

Ground floor flat
23 Bartholomew Rd
London NW5 2AH

Design and Access Statement

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Prepared by Ecos Maclean Ltd



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Engineering - materials, energy, structure

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The Context

The property is a ground floor flat in a Victorian semi detached property on the edge of the Bartholomew Estate Conservation Area.

Some minor alterations have previously been made to the south elevation to create a small extension to the kitchen and enlarged window.

The proposed extension is a full width rear extension to provide much needed additional space for the kitchen and bedroom whilst maintaining the side access to the garden.

The space at the side of the property is a side access with a wooden gate at the front which screens the side passageway.

The extension is not visible from the public realm and will have no impact on the neighbouring properties because of its scale and positioning.



Appraisal

The property is on the edge of the Conservation Area. The relevant planning policy guidance in the Camden Development Plan states that there should be no significant adverse impact on residential amenity in terms of daylight, privacy, overlooking, or aspect.

The extension is to the rear, and is against the existing side addition and so does not increase the massing at the rear of semi-detached properties.

The side access is unaffected and has been retained to provide a functional side access.

The choice of London Stock bricks and traditional glazing arrangement of small pane French style doors ensures that the rear elevation is unchanged in appearance when viewed from the rear garden.

The flat roof materials is shielded by the Parapet upstand to the rear and sides and the roof sits below the existing rear balcony above and so this feature is still visible.

The side of the extension has two new round windows proposed to provide light to bedroom and bathroom. Both of these will be obscured to prevent overlooking. The use of round windows in early Victorian properties is feature used in many cases and so should be considered a addition that is in keeping with the conservation area.



Impact on Neighbours

There is an existing fence is 2.5 metres in height. This provides privacy to both properties without reducing light or view of sky at the ground floor windows in the kitchen.

The a mainly brick built extension does not increases the overlooking of or by the neighbours. This has been assessed by review on site of the upper storey window of the neighbouring property.



Materials

The extension will be constructed from London stock bricks double and double glazed panels framed in powder coated steel or aluminium.

Access

The alterations will provide an additional level access to the property and so improve the scope for disabled access if required in the future.

