

DESIGN AND ACCESS STATEMENT
For proposed first floor front window to 12 Bartholomew Villas NW5 2LL

Proposal

Additional window to front (east) facade of house at first floor level.

Existing site

This is a modern (1964) three storey semi detached house attached to a mid-Victorian three storey house (14 Bartholomew Villas).

Access

Internal access arrangements will remain as existing

Layout

The layout of the existing building in relationship to the site would remain as existing.

Scale / Appearance

The existing building comprises yellow stock brick walls and painted timber windows at first floor levels of the external facades. The proposed window opening matches the size and position of the original opening mirrored on the rear (west) facade. The details of the brick reveals, corbelled brick cill and concrete lintel, match the original details still visible on the existing first floor window openings.

Landscaping

Landscaping would remain as existing

Heritage Assets

The house is situated in the Bartholomew Estate conservation area and is described in the Camden Conservation area statement as 'visually eye-catching ... an anomaly in the townscape - a Japanese-inspired essay of 1963-4 by Edward Cullinan'.

Impact

The initial concept design for the new window opening was carried out by Cullinan Studio, in consultation with the original architect, Edward Cullinan to preserve the character of the house and thus also the conservation area.