

DESIGN AND ACCESS STATEMENT

16 BARTHOLOMEW VILLAS, LONDON, NW5 2LL.

Existing Building:

16 Bartholomew Villas is a 3 storey semi-detached residential house, located on Bartholomew Road, which comprises of residential houses and flats.

The property is located in Bartholomew Estate Conservation Area.

No.16 and adjacent properties are Victorian buildings with well defined architectural characteristics.

The property benefits from double storey side extension and single storey rear extension. The later one was approved and constructed in 2018.

The original property have distinctive features like timber framed sash windows, brick



arches above window and door openings and circular windows to first floor and second floor bathrooms.

The approved single storey rear extension and double storey side extension walls were made with mixed London Stick bricks with English bond to get nearest match to original brick walls. Soldier brick courses were constructed on top of the new doors and windows to match the arches above the windows of original property.

The rear extension flat roof have brick parapet surround and rain water outlet via hopper.

Proposal

The proposal is for single storey rear infill extension.

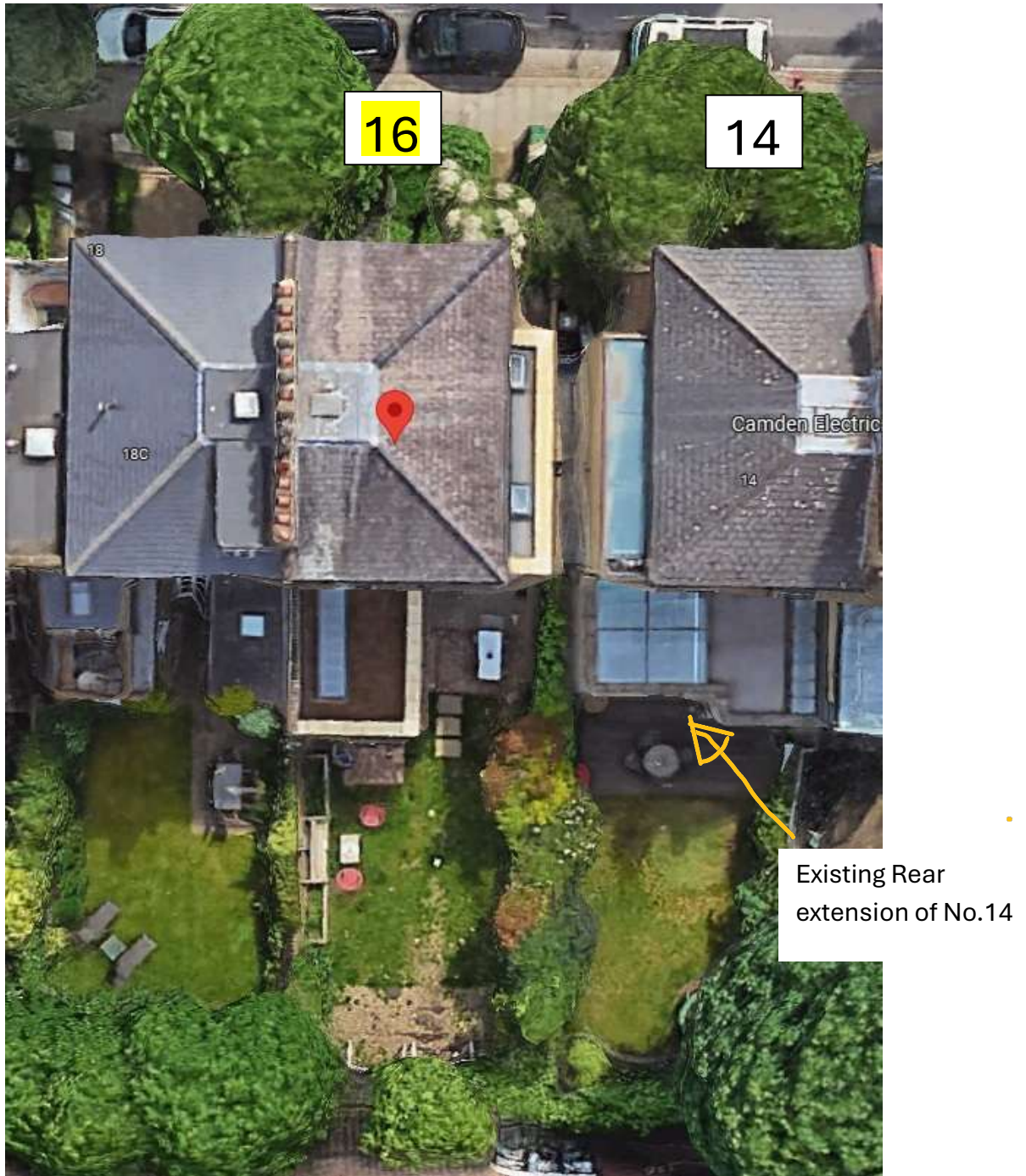
The proposed new extension will have high, brick work, window, doors, cills, coping stones, roof and all architectural characteristics which will match the existing rear extension.



The proposed rear extension will not be visible from front road. The rear extension, because of its size and materials will not be detrimental to street character and adjacent properties.

Adjacent Properties and Context

The adjacent property, No. 14 Bartholomew Villas, which is similar to No.16 also have double storey side extension and single storey rear extensions. The single storey rear extension spans the full width of the building, including double storey side extension width. The proposed extension to No.16, will have height and width similar to that of No.14 rear extension. The corner of proposed extension will not encroach the imaginary 45 degree line starting from the corner of existing rear door of No.14 rear extension.



ARIEL VIEW SHOWING PROPERTIES IN THEIR EXISTING STATE