

**Applicant**

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**Site Address**

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**H391\_Bartholomew Road**  
Design and Access Statement  
April 2017

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## 1.0 The Project & Site

The Design & Access document has been prepared by HUT for review by Camden planning department.

The application site is located on the west side of Bartholomew Road. The property is not listed but is located within the Bartholomew Estate Conservation Area.

The property is a 3 storey brick built end of terrace house that has been divided into flats.

This proposal relates to the ground floor flat only.

## 2.0 Contextual Appraisal



Aerial view



View of the front



View of the rear

### 3.0 Key proposals

Ground floor flat:

- New single storey rear extension
- Existing internal partitions to be rearranged to accommodate improved layout with more spacious kitchen / dining / living room

Front elevation:

- No changes proposed to the front elevation

Rear elevation:

- Single storey extension to ground floor with new glazing to allow for daylighting to kitchen / dining / living room
- New window to replace existing to accommodate the new extension

### Existing Character and Appearance

The proposal is sensitive to the existing character, scale and appearance of the property and area. Care has been taken to ensure that the proposals are also in keeping with the existing character of the area. The choice of materials are sympathetic to the existing building.

It is felt that the alterations are in keeping with local precedent and Camden's Local Development Plans.

It is intended that the above proposals, whilst aiming to upgrade both the general standard and sustainability of the existing ground floor flat, take into consideration the surroundings in order to minimise any potential impact upon adjacent buildings and their occupants through a sensitive approach to scale, design and materiality.

### Use

The property's existing function will remain as Residential (class C3).

### Access

The existing roads and footpaths will not be affected.

### 4.0 Policy, Pre-application Advice & Context

No formal pre-application advice has been received.

- Camden's core strategy
- National Planning Policy Framework

### 5.0 Conclusion

In summary, we feel that this proposal:

- Is a positive enhancement to the existing property and the area
- Aims to conserve the nature of the area
- Is part of a sustainable development