

Design and Access statement
18 Bartholomew Villas NW5 2LL



Introduction

The proposed development lies within the Bartholomew Estate conservation area. It is an infill extension of the top floor flat over the existing lean-to roof at the side of the main roof which is a mirror image of the extension at No 20. A small rear dormer has also been added to facilitate a loft conversion and improve the living conditions of the flat occupants.

Amount

The scale of the development is small as the available space is limited and the object was to produce a design which will be in uniformity with the adjacent extension. The rear dormer again is the smallest possible to allow sufficient light and ventilation into the room created.

Layout

The flat layout will be much improved and provided with a protected entrance hall giving direct access to each bedroom, the living room, bathroom and kitchen. The terrace at the front is behind the existing high parapet wall and part of the kitchen roof is sloping in order to minimise the visual impact from the street as the existing at No 20.

Scale

The final scheme as proposed is in uniformity with the majority of the houses in the street. It is not out of proportion and is certainly not bigger than the average house in the street.

Landscaping

There are no changes proposed to the landscaping. There will be some minor improvements at the front and rear gardens where disturbed by the building operations. External lighting will be provided with low energy fittings in accordance with the current building regulations.

Appearance

The front of the extension is hardly visible from the street. Only the top part of the roof will be visible. The party wall is already there and does not need to be raised. The rear elevation brickwork will be carefully selected to match the existing adjacent extension. The rear dormer is not bigger than 1.0 sq m and it will have a lead roof and cheeks and made of timber. It will be facing the large 'Castle' builder merchant's yard which extends across the rear of all the properties of Bartholomew Villas.

Access Component

There is level access to the front door from the pavement suitable for all users but the development is at 2nd floor level and requires using the existing stair for access. Children and older people can certainly have access and use the facilities of the flat.