



Design & Access Statement
19 Bartholomew Villas
July 2015

GAMBLES ARCHITECTS



19 Bartholomew Villas outlined in red



19 Bartholomew Villas outlined in red. No. 21 to the right. Existing one and two storey flat-roofed rear annexes.

Introduction

19 Bartholomew Villas is a semi-detached Victorian villa situated in the Dartmouth Family Estate sub-area of the Bartholomew Estate Conservation Area. At some point the house was converted into smaller residences, with two flats on the ground floor and a maisonette on the first and second floor. Subsequently minor alterations were made for the house to be used as a single dwelling again, but some features of the smaller residences remain, such as the kitchen at first floor, an external metal stair case and two bedrooms facing the garden at ground floor. Access to the garden is inconvenient and the garden is therefore little used. The owners commissioned Gambles Architects to reconfigure the internal layout with improved access to the garden, resulting in this planning application for a single storey rear extension.

Form, materials and access

The partial demolition of the single storey utility room to the rear will allow the existing rear bedroom to be extended into the garden to make a kitchen and informal dining room. Key features are:

- The proposed extension extends to the line of the rear-most wall of the house. A recess in the brickwork will conceal the joint.
- The height of the new parapet wall matches that of the existing utility room annex.
- The flat roof suits the existing one and two storey flat roofed annexes to number 19, and both neighbouring properties.
- The new walls will be built out of matching reclaimed brick, ideally from the partial demolition of the utility room if the condition of the bricks allow.
- A new roof light will provide daylight deep into the plan and will increase the internal headroom, otherwise limited by the height of the existing utility room annex.
- The roof light is set back from the parapet walls and is clad in lead; an appropriate roofing material for the conservation area.
- A large bi-folding door will provide improved views and access to the garden.

A metal stair case between the first floor and the garden will be removed, and the doorway will be bricked-up with matching reclaimed brick. The new brick will be set back from the front face of the wall by 25mm to hide the joint between the original and new brickwork and to retain a trace of the old window opening.

Access to the building is not affected by these proposals.

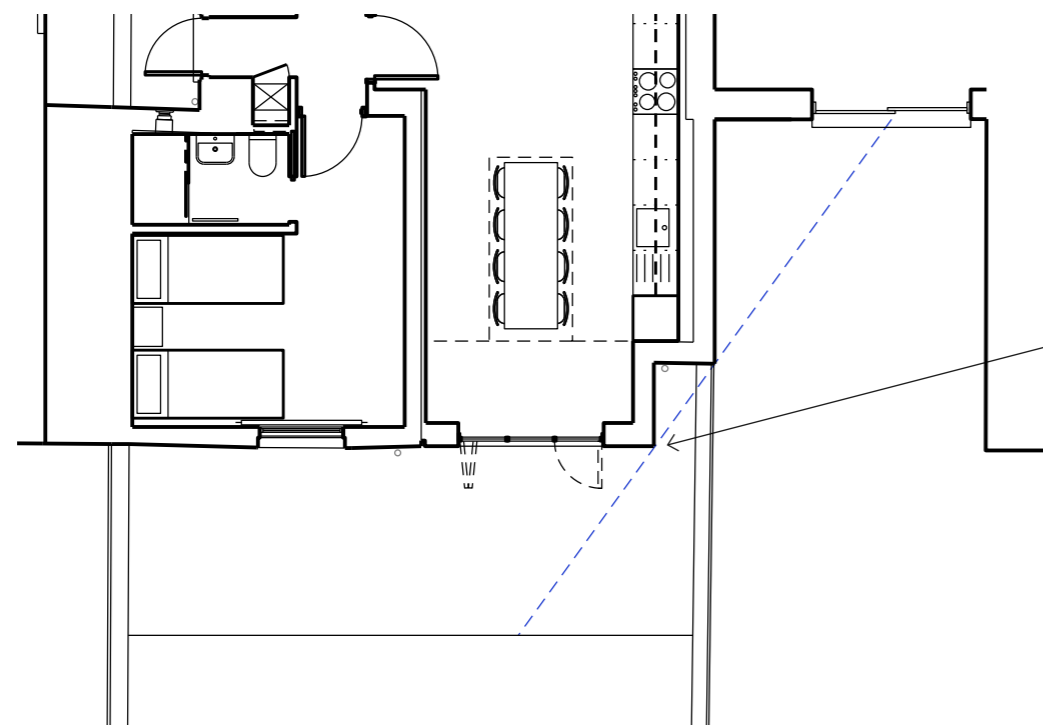


The new extension does not cross the line from the centre of the neighbouring door to the top of the existing parapet

Daylight and sunlight

The amount of daylight in the interior of no. 19 will be improved by the bi-folding door and the roof light. The affect on the neighbour at no. 21 has been considered with reference to the BRE's *Site Layout and Planning for Daylight 2012*. Development is considered to have no adverse affect on daylight if new adjoining development does not enter a zone defined by a 45 degree line from the centre of a neighbouring window in plan or a 25 degree line projecting outwards and upwards from the same window.

In this case, the existing utility annex enters this zone. Therefore, lines have been projected from the centre of the neighbour's window at no. 21 to the corner and parapet of the existing building. The proposed extension does not cross these lines so will not affect daylight adversely.



The new building does not cross the line from the centre of the neighbouring door to the corner of existing utility room