

N.42 Bartholomew Villas, NW5 2LL  
*Design and Access Statement*



## **Studio FADE**

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### **Design & Access Statement**



Image of N.42 Bartholomew Villas

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## 1. Introduction

### 1.1 Proposal

- a) Erection of single storey rear infill extension at ground floor level, formed in lightweight timber structure and clad in timber to replace the existing conservatory structure. The proposed new rear infill extension will have a double slimline aluminium crittall style french doors to access the rear garden. The roof will be finished in zinc with a rooflight.
- b) Addition of a N.2 rooflight to the existing flat roof rear and side extension.
- c) Infill of an existing high level single glazed fix opening onto Patshull Road.

### 1.1 Site Location



(Aerial View of N.42 Bartholomew Villas, NW5 2LL, courtesy of Microsoft map)

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### **1.2 Site Context**

N.42 Bartholomew Villas (the site) is an end of terrace Victorian three storey family home situated in the Dartmouth Family Estate sub-area of the **Bartholomew Estate Conservation Area**. The property has an existing rear flat extension and a glass conservatory. The front of the property has been unchanged and still maintains many original features listed within the Bartholomew Estate Conservation Area Statement, adopted by Camden Council in 2000 (*Bartholomew Estate Conservation Area appraisal and management strategy - Camden Council*).

The Bartholomew Estate Conservation Area Statement documents the history of the Bartholomew Estate, noting that ‘The Bartholomew Estate Conservation Area’ was established in 1992, being one of Camden most recent conservation areas.

The Bartholomew Estate Conservation Area Appraisal notes *“The Bartholomew Estate has retained much of its Victorian integrity. N.42 is located within the Sub Area Two Dartmouth Family Estate Generally, buildings are three storey, semi-detached villas and terraces with narrow plot and widths and flush entrances without basement*

*areas..... Although modest, the interest and quality of these streets lies very much in the attention to details”. Page 17*

Properties throughout the conservation have typically kept their frontage consistent and in keeping with the context and architectural feature present within the conservation area, whilst the rear portions of the properties have been extended, with multiple ground floor infill and extension apparent across the conservation areas as a whole, and explicitly within the more immediate locality in and around the site..

This site is in keeping with that urban fabric, with the front of the property remaining in keeping, maintaining a number of key original features listed within the Sub Area Two Dartmouth family Estate description. The side elevation presenting an inlet extension and a rear infill conservatory.

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Figure 1. View of the front façade of n.42 Bartholomew Villas

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Figure 2. View of existing rear of the site from the garden.



Figure 3. View of Side and rear elevation from Patshull Road

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## 2. Planning History

### 2.1 Relevant Planning History for 42 Bartholomew Villas

42 Bartholomew Villas NW5
8701405
Registered: 12.10.1987
Status: Application FINAL DECISION
Erection of a rear extension at first-floor level with roof terrace as shown on drawing nos.138/01 and 02.
Approved
NOTE: These works were never carried out. Current property layout is as it was in 1988 when the property was purchased by the current owner and applicant.

### 2.2 Neighbouring Planning approvals

The most recent applications approved for ground floor rear extensions include:-

**Application Number2013/7065/P:** 36 Bartholomew Villas London NW5 2LL. Proposal Erection of part one, part two storey rear extension as replacement for the existing, with associated roof terrace, to single-dwellinghouse (Class C3). **Approved**

**Application Number2021/5901/P:** 21 Bartholomew Villas London NW5 2LJ. Proposal Erection of infill extension to side passage and associated alterations to side boundary. **Approved**

**Application Number2025/0442/P:** 16 Bartholomew Villas London Camden NW5 2LL. Proposal Single storey rear infill extension at ground floor level. Current Status **REGISTERED /current**

**Application Number2017/6544/P:** 28 Bartholomew Villas London NW5 2LL. Application Type Full Planning Permission. Development Type Residential Extension. Proposal conversion of single dwellinghouse into 2 self-contained flats (1 x 1 bed and 1 x 2 bed). Demolition and rebuild of full-width single-storey rear extension, extension of WC at 1st floor in line with neighbouring property and installation of new doors onto small terrace at first floor level. **Approved**

### Planning History Observations

As noted above, a number of neighbouring properties have secured permission for ground floor rear extensions. The proposed design presented in this application submission has been informed by these established precedents.

## 3. Proposal

### 4.1 Proposed Works (Detailed)

This application seeks the approval of the following works:-

- I) Demolition of the existing conservatory currently lacking proper insulation and in need of replacement.

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- II) Form a new rear infill extension to replace the existing conservatory.

The proposed new rear infill extension will be constructed in light weight timber structure finished with timber cladding. The proposed extension will utilise materials sympathetic to the conservation area and more energy efficient than the existing single glazed timber construction and timber panelling.

This will allow for improved thermal efficiency of the space and make use of a natural and more sustainable material.

The design, and improved thermal efficiency will make the rear section of the house both more functional, as it facilitates flow into a kitchen and dining room, but also improve the wider quality of the ground floor living space.

The proposed rear and side infill extension roof will be covered by a zinc roof, selected for its durability and providing a contemporary aesthetic which complements the existing fabric of the building.

The proposed pitched roof will also present a shallower pitch when compared to the existing conservatory on site. Specifically, the proposed roof has a 3300mm highest point against the existing fabric, while the existing pitched conservatory has a 3889mm highest point (a difference of 589mm).

The proposed extension would extend 650mm from the existing conservatory line.

increasing the area of the property by 1.7sqm.

- The proposed extension would be set back 102.5mm from the existing rear inlet extension to ensure that the rear infill extension would appear subservient to the existing fabric/extension.

It is proposed to include a fixed conservation roof light to the new rear infill extension to allow light to the back of the property.

It is proposed that the rear side infill extension will have a double glazed slimline crittall style door to access the garden.

- III) Replace the existing flat roof above the existing rear inlet extension, which is in need of new waterproofing, and thermal insulation.

It is proposed to reform the existing flat roof section of the existing rear inlet extension to the same height and material.

- IV) It is proposed to add n.2 rooflight to the existing flat roof side infill, allowing light into the kitchen and utility space. The roof light would not be visible from the side elevation as the current upstand will remain higher than the proposed rooflight.



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- V) It is proposed to infill a small fixed high level single glazed panel to the street side with new brick work and finished in matching white render.

### **4. Access statement**

The front (the primary building entrance) to the house will remain unchanged.

Within the property, the inclusion of a double slimline aluminium french door to the rear face of the property will allow a more comfortable and direct access into the rear garden.

### **5. Conclusion**

The existing conservatory extension is degraded quality and holds poor usability due to its thermal properties. Its visual integration with the older fabric of the house is limited, presenting a patchwork approach to the rear elevation.

The proposal rear infill extension will make use of more durable and thermally efficient material that have been selected to complement the existing aesthetic of the façade.

The insertion of a double-glazed slim line crittall style doors to access the garden increases accessibility, visual links the rear elevation with the garden and increases the perception of ownership of the rear space.

The revised rear elevation and glazing treatment will allow more light into the rear room – enhancing the habitable qualities of the rear section of the house.

The side elevation, as viewed from Patshull Road will be enhanced through the removal of multiple built forms and replacement with a more cohesive rear elevation which encompasses a reduced pitched roof.

As a whole, the proposal is a more cohesive rear elevation, considered to be a high quality design and positive contribution consistent with the established built form (including extensions) along Bartholomew Villas (including the recent approved not yet developed of neighbouring property **N. 21, 28 and 36 Bartholomew Villas**, both meeting and enhancing the objectives of the conservation area..