

Richard Dewhurst— Interior Architecture

Design & Access Statement 20 Countess Road, London NW5 2NT

Introduction

The proposed development at 20 Countess Road is to:

- a) Form a single storey extension in line with the existing outrigger.
- b) Re-configure the existing ground floor layout.

These changes are all limited to the rear façade & are not visible from the road.

Location & History

The house is a single-family dwelling & was built between 1875 & 1884. It is located on Countess Road within Character Zone 5 – Lady Margaret Road, of the Kentish Town Conservation area. The property is not subject to any article 4 direction.

Amount

The overall increase of the internal floor area to ground floor = 9 sq. m

Layout

The proposal contains an open plan kitchen, dining and living area to the rear of the ground floor with a separate cloakroom and utility room.

Scale & Massing

The proposed external dimensions of the ground extension will be 3.5m deep x 2.4m wide. The existing boundary wall with No.18 will require minimal alteration. The existing boundary wall with No.22 will require no alteration.

Landscaping

The garden will be made good and returned to its current state once work has been completed.

Appearance

The design and materials used for the rear extension will be in line with the surrounding context. Fenestration will consist of either contemporary slim line powder coated aluminium frames or crittall style metal framed windows as used in other houses along the street. The walls to the ground floor extension will be in reclaimed London stock brick with a roof of natural slate tiles. The existing flat roof to the current infill extension will be replaced with single ply welded membrane in a lead finish (with standing seam details). Any alterations made to the boundary parapet wall will be constructed to match the existing in order to achieve neat and ordered boundary.

Use

Additional domestic floor space will be created for the family on the ground floor as carried out in many of the surrounding properties.

63 HIGH STREET, OLD PORTSMOUTH, PO1 2LY

PHONE: 07762 346194

EMAIL: richard@richarddewhurst.com

REGISTERED COMPANY: THE MODERNIST LTD

COMPANY REGISTRATION NUMBER: 06172329

Access

This will be as existing, with the internal finished floor level adjusted to be in line with the garden level.

Conclusion

The proposal offers the opportunity to meet the client's needs and to improve a substantial residential house whilst creating a minimal impact on the surrounding built environment.