



# DESIGN, ACCESS & HERITAGE STATEMENT

May 2023

*Garden Flat,  
34 Bartholomew Road,  
London, NW5 2AJ*

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## 1.0 Introduction and Aims

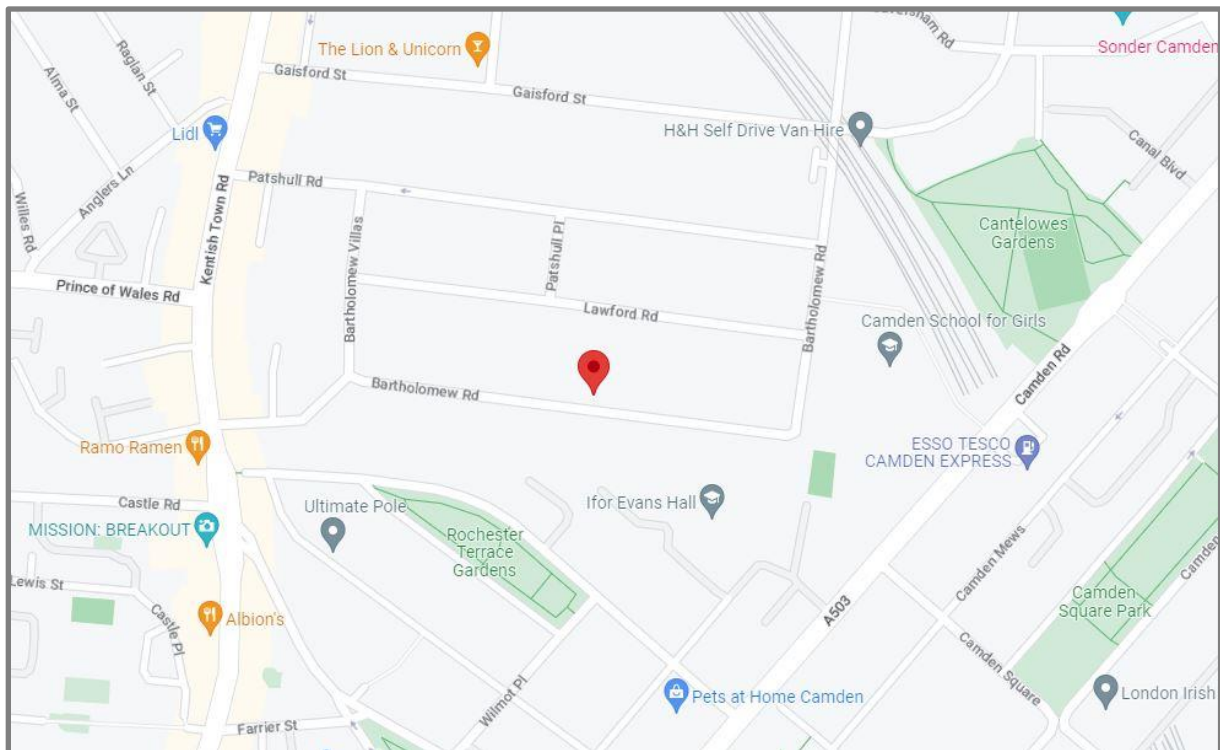
- 1.1 This supporting Design, Access & Heritage Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665).
- 1.2 This statement supports a planning application submitted on behalf of the applicant. This planning application seeks approval for the installation of two patio style door sets to replace the existing window and door amenities to the rear of the property at lower ground floor level at Garden Flat, 34 Bartholomew Road, London, NW5 2AJ.
- 1.3 The purpose of this statement is to justify this planning application and to demonstrate that the replacement doors will continue to positively enhance the property and have no adverse effects on the immediate or surrounding area.
- 1.4 The current scheme has been designed by Drawing and Planning Ltd and the detailed drawings to accompany this application are attached.



**Fig. 1:** Existing View - Front elevation 34 Bartholomew Road, London, NW5 2AJ

## 2.0 Site and Surrounding Area

- 2.1 The subject site is situated on the northern side of 34 Bartholomew Road and supports a semi-detached property, currently arranged as two self-contained residential flats. This application relates solely to the lower ground/ground floor three-bedroom garden flat. Whilst the property is not a statutory listed building, the site is however, situated within the Bartholomew Estate Conservation Area.
- 2.2 As noted within the Bartholomew Estate Conservation Area Character Appraisal, the land form within the Conservation Area is relatively flat in topography, gently sloping uphill in a north east direction and has a distinctive urban grain.
- 2.3 The character of the immediate and wider area is established through residential premises of relatively similar ages, styles and scale.
- 2.4 The subject building at 34 Bartholomew Road, is a three-storey plus habitable loft, brick-built property, with steps leading up to ground floor level. The site has been identified on the location plan within the attached drawing pack. The subject windows and door as part of this application, are located solely at the rear elevation which do not front the highway.



**Fig. 2:** Map of the local area showing approx. location of 34 Bartholomew Road

### 3.0 Policy Considerations

3.1 This application seeks planning permission for the installation of two patio style door sets to replace the existing window and door amenities to the rear of the property at lower ground floor level at Garden Flat, 34 Bartholomew Road, London, NW5 2AJ.

3.2 It is asserted that the installation of the replacement patio style doors to the rear of the property would not result in a detrimental impact on the visual amenity of the area and would maintain the existing residential amenity of the neighbouring properties. The proposed development would therefore comply with relevant Policies in the London Plan 2021 and the Camden Local Plan (June 2017).

3.3 The London Plan: Spatial Development Strategy for London (GLA) 2021

- D4: Delivering good design
- D6: Housing quality and standards

3.4 **Assessment**

The detailing of the proposed patio doors, have been designed to enhance the usability of the host dwelling, as the existing windows and kitchen door to the rear of the property at lower ground floor level, are currently limited. The proposed patio doors, designed by Origin Home Collection, offer a superior quality product, designed and manufactured in Great Britain. Please see **Appendix 1** - Origin - Bi-fold Door and Window Brochure – provided to outline the design quality of the doors as proposed.

3.5 A fundamental aim of this project was to install a beautifully crafted and expertly executed patio door set that is made from premium grade aluminium. The applicant asserts that the Spatial Development Strategy, as advocated within the London Plan, under Policy D4 (Delivering good design) and Policy D6 (Housing quality and standards) have therefore been met with this proposal. The proposed doors are therefore considered to be complimentary to the character of the host building, in line with the guiding themes of the London Plan.

3.6 Camden Local Plan (June 2017)

The Camden Local Plan (adopted June 2017) sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The following policies are considered to have particular relevance to this proposal.

- Policy A1: Managing the impact of development
- Policy D1: Design
- Policy D2: Heritage

### 3.7 **Assessment**

Policy A1 is entitled 'Managing the impact of development' and states that the Council will seek to protect the quality of life of occupiers and neighbours. They will grant permission for development unless this causes unacceptable harm to amenity. The applicant asserts that as the garden to the rear of the host dwelling, is used solely by the subject garden flat and that as the proposal alters the windows to the rear of the building at lower ground floor level, the 'impact of development' on the quality of life of occupiers will be high in a positive way and the 'impact of development' on the quality of life of any neighbours, will be negligible.

3.8 Policy D1 is entitled 'Design' and states that the Council will seek to secure high quality design in development. The Council will require that development:

- a. **respects local context and character;**
- b. **preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;**
- c. **is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;**
- d. **is of sustainable and durable construction and adaptable to different activities and land uses;**
- e. **comprises details and materials that are of high quality and complement the local character;**

3.9 As noted above, the detailing of the proposed patio doors, have been designed to enhance the usability of the host dwelling, as the existing windows and kitchen door to the rear of the property at lower ground floor level, are currently limited. The proposed patio doors, designed by Origin Home Collection, offer a superior quality product, designed and manufactured in Great Britain. Please see **Appendix 1** - Origin - Bi-fold Door and Window Brochure – provided to outline the design quality of the doors as proposed.

3.10 A fundamental aim of this project was to install a beautifully crafted and expertly executed patio door set that is made from premium grade aluminium. The applicant asserts that the necessity to respect local context and character and to preserve or enhance the historic environment and heritage asset in accordance with Policy D2 Heritage, as advocated within Camden's Local Plan, have therefore been met with this proposal. The proposed doors are therefore considered to be complimentary to the character of the host building, in line with the guiding themes of the Local Plan 2017.

3.11 The following SPGs are of acknowledged importance to the proposal:

- CPG1 Design (July 2015 updated March 2018);
- CPG3 Sustainability (July 2015 updated March 2018);
- CPG6 Amenity (September 2011 updated March 2018);

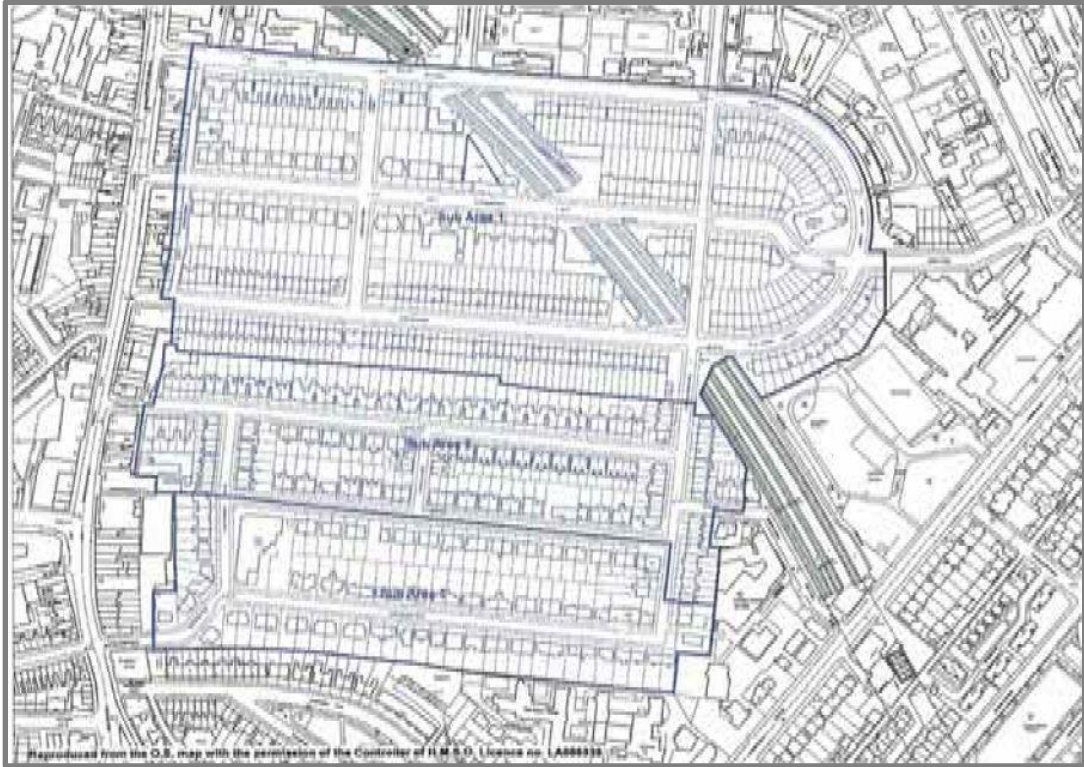
### 3.12 **Assessment**

CPG1, owing to the importance on character, design and living standards is touched upon briefly below. These guidance documents form a useful tool to clarify many aspects already addressed by planning policy at a local level.

- 3.13 Paragraph 2.9 states that good design should: ***“positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views”.***
- 3.14 Paragraph 2.12 states that: ***“Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well-designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials.”***

#### Heritage Considerations

- 3.15 The subject site at 34 Bartholomew Road is a semi-detached Victorian residential development, located on the Northern side of the road. The property lies within the Bartholomew Estate Conservation Area. The Bartholomew Estate Conservation Area was designated in February 1992.
- 3.16 The Bartholomew Estate is one of Camden’s more recent conservation areas which was referred to in the designation report as *“... very homogeneous with a clearly defined boundary that sets it apart from the surrounding area, leaving very little alternative”.*
- 3.17 The prevailing character of the Bartholomew Estate Conservation Area is residential, but integrated with incidental corner shops, Health Centre and an isolated Public House. The Midland Railway had a dramatic impact on the evolution of the townscape and since the late 19<sup>th</sup> century light industrial uses have clustered around the railway line. Although development occurred within the same building period, there is a rich vocabulary and variety between the three sub-areas ranging from substantial five storey properties to smaller three storey residences. The front building lines are almost always set back from the highway with a defined boundary treatment and front garden.
- 3.18 The subject property forms part of a series of closely spaced pairs along this side of the road with generally uniform plot sizes and street frontage. They typically feature small front and deep rear gardens. At the rear they each have a flush rear elevation, with the lower ground floor level, presenting partially subterranean, as the garden level, sits higher to the rear than the front, requiring access via steps up to garden level.
- 3.19 The gaps between the pairs are too narrow to allow any significant views through to back gardens, or rear elevations. The predominant building material is yellow London stock brick to all elevations, however, partial areas of rendered brickwork painted white, can be seen on the side and rear elevations, likely due to the resistance to damp, as a result of the change in external ground levels front to rear. The front facade of the building supports a bridged stepped access up to ground floor level, providing the main access to the top floor flat and is inset with multiple period feature sliding sash windows painted white. No changes are proposed to this front elevation. The subject unit, being the ground/lower ground floor maisonette, supports access via the side elevation path and entrance door.



**Fig. 3:** Map showing the Bartholomew Estate Conservation Area.  
(\*Source: Bartholomew Estate Conservation Area Character Appraisal)



**Fig. 4:** Ordnance Survey Map of the site. (\*Source Historic England Maps)



## 4.0 The Design and Materials

- 4.1 This application seeks planning permission for the installation of two bi-fold patio doors, to the rear elevation at lower ground floor level, as part of refurbishment works to the ground/lower ground floor maisonette garden flat at 34 Bartholomew Road, London, NW5 2AJ. The subject doors can be seen on the elevation drawings as shown in the attached drawing pack.
- 4.2 The decision to install the new doors, was taken following the recent purchase of this garden flat and the necessity to enhance the usability of the dwelling, as part of a general refurbishment project of this three-bed family home.
- 4.3 This application looks to propose the replacement doors, which would require the removal of the existing rear living room window, which is too small for the room and the removal of the rear kitchen door, which is in poor condition.
- 4.4 The detailing of the proposed patio doors, have been designed to enhance the usability of the host dwelling, as the existing windows and kitchen door to the rear of the property at lower ground floor level, are currently limited. The proposed patio doors, designed by Origin Home Collection, offer a superior quality product, designed and manufactured in Great Britain. Please see **Appendix 1** - Origin - Bi-fold Door and Window Brochure – provided to outline the design quality of the doors as proposed.
- 4.5 A fundamental aim of this project was to install a beautifully crafted and expertly executed patio door set that is made from premium grade aluminium. The applicant asserts that the necessity to respect local context and character and to preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage, as advocated within Camden’s Local Plan, have therefore been met with this proposal. The proposed doors are therefore considered to be complimentary to the character of the host building, in line with the guiding themes of the Local Plan 2017.
- 4.6 As part of this Planning Application, the Origin Home Collection door set has been chosen by the applicant as this door style offers a slimline door system that has been re-engineered to provide high quality throughout. With a sightline of just 49mm, this choice offers less profile and more glass, allowing for a panoramic view of the applicants’ garden and patio area adjacent. Manufactured from premium grade aluminium, the Origin Home Collection door set offers an impressive panel size without compromising on security, thermal or operational performance. This insistence on quality, is the guiding theme behind the respect for local context and character and the requirement to preserves or enhances the historic environment and heritage assets in accordance with Policy D2 (Heritage), as advocated in Policy D1 (Design) of Camden’s Local Plan.
- 4.7 No changes are proposed to the existing access requirements to this property. No changes are proposed to the existing boundary treatments. No changes are proposed to the use of brickwork detailing to the elevations as all detailing would be retained to match existing.



**Fig. 5: Rear Elevations: Existing (left) & Proposed (right)**



**Fig. 6: Existing Rear Elevation - partially subterranean, as the garden level, sits higher to the rear**

#### 4.8 Accessibility

There are no accessibility issues as a result of the works to the subject property as all works proposed, would be restricted to lower ground floor level to the rear of the property.

## 5.0 Conclusion

- 5.1 This application seeks planning permission for the installation of two bi-fold patio doors, to the rear elevation at lower ground floor level, as part of refurbishment works to the ground/lower ground floor maisonette garden flat at 34 Bartholomew Road, London, NW5 2AJ. The subject doors can be seen on the elevation drawings as shown in the attached drawing pack.
- 5.2 The proposal is consistent with the relevant planning provisions outlined above and, in our opinion, is one that will give rise to an appropriate alteration in this part of the city. The new doors will ensure that the occupants are provided with the basic amenities of light, access and ventilation to the rear garden, as the current arrangement is limited .
- 5.3 The proposed doors are demonstrably benign in terms of characteristics and effect to the immediate and surrounding environment and are ones that will complement the area.
- 5.4 Based on the above statement it is clear that the new doors are an innovative and pragmatic solution to providing the required amenities while maintaining the character of the area.
- 5.5 The proposal is commended to the Council for approval.