

05/09/2013

REV.00

Design and Access Statement

GARDEN FLAT SINGLE STOREY REAR EXTENSION

39A BARTHOLOMEW ROAD, LONDON NW5 2AH

GENERAL

This statement has been prepared in support of a planning application for alterations to the garden flat. The proposal consists of a single storey rear extension to provide and create a flexible living space for the occupants and open up views and connection to the garden.

Relocation of the entrance door to the flat, a new window on the side elevation and replacement of all windows to incorporate double glazing is also proposed as part of this application.

The Flat's address is Flat A at 39 Bartholomew's Road.

The property is within the Bartholomew Estate Conservation Area and forms part of a uniform urban grain consisting of semi-detached three and four storey villas with raised entrances, semi-basement areas, shallow pitch roofs and overhanging eaves.

There are particularly wide gaps between the villas, which provide views to the rear gardens.

The rear elevation is currently brickwork and some of the original windows and doors have been replaced during the years.

DESIGN

The Use

This application does not propose a change in the use of the site.

Access

Access to the property is through a side passage. Even the entrance door is relocated to suit the internal refurbishment works proposed, the main access through the side elevation will remain unaltered.

Relevant national and local legislation and guidance

The proposal takes into consideration the following policies:

- Development plan policy DP22 (Securing high quality design) of the Council's LDF that requires all developments to be of a high standard design and take into consideration the character, setting, content, form and scale of the host building and surroundings properties.

- Bartholomew Estate Conservation Area Statement
- Camden's policy Guidance (CPG1 – Design) states that rear extensions should be secondary to the scale, proportions and dimensions of the host building; rear extensions should respect and preserve the original design and proportions of the building, this includes its architectural period and style.
- Planning Policy Statement 5 (PPS5). Conservation principle 4 confirms that “change in the historic environment is inevitably caused by natural processes and by responses to social, economic and technological change.” Paragraph 4.2 states that Conservation is “the process of managing change to significant place in its setting in ways which will be best sustain its heritage values”

Following policies mentioned above and having analysed the rear elevation scale and proportions a scheme is proposed that maintains the principles of the existing host building elevation.

Scale and Appearance

The proposal seeks permission for a rear extension which is designed in brickwork to follow the materiality of the host building and is pulled away from the corner of the building on one side and is also pulled away from the neighbour's party wall. This emphasizes the subordinate appearance to the host building.

This new brickwork extension retains the visual presence and proportion of the original façade and protects its integrity.

The extension of this volume is projecting 2.50 metres from the main façade. The existing garden of the building is approximately 17 metres in length and therefore the proposed extension is around 1/7 of the current size.

The height of this extension has been kept to the minimum to allow for continuous internal headroom and it is around 3 metres high.

A flat roof finished in felt and shingle gravel has been proposed for the rear extension. A roof light will be included on the roof to bring natural light into the spaces below. This will be designed to be flush with the rear extension parapets and therefore not be seen from ground floor level.

New double glazed sliding / folding aluminium windows are proposed to the extension. This will allow a better connection between the internal and external spaces improving the relation between both areas.

It is also proposed to change the existing windows on all the property to include double glazing throughout. The new windows will be replaced to be like for like, timber sash windows in conservation area style and including double glazing.

The flat is in need of internal refurbishment and a new layout is proposed to suit current standard room areas and building control requirements. The new layout proposed requires for the entrance door to the property to be relocated. The new entrance door would be replaced to match the existing.

A new window to match in proportions and style is proposed on the side elevation to allow for natural light and ventilation into the new kitchen.

It is also proposed to open up again the space below the existing entrance front stairs to allow for storage space to the property. This area used to be storage already but had been blocked during the years. This application proposes to open up again the space and include a new door.

The Layout

Throughout the brief for the proposed scheme, the client has placed great emphasis on functionality. All alterations were aimed to improve and optimise the usability of the existing spaces.

The rear extension on the lower ground floor will enlarge the dining area and living room, improving the overall layout of these spaces.

The proposed glazing and skylights will flood the extension with natural light.

Relevant Developments in the vicinity

- **51 Bartholomew Road** received Planning permission in 2011 (Ref: 2011/1376/P) for an *Erection of a single storey rear extension to the existing lower ground floor flat (Class C3)*.
- **3a & 3b Bartholomew** received Planning permission in 2011 (Ref: 2011/3615/P) for an *Erection of a single - storey extension at rear lower ground floor level, to single family dwellinghouse (Class C3)*.
- **76 Bartholomew Road** received Planning permission in 2010 (Ref: 2010/2523/P) for an *Erection of a part single part 2 storey rear extension following the demolition of existing closet wings to the rear, replacement of existing rear dormer window with two new dormer windows, replacement of existing front garden boundary all with railings and gate, and erection of bin/bicycle store in front garden (Class C3)*.
- **Flat A, 25 Bartholomew Road** received Planning permission in 2009 (Ref: 2009/4116/P) for an *Erection of a single storey rear extension to ground floor flat (Class C3)*.