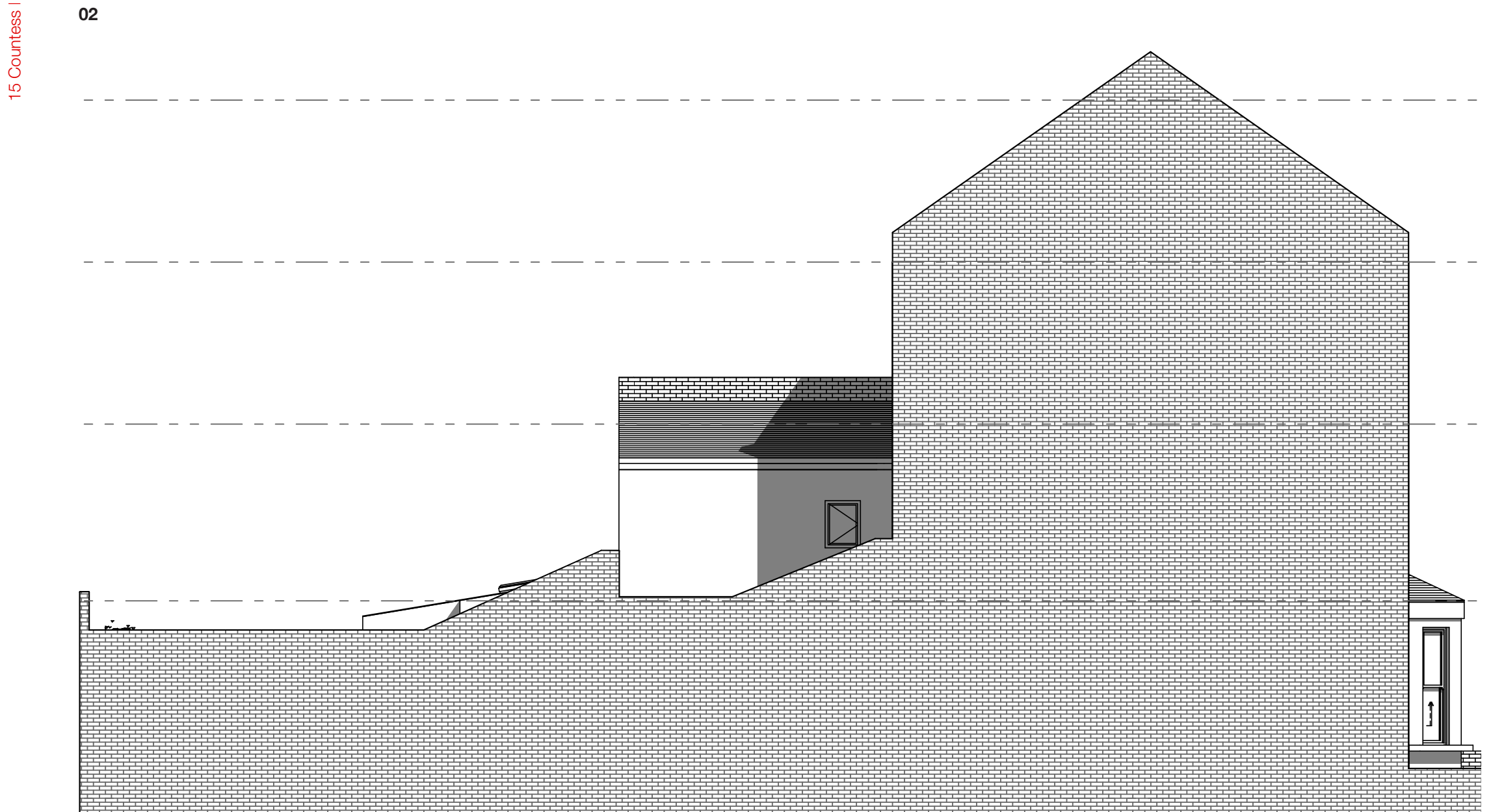
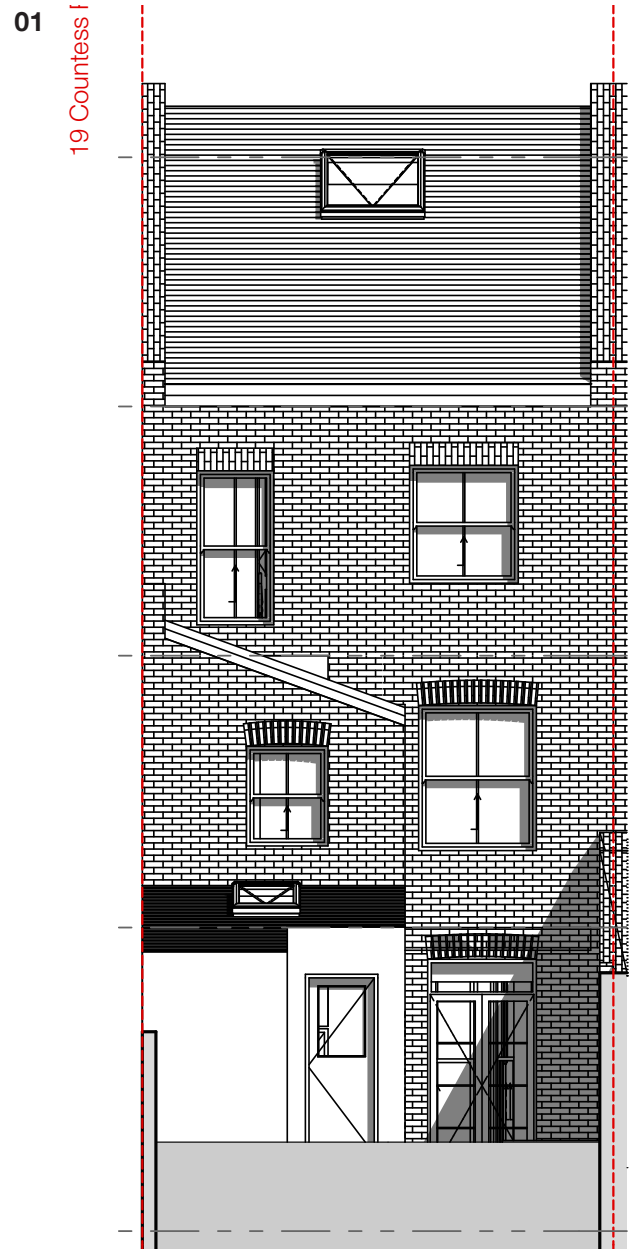


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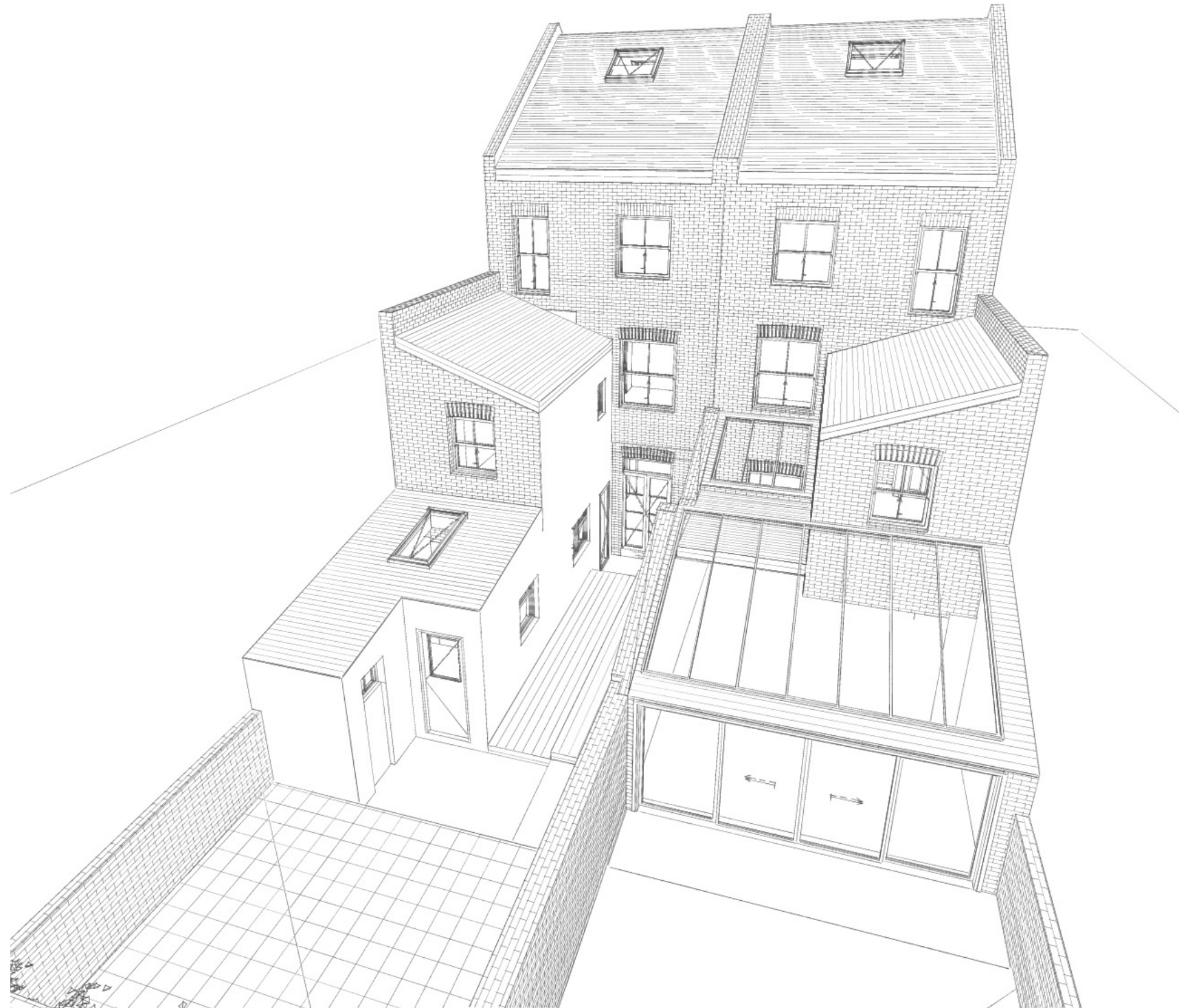
04 Rear Garden
05 Side Facade

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01 Rear (South) Elevation
02 Side (West) Elevation

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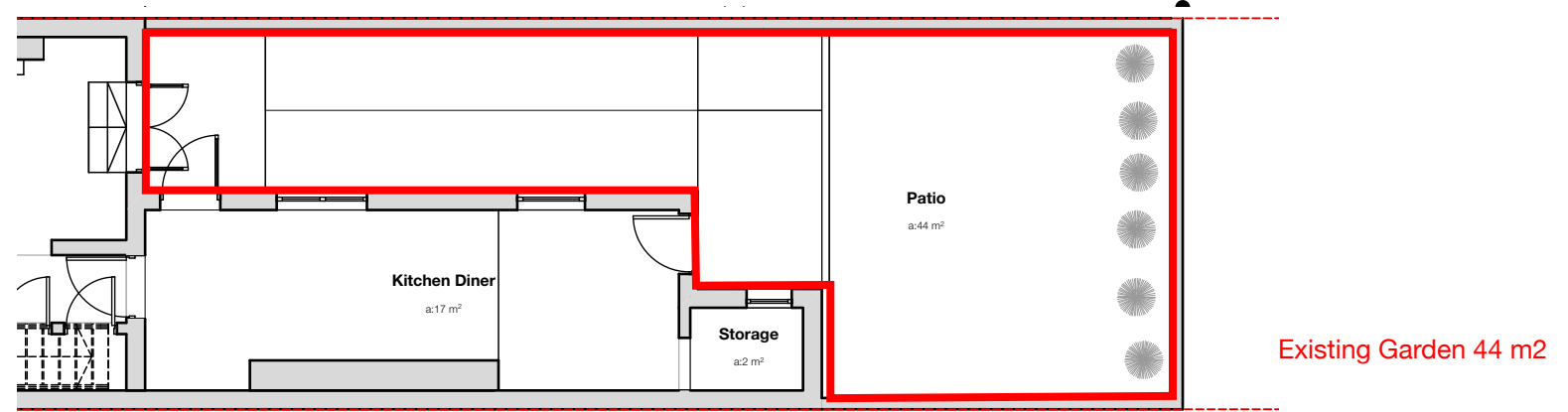
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4.1 Massing

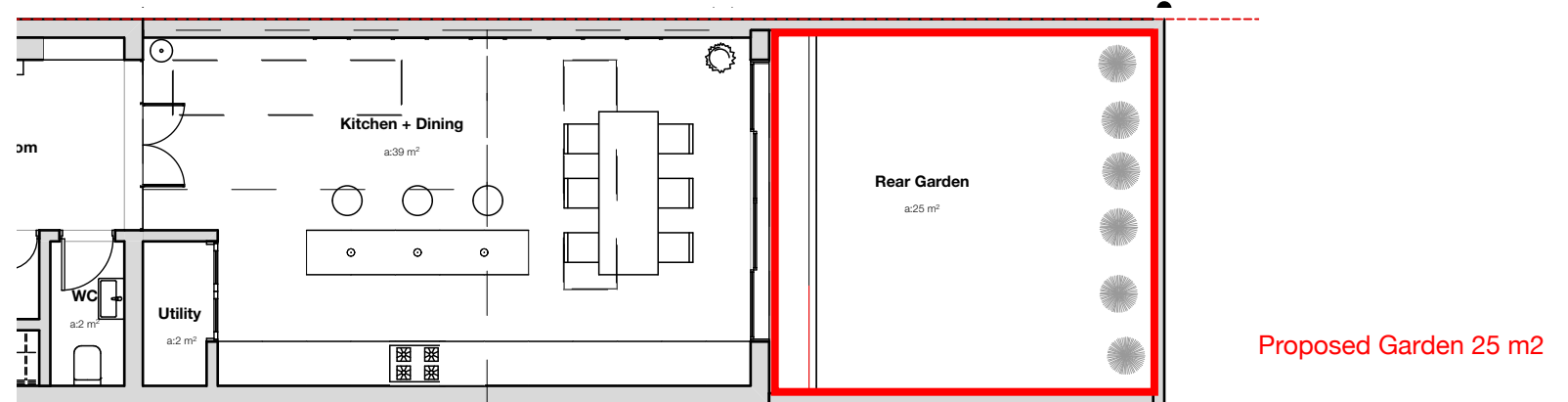
The scale and mass of the Dormer has been carefully considered with regards to the neighbouring properties. Our proposal follows the guidelines set out in Camden Planning Guidance : 4.0 Extensions, Alterations and Conservatories.

The proposed Area is 19 sq. meters. This amounts to 43% of the original garden.

01



02



01 Proposed Elevation

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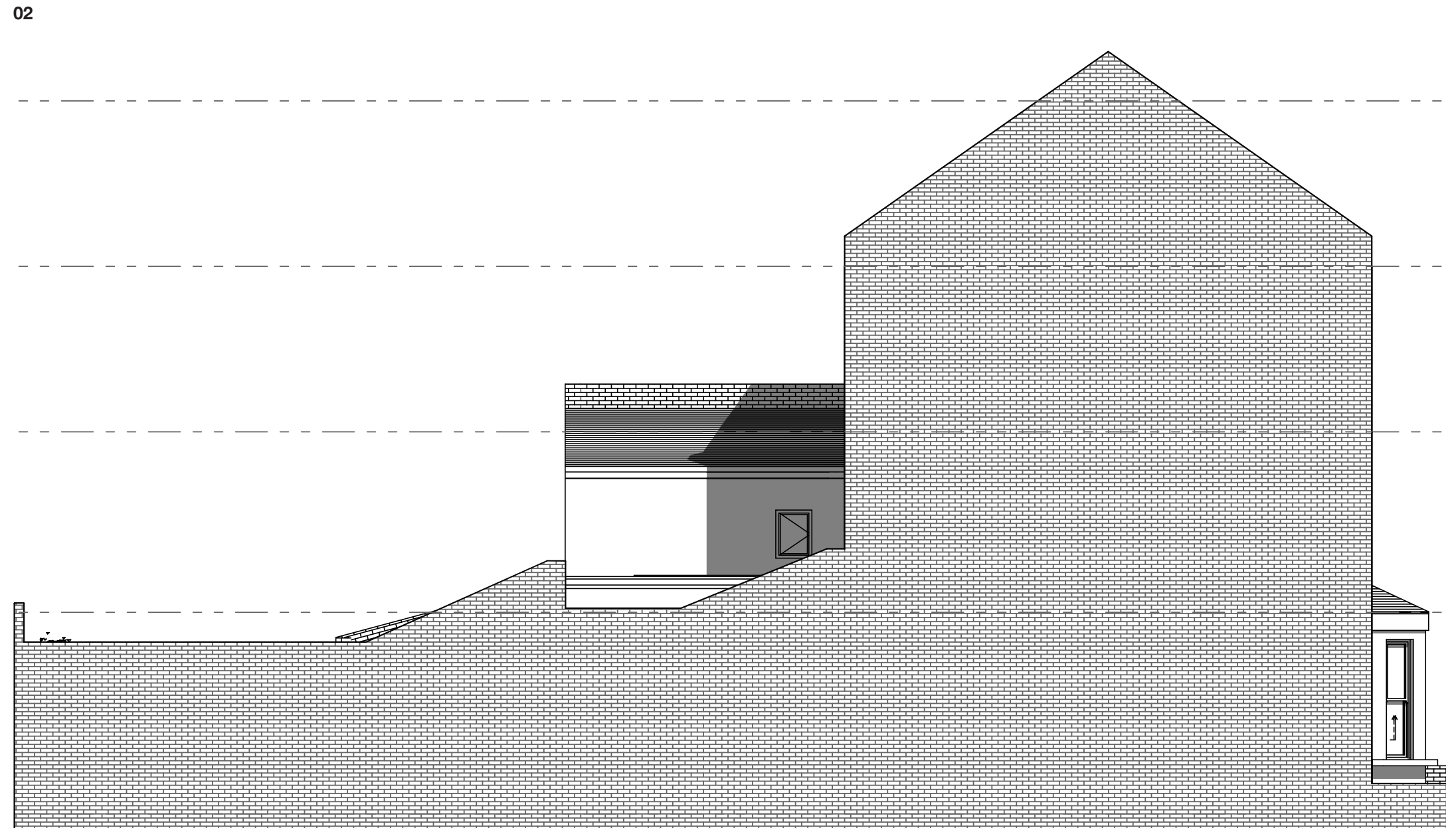
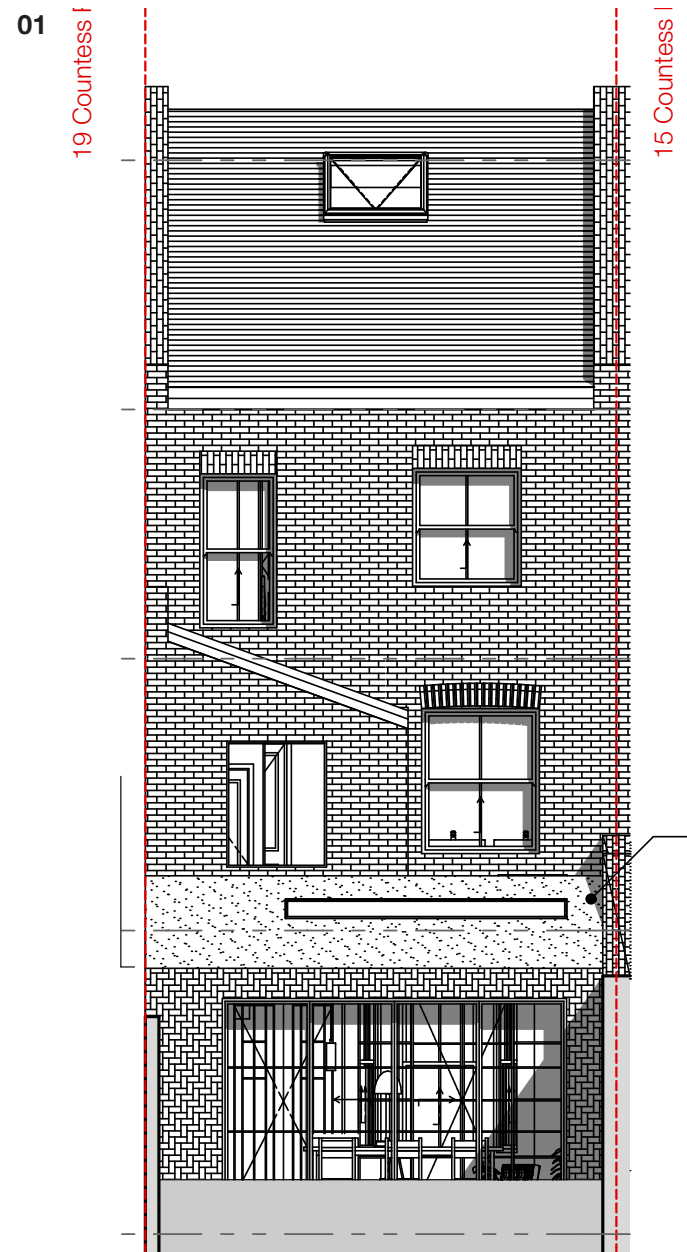


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4.4 Proposed Elevations

In accordance with Camden Planning Guidance the boundary wall is to match neighbour's wall. This is to reduce the sense of enclosure and avoid any adverse impact on the amenity of the neighbouring property.

The internal ground level to 17 Countess Road is to be lowered 300mm to allow for ample floor to ceiling height to the side extension. The lowered FFL will correspond to the external ground level following the removal of the existing decking in the rear garden.



01 Rear (South) Elevation
02 Side (West) Elevation

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