

1. Introduction

1.01 HDAS

This Heritage, Design and Access Statement (HDAS) is submitted for the following proposal:

1. Demolition of existing single-storey flat-roofed rear extensions.
2. Proposed single-storey rear extension with pitched slate roofs.
3. Reinstate original window opening to outrigger at first floor.
4. Enlarge existing window opening to outrigger at first floor.
5. Replacement doubled-glazed timber-framed sash windows to whole house.
6. Proposed conservation rooflights to existing roof planes.

at:

**33 Countess Road
Kentish Town
London
NW5 2XH**

No. 29

No. 31

No. 33

No. 35

No. 37



fig. 01 - South (front) elevation of No. 33 Countess Road

2. Context and Heritage

2.01 The Proposal Site

No. 33 Countess Road is a mid-terrace three-storey house located on the northern side of Countess Road. The building is not listed, however, it is situated within the Kentish Town Conservation Area.

No. 33 is located in the northern part of the Kentish Town Conservation Area which was designated a Conservation Area in March 2011. The house is designated as being a 'positive building', along with the rest of the terrace of which it is a part, under the Kentish Town Conservation Area Townscape Appraisal. It is located within Character Area No. 5 - Lady Margaret Road.

In putting together this proposal we have reviewed the Kentish Town Conservation Area Appraisal (dated February 2011) by John Thompson & Partners.



fig. 02 - North (rear) elevation of No. 33 Countess Road

3. Planning History

3.01 Selected Relevant Applications

Bellis Architects have been involved in this house as far back as 2002 when the first rear extension was granted permission.

Rear Glazed Extension

An existing single storey glazed extension is located to the rear façade of the house previously granted certificate of Lawfulness on 12/08/02 ref PEX0200741 case file F12/5/15.

Side Extension

2009/5912/P - Erection of a single storey side extension to existing single family dwelling house. (Class C3). Granted Approval on 08/02/2010.

3.02 Existing use of Site

This site is currently in use as a single family dwelling under Planning Use Class C3. There is no proposed change to this use.



fig. 03 - North (rear) elevation of No. 33 Countess Road; showing the two existing flat roofed single storey rear extensions.

4. Proposal

4.01 Demolition of existing single-storey flat-roofed rear extensions.

The glass box extension to the rear of the outrigger was granted approval in 2002 and the infill extension to the side of the outrigger was granted approval in 2010. These two extensions are separate from one another and were completed by different owners of the house. The two extensions have different architectural languages.

Almost two decades on from when it was first built; the glass box is now looking very tired and dated; it is clearly now at odds with the original property combined with the more recent infill extension. It is proposed to demolish the two existing flat roofed single storey extensions.

The proposed replacement extension is to incorporate both of these areas and therefore the new design represents a consistent and coherent architectural language for the whole rear extension.

4.02 Proposed single-storey rear extension with pitched slate roofs.

a.) OVERALL DESIGN CONCEPT

The primary aim of the rear extension proposed here is to create an extension that is clearly and honestly a contemporary addition in contrast to the original house, whilst at the same time, echoing elements of the original house (pitched roof, gable ends, brickwork, slate roof.....) such that the new addition is complementary and respectful of the host house.

Some select precedent projects are shown here (and on the following page) where rear extensions have been designed in subtle contrast to the original house; with both old and new enhancing each other.

Precedent Project Examples:



fig. 04 - Friern Road, Dulwich, South London

Campbell Cadey Architects

A contemporary rear extension featuring black framed sliding aluminium glazed doors and black brickwork. The black brick and dark grey zinc contrast with the original Victorian house in London stock brickwork and set the extension apart as a contemporary addition.

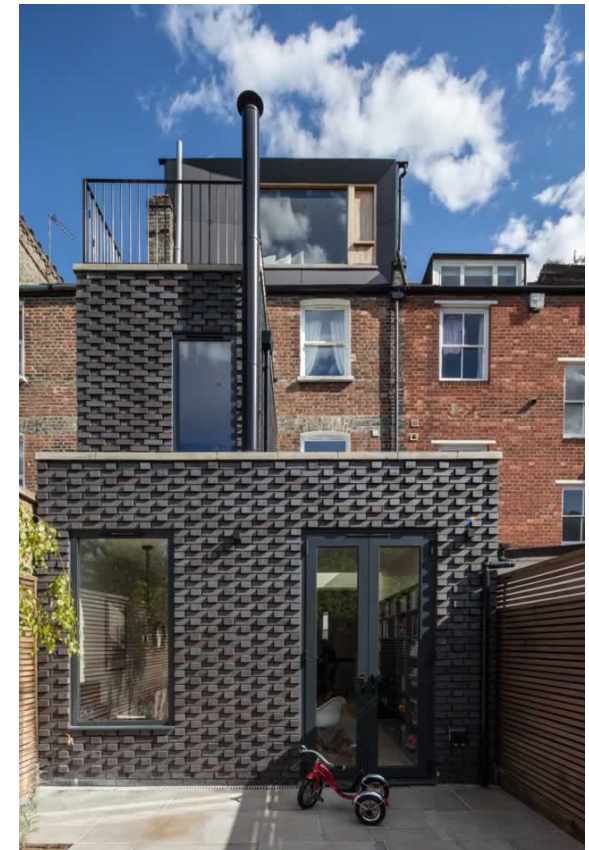


fig. 05 - Gillespie Road, Highbury, North London

Trevor Brown Architects

Projecting headers in Flemish bond brickwork creates a rich texture to this contemporary rear extension in black brick with black framed aluminium windows and doors. A dramatic and successful contrast to the host Victorian terrace.

The proposed extension replaces two flat-roofed extensions; one in roofing felt and the other with a glass roof. The proposed replacement extension is to have pitched slate roofs with conservation rooflights and is therefore echoing the original pitched slate roofs seen elsewhere on the house. The proposed gable ends reference the gable end of the existing rear outrigger.

The aim of the extension is to provide a slightly larger open plan Kitchen / Living / Dining area with a predominantly glazed rear elevation that will provide a better visual connection to the rear garden.

The traditional style conservation rooflights will replace the existing flat glass rooflights to the existing single storey extensions.

Externally the rear extension is to be broken into three volumes. The volumes to the rear of the house and the rear of the outrigger are set at a higher level with the third volume adjacent to the garden wall with No. 31 being set down lower to make it subordinate.

The house is part of the terrace on the north side of the road. The rear garden areas directly behind the houses are therefore north facing and receive little-to-no direct sunlight. An extension located here therefore has very little effect in terms of overshadowing.

Furthermore, the rear gardens to the terraces along the north side of the road naturally increase in level due to local topography. This results in rear extensions appearing although they are set down at a lower level and therefore decreases their visual impact within the Conservation Area.

Precedent Project Examples:



fig. 06 - Alwyne Place, Islington, North London

Lipton Plant Architects

Contemporary rear extension in black brick designed to be complementary, yet in contrast to, the original four storey Victorian townhouse. The brick is used both horizontally and vertically to emphasise different elements of the extension.

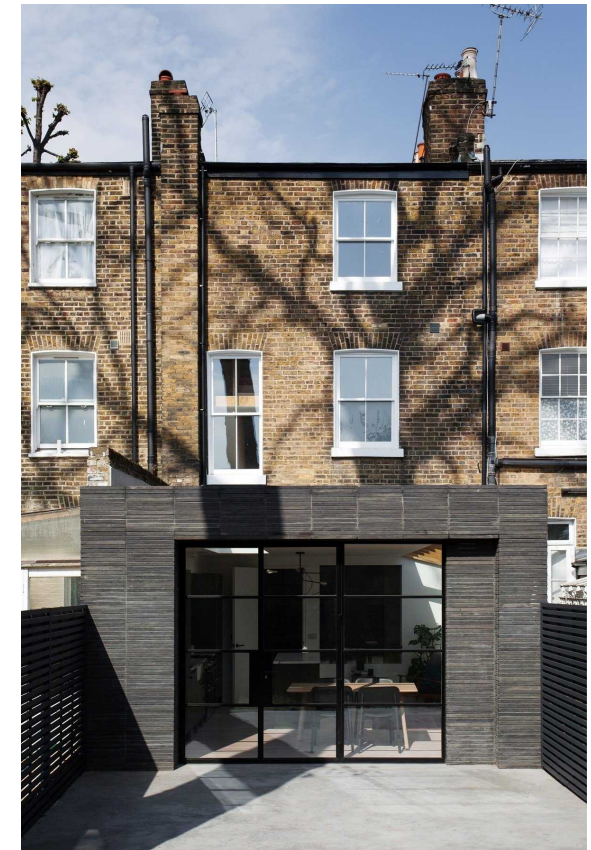


fig. 07 - De Beauvoir Townhouse, Hackney, East London.

HÛT Architects

Long thin black bricks are used in this single storey rear extension to a three storey Victorian townhouse.

Shortlisted for the AJ Specification Awards, The Brick Awards & The NLA Don't Move Improve Awards.

b.) APPEARANCE & MATERIALS

The proposed roof of the rear extension is to be in natural slates which will be inkeeping with the original terrace. Black framed conservation rooflights will be used and these will be installed flush within the roof plane. The extension, when viewed from above, will therefore appear very traditional in style.

The rear elevation will be more contemporary in style with references to the original building. It is proposed to use a dark brick for the rear elevation. The use of brick references and complements the original terrace whilst the different colour helps make the extension distinct from the original building.

The aluminium windows and doors to the rear extension are clearly a contemporary design yet their black frames correspond to the traditional black framed conservation rooflights that are being installed elsewhere.

The recently completed rear extension to No. 35 is a similar mix of old and new and this works very successfully with the original building.



fig. 08 - The tall parapet party wall between No. 33 and No. 35 with the ridge line of the existing extension to No. 35 just visible over the garden wall.

c.) AMOUNT & SCALE

The roof design of the rear extension can be thought of in three parts;

Part 1 is a replacement pitched roof over the existing side/rear extension. The eaves height of the proposed monopitch here is no higher than the existing roof level.

Part 2 is a direct reflection of the roof volume approved at the rear of No. 35 which is directly adjacent.

Part 3 is set at a lower level and can be seen as being subordinate to the other two roof planes. The eaves level of part 3 is just above the level of the garden wall between No. 33 and No. 35.

The roof of Part 3 has its eaves (on our side of the wall) at a level which is 100mm above the height of the existing garden wall which is 1870mm high. The eaves are therefore at a height of just 1970mm. The garden wall could be increased in height to 2m under permitted development, however, this is not proposed here.

The roof of Part 3 has been designed specifically so that there is no adverse effect on the rear garden to No. 31. When stood in the rear garden of No. 31, next to the party wall, the roof of Part 3 will be barely visible over the top of the existing garden wall. This is demonstrated on the proposed elevations and sections.

Compared with the existing rear extensions; this proposal will provide an additional 11.1m² of internal floor area. Having the rear extension the full width of the site allows for a much better connection, both visually and physically, between indoors and the rear garden.

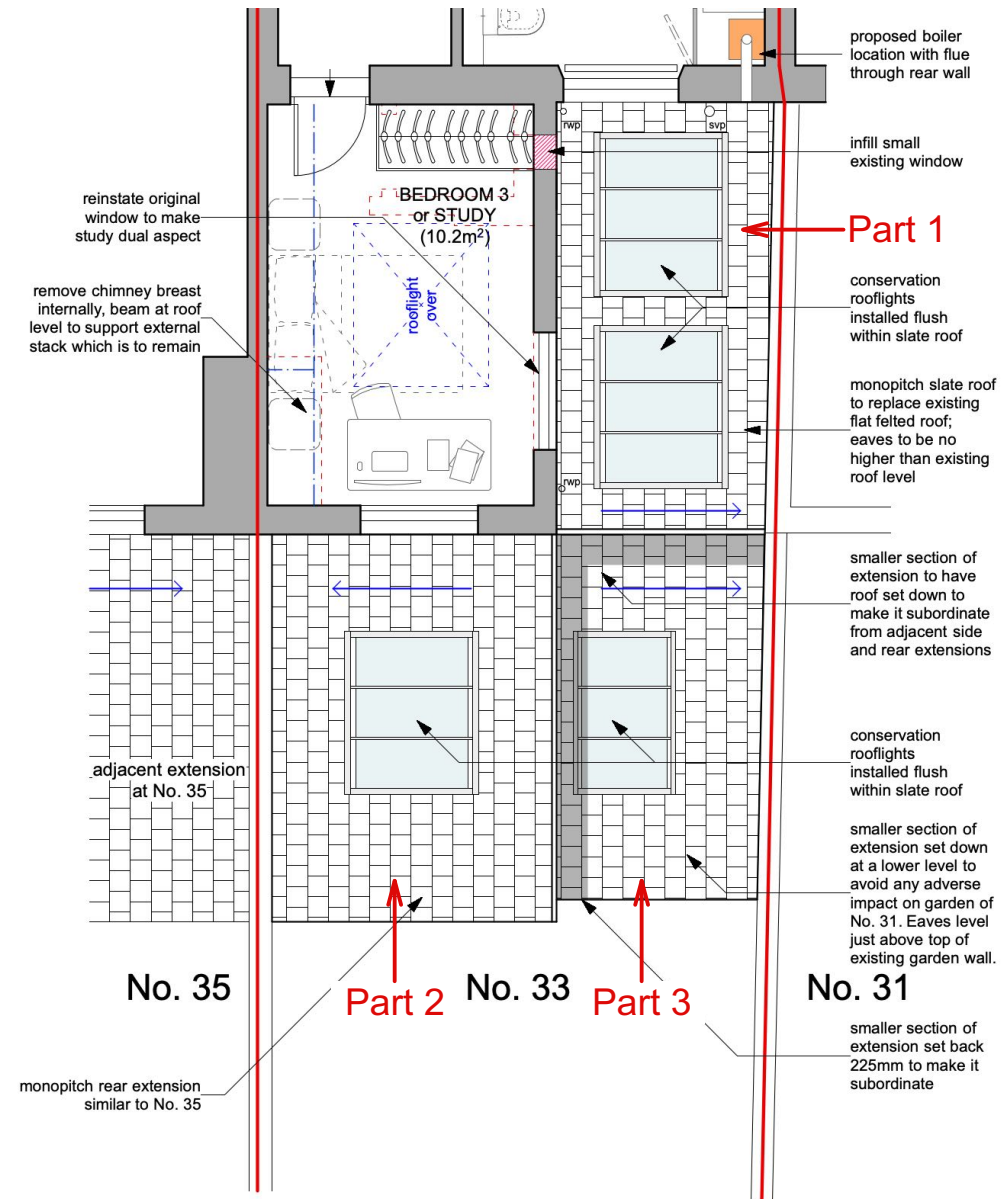


fig. 09 - Extract of Proposed First Floor Plan

d.) LAYOUT & ACCESS

The general layout of the house overall will not change. Bin storage will remain at the front of the house. A ground floor WC is proposed which will be a valuable facility for visitors to the house that may struggle to get up stairs.

The enlarged Kitchen / Living / Dining area at the rear of the ground floor will provide a valuable open plan living space suitable for contemporary ways of living. The improved outlook to the rear garden will mean that the garden can still be enjoyed from indoors when the weather is not suitable to actually go outside.

At first floor it is proposed to swap the location of the third bedroom with the bathroom. The third bedroom is likely to be used as a home study to facilitate working from home.

e.) AMENITY & LANDSCAPING

It is proposed to extend the existing steps across the full width of the rear garden. This will provide better access between the lower level of the existing patio and the upper level of the rear garden.

Approximately 55m² of rear garden area will remain following the proposed extension.



fig. 10 - The small existing kitchen window provides limited views and connection to the rear garden.

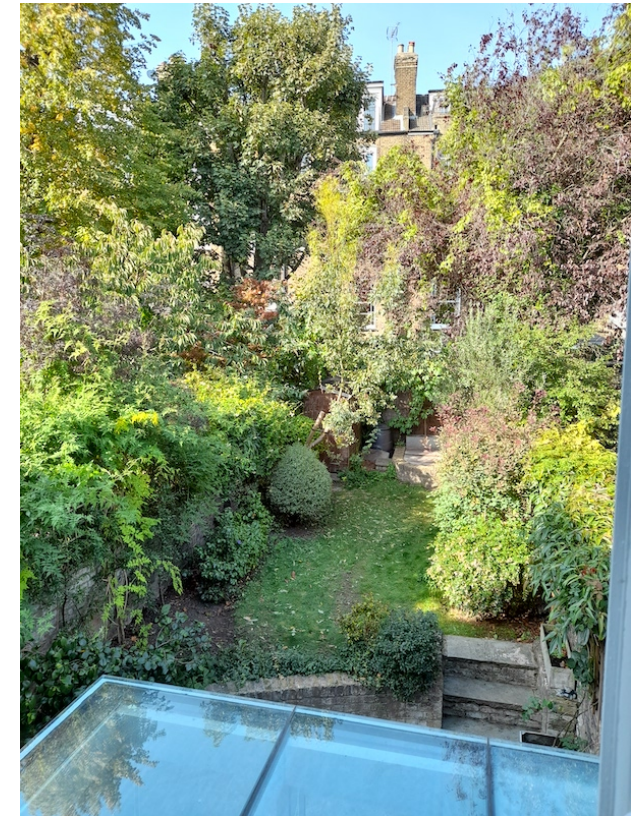


fig. 11 - View of the rear garden as seen from the first floor window of the outrigger.

4.03 Reinstate original window opening to outrigger at first floor.

It seems that all of the houses along this stretch of terrace originally had a window on the side of the outrigger at first floor level. It is proposed to reinstate this window with a traditional timber framed sash window.

The opposite and equivalent window to No. 31 is still bricked up.

If possible, the existing arched brick lintel will be retained. If this is not feasible during construction then the lintel will be rebuilt like-for-like.

It is understood from the *Kentish Town Conservation Area Townscape Appraisal* that reinstatement of original features is encouraged.

4.04 Enlarge existing window opening to outrigger at first floor.

There is an existing casement window to the rear of the outrigger at first floor. This casement window is not inkeeping with the original sash windows elsewhere in the house.

It is proposed to enlarge this window and replace it with a traditional timber framed sash window. No. 31 has a traditional timber framed sash window in the equivalent position and it is proposed to mirror this.

The new window opening will also feature a traditional arched brick lintel to again echo the original window openings found elsewhere on the house.



fig. 12 - The original window to the side of the outrigger at first floor has been infilled with brickwork, it is proposed to reinstate this window.

4.05 Replacement double-glazed timber framed sash windows to whole house.

In order to improve the comfort within the house and to reduce the carbon output of the house as a result of heating - it is proposed to replace all windows with double-glazed timber-framed sash windows. These will be like-for-like with the existing windows.

At the top of the stairs a casement window has been installed at some point. The format of this window and the fact that it is a casement window and not a traditional sash means that it appears at odds with the sash windows found elsewhere in the rear elevation. It is proposed to return this to being a traditional sash window.

4.06 Proposed conservation rooflights to existing roof planes.

A conservation rooflight is proposed to be installed within the existing slate roof over the rear outrigger. A further two conservation rooflights are proposed for the main roof to provide additional natural light to Bedroom 01.

The conservation rooflights will be installed flush within the roof plane.



fig. 13 - The existing window at the top of the stairs is a casement window which is not in-keeping with the traditional sash windows found elsewhere. It is proposed to replace this window with a traditional timber framed sash window with double glazing.

5. Existing Site Photographs

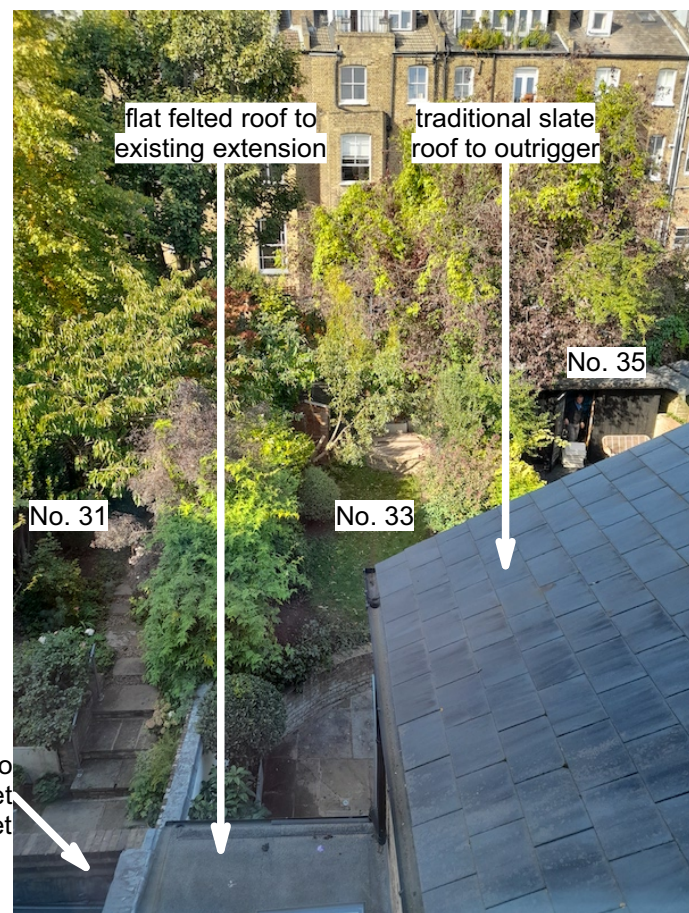


fig. 14 - View of the rear garden from the second floor window.

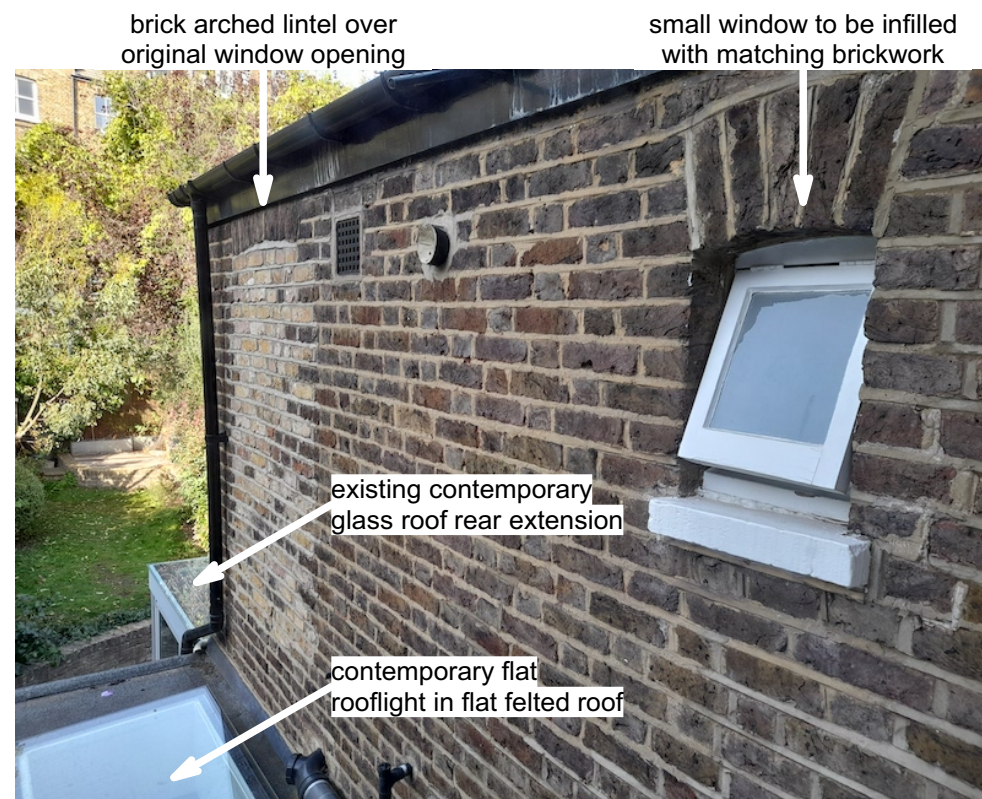


fig. 15 - The side elevation of the rear outrigger as seen from the existing first floor bedroom.

5. Existing Site Photographs continued

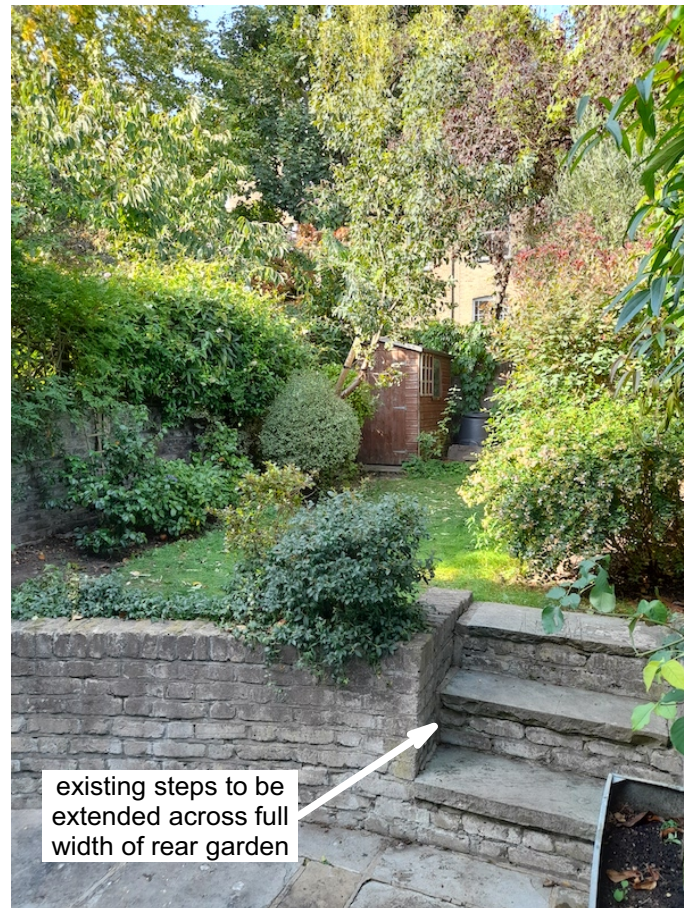


fig. 16 - View of the rear garden from the patio showing the level change.



fig. 17 - The front garden with small raised bed and bin store area.

Statement End.