020 - Design and Access Statement

75 Bartholomew Rd, London NW5 2AH

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Bottisham Place
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OVERVIEW

The aim of this statement is to outline the overall significance of the building, and its setting in relation to the proposed works outlined therein.

Site & Setting

75 Bartholomew Road is not a Listed Building but is located within the Cantelowes Ward and Bartholomew Estate Conservation Area, an area characterised by its historic and architectural significance. The neighbourhood predominantly features late-19th and early-20th-century Victorian terraced and semi-detached houses, typically 3-4 storeys, with many properties divided into upper and lower flats.

Key architectural features include timber sash windows, stucco detailing, panelled doors with fanlights, bay windows, and decorative ironwork. Houses are typically set back from the street with small front gardens or lightwells, enclosed by low brick walls or railings. Constructed from London stock brick with slate roofs, these properties are complemented by tree-lined streets and occasional community buildings featuring Gothic or Romanesque elements. The area prioritises the preservation of original features and cohesive streetscapes, maintaining its historic charm.

Scope

The proposal is for the construction of a garden outbuilding to be located in the rear of the garden. This proposal does not seek to alter or touch the fabric of the main dwelling.The outbuilding, which will have an electricity supply, will be used primarily as an office and storage space.

DESIGN

Assessment

The scale, design and materials chosen for the Outbuilding have been selected to be in sympathy with the setting. The design of the outbuilding is straight forward as a sustainably built timber garden room using the company called Okopod.

To the front it will have a glazed door which will take advantage of natural light. The natural cedar cladding will silver over time and blend into the natural environment harmoniously.

Okopod's Sustainability Statement:
Okopod is rigorous in their level of care and attention to every detail in the design and construction process, striving to make our builds the most sustainable solution possible. Their commitment extends to using sustainable materials, reducing waste, and minimising our carbon footprint at every stage of construction. This dedication ensures that each garden room they build not only meets high standards of quality but also contributes positively to environmental preservation for generations to come.

A key part of what makes Okopod special is their adoption of lean manufacturing principles, inspired by the Toyota Production System (TPS). This approach emphasises the "total elimination of waste," ensuring efficient use of resources across all aspects of our operations. By prioritising sustainability in design, materials, and processes, Okopod aligns with Camden's vision for sustainable development.

The Design

Energy Efficiency
The PODs are designed to be more airtight than conventional construction, enhancing energy efficiency and reducing operational energy demand. Infrared heaters provide a quick and cost-effective heating solution by warming objects rather than air, reducing energy consumption and improving occupant comfort. Natural fibre Thermafleece insulation, with its low embodied energy, ensures excellent thermal performance and further reduces energy costs.

Sustainable Materials
- **Timber and Insulation**: They use sustainably sourced timbers such as birch plywood and natural cork flooring, both of which have low embodied carbon. Corka flooring, for instance, is carbon negative and has received the prestigious Blue Angel rating for environmental excellence.
- **Low-Carbon Aluminum**: The aluminum components are produced using hydropower, significantly reducing their carbon footprint.
- **Water Efficiency**: Fixtures and systems are designed to minimise water use, aligning with Islington's sustainability goals.

Thermal and Acoustic Performance
High-performance doors minimise heat transfer, reducing drafts and energy bills. Thermally efficient materials help regulate temperature, ensuring interiors stay warm in winter and cool in summer. Airtight construction further enhances energy efficiency and indoor air quality.

Exceptional Longevity
Okopod's buildings are designed to last for generations. Cladding materials naturally weather to a beautiful silver finish, lasting between 35-80 years depending on the material. Low-maintenance materials such as aluminium doors and EPDM rubber roofing reduce upkeep while ensuring durability.

The Construction

Minimal Waste and Lean Manufacturing
Our construction process generates just one-fifth of the waste compared to traditional methods. By building off-site in a controlled environment, we ensure precision and reduce material waste. The application of lean manufacturing techniques further supports efficient resource use and waste minimisation.

Sustainable Practices
- **Reforestation Initiatives**: For every POD sold, Okopod funds tree planting programs, offsetting carbon emissions and supporting biodiversity.
- **Sustainable Timber**: The birch trees we use grow quickly and are sustainably harvested, causing minimal impact on biodiversity.
- **Circular Economy**: Materials like cork and Thermafleece are chosen for their renewability and recyclability, ensuring a circular approach to resource use.

High-Quality Waterproofing and Insulation
The Okopod structure features premium waterproofing systems and sustainable insulation materials like sheepswool, which exceed building regulation requirements. Timber frame construction enhances insulation compared to traditional brick, improving energy efficiency and comfort.

Community and Environmental Benefits
By prioritising sustainable materials and energy-efficient designs, Okopod contributes to long-term environmental and social sustainability. Our airtight construction improves indoor air quality and reduces energy costs for occupants, aligning with Islington's goals for healthier, more efficient buildings.

Method of Construction

The outbuilding/studio will be constructed of interlocking timber frame cassette panels to ensure swift erection estimated to be no more than 15 days. The foundation system is a steel raft system called an Okobase. The ground beneath the building is excavated to 200mm to create a void for the steel base to sit. Hard-core pads will be dug to a further depth of 200mm, creating a shallow but stable foundation system.

Size

The Outbuilding will have a footprint of 3m x 5m, with an external roof height of 2.8m.

Access

The frontage of the house is well planned and lit. Access to the rear of the property is through the main residence.