

Ground floor flat
23 Bartholomew Rd
London NW5 2AH

Heritage Impact 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.

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

The conservation area appraisal notes the importance of the consistent design of the front facades of the houses on Bartholomew Rd. The mature trees and original front boundary walls and fences also create a sense of continuity and unity in the street



Appraisal

The property is on the edge of the Conservation Area. 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 use of round windows in early Victorian properties is a feature used in many cases and so should be considered an addition that is in keeping with the conservation area.

The addition will therefore make no significant impact on the heritage assets noted in the conservation area and so should be considered as a neutral addition.

