

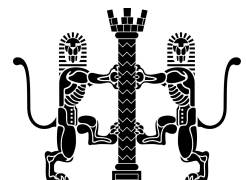
**Proposed Dormer and roof terrace
at
Ground Floor Flat, 42 Countess Road,
London, NW5 2XJ**

**Conservation, Design & Access
Statement**

Job No.: 1904755

REV: -

25 July 2019



1. Introduction, Conservation & Brief

- 1.1 The client approached Domus Architects + Project Mangers Ltd with a brief to design a single storey side/ rear extension adjacent to the existing outrigger at Ground Floor Flat, 42 Countess Road, London, NW5 2XJ
- 1.2 The property is within the Conservation Area known as Kentish Town Conservation Area
- 1.3 The Kentish Town Conservation Area, Adopted 11 March 2011 states “...comprise 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.”

2. Design Approach

Design Process

- 2.1 Countess Road has a mix of residential house and flats.
- 2.2 The design is based on the guidance as set out in the Camden Planning Guidance - Altering and extending your home, March 2019
- 2.3 Assessment of the buildings within the locality leads to the conclusion that the design adopted is appropriate.

Use

- 2.4 The proposed use is for residential purposes.
- 2.5 The proposed use is in character with the area.

Layout

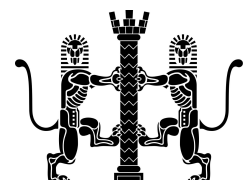
- 2.6 The site is located within the established residential road known as Countess Road.
- 2.7 There is currently three flats located on the site.

Scale

- 2.8 The scale of the rear extension relates to others in the street.

Appearance

- 2.9 The design reflects the domestic nature and use of the buildings.
- 2.10 External materials of brick are in character with the surrounding area.



2.11 The building works relate to the appearance of those adjoining and they are not a discordant feature.

2.12 The material selected compliment and maintain the theme of surface materials already used within the street scene.

3. Access

3.1 Access shall be maintained as existing and there will be no alteration to the parking requirements of the site

Transport Link

3.2 Countess Road is located in an area which provides excellent public transport services including bus routes.

Road Layout

3.3 The existing road layout remains unchanged.

Inclusive Access

3.4 The scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.

4. Summary

4.1 The proposal is in keeping with the genius loci and will be achieved through the carefully considered alterations which have been designed, in our opinion, to a high quality.

These proposed alterations are in keeping with the materials of the existing building and similar to other properties in proportion.

4.2 The character and appearance of the property has been maintained whilst in keeping with similarly approved extensions.

