

UPPER FLAT, 75 BARTHOLOMEW ROAD, NW5 2AH  
DESIGN AND ACCESS STATEMENT  
ON BEHALF OF ALEXANDER STREATFEILD

## 1. INTRODUCTION

This design and access statement is submitted on behalf of Alexander Streatfeild of Upper Flat, 75 Bartholomew Road. The proposal consists of alterations to approved application 2017/0839/P for a roof extension to an Upper Floor Maisonette.

This statement sets out the proposals in the context of the relevant National and Local Planning Policy. The statement will explain and consider issues relating to the design and impact of the proposal as well as the impact on local amenity and neighbouring properties.



Fig.1 Birds eye of 75 Bartholomew Road

# 1. PHOTOGRAPHIC REPORT

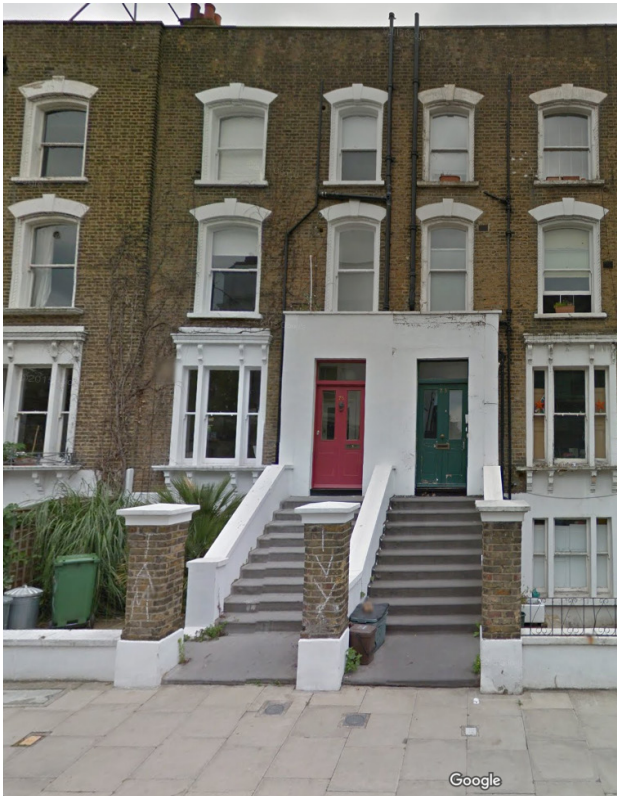


Fig.2 Front elevation from Bartholomew Road  
Flat consists of top two floors with access from Upper Ground



Fig.3 Birds eye of 75 Bartholomew Road from the North East



Fig.4 Birds eye of 75 Bartholomew Road from South-West.  
The proposal aims to match the scale of adjacent properties' extensions

## 1. SITE CONTEXT

75 Bartholomew Road is not a Listed Building. The property is located in the Canteloves Ward and Bartholomew Estate Conservation Area. The properties in this area comprise of terraced and semi-detached Victorian houses - please see Bartholomew Estate Area map below (Fig. 5).

The site lies on the eastern side of Bartholomew Road with a West facing front elevation and an East facing rear elevation. The property consists of the top two storeys of 75 Bartholomew Road with access to the Maisonette through an Upper Ground floor Communal Hall. The house is for residential use (C3) and no change to its use is proposed.



Fig.5 Bartholomew Estate Conservation Area - No.75 in Red

## 5. PLANNING PRECEDENT

### 75 BARTHOLOMEW ROAD

2017/0839/P Granted 19.05.017.

Erection of single storey, zinc clad roof extension with front roof terrace.

Through correspondence with Camden Council's planning officer, many amendments were made to the original application so that permission might be considered acceptable.

Although it was noted that the neighbouring roof extensions at no.77 & 79 were built with contemporary facades, it was deemed that the construction was too long ago to allow for a similar approach at no.75.

None the less, as there was a precedent of extensions, a mansard roof was thought to be permissible. As I will go on to discuss, this is a fair treatment for the front facade, as it can be seen from small areas of Lawford road; but could be reassessed at the rear, where it cannot.

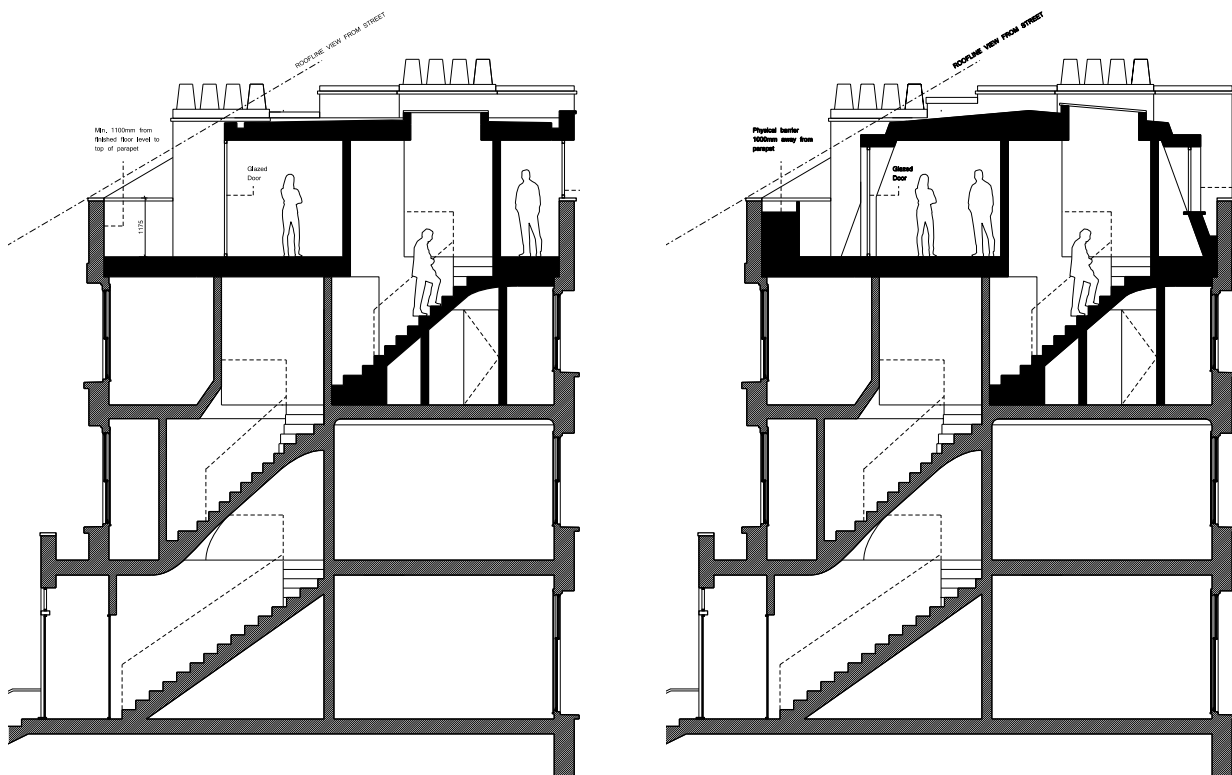


Fig.6 Left - Original section of Application 2017/0839/P for roof extension at no.75  
Right - Approved Section following correspondence.

## 5. PLANNING PRECEDENT (cont.d)

Neighbouring properties at 73, 77 & 79 have all had applications for roof extensions granted. The properties at 77 & 79 have been built while the roof of 73 has not; it was however converted from a butterfly roof to a flat roof without planning permission and given consent retroactively. This proposal aims to closely match the massing of the extension at no. 77 and no. 79.

### 77 BARTHOLOMEW ROAD

9200423 Granted 19-11-1992

Erection of a roof extension to provide additional habitable space for the dwelling house

PEX0100519 Granted 25-09-2001

Amendments to partially implemented planning permission (ref: PL9200423) for the erection of a roof extension.

The built proposal involved building to the back of the plan with windows looking to the East (fig.8 Rear Elevation) and a glazed facade to the West set below the line of visibility from Bartholomew Road. (see fig. 6). In this way the extension does not affect the roofline and responds appropriately to the statement: "Mansard additions and other form of roof extension which fundamentally change the roof form are uncharacteristic of the Conservation Area" from paragraph BE16 page 25 of the Bartholomew Estate Conservation Area Statement.

The addition of a roof terrace above the extension was deemed acceptable, also hidden from the street.

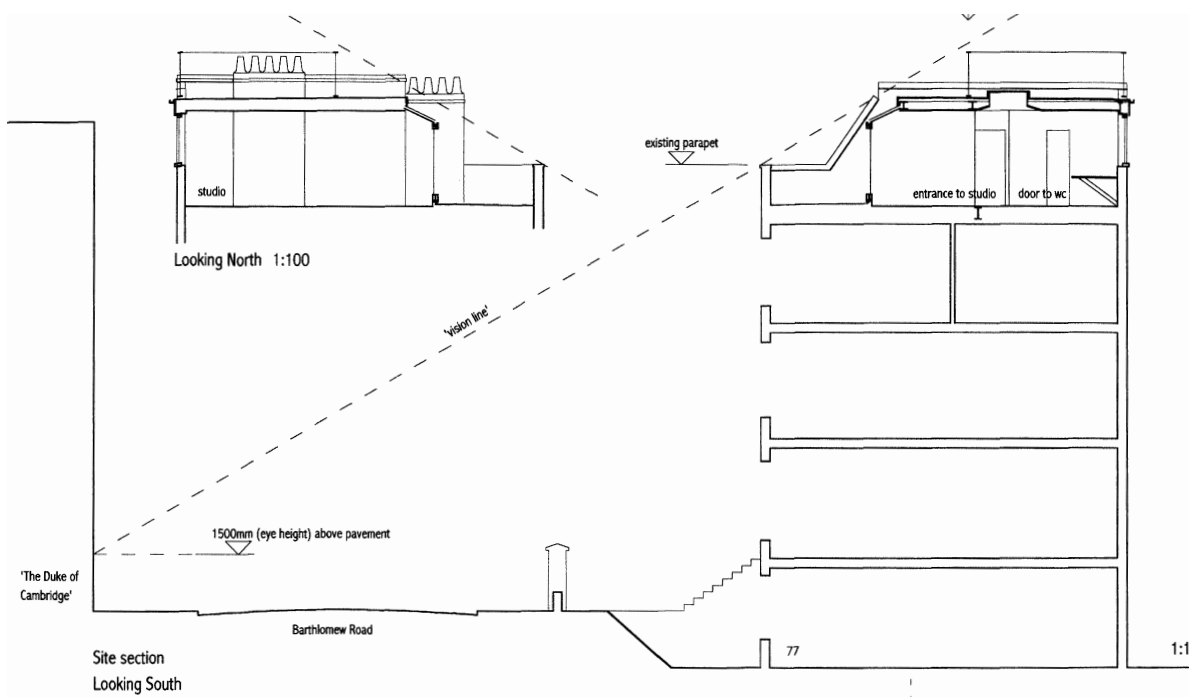


Fig.6 Approved Section of 77 Bartholomew Road  
Application PEX0100519

5. PLANNING PRECEDENT (cont.d)

77 BARTHOLOMEW ROAD (cont.d)

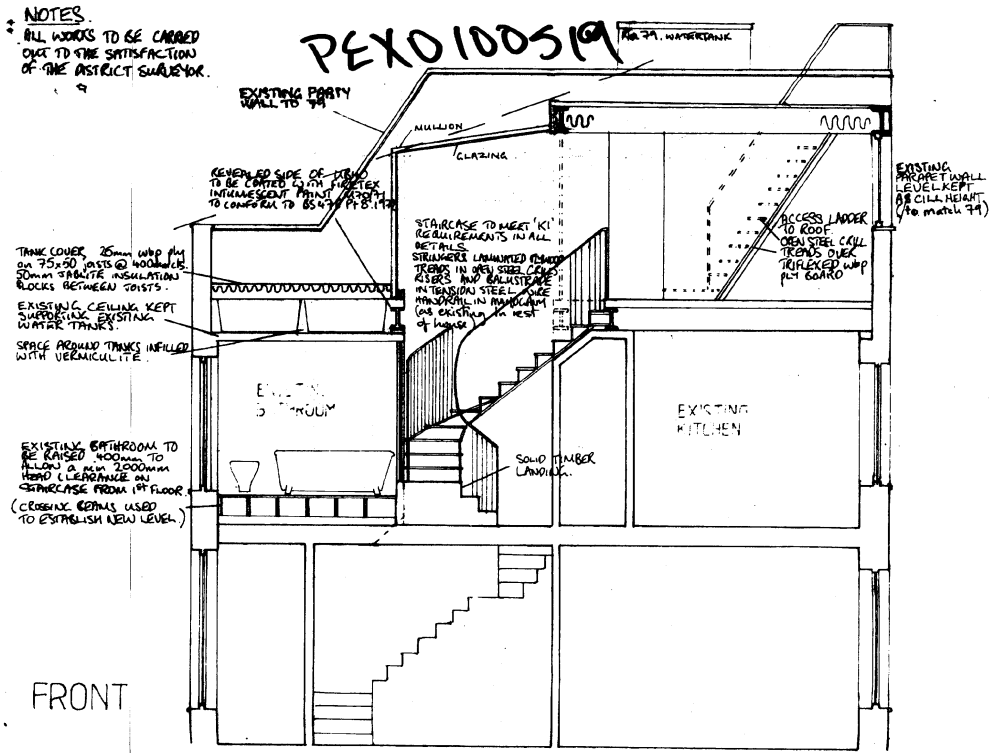


Fig.7 Approved section of 77 Bartholomew Road - Application PEX0100519



Fig.8 Approved elevations of 77 Bartholomew Road Application PEX0100519

## 5. PLANNING PRECEDENT (cont.d)

### 79 BARTHOLOMEW ROAD

28948            Granted 25-07-1979  
Formation of a self-contained basement flat.

8600088        Granted 17-01-1986  
Change of use and works of conversion to provide 2 self-contained flats on 1st and 2nd floors and retention of ground floor as 2 bedsitting room units

8903069        Refused 31-01-1989  
Erection of roof extension at third floor level including a balcony for the second floor flat.

8903739        Granted 07-12-1989  
Erection of a roof extension

### 73 BARTHOLOMEW ROAD

31802            Granted 25-03-1981  
The change of use to three self-contained dwelling units - Built

PE9900601     Grant Cert. of Lawful Existing Use 13-10-1999  
The replacement of a butterfly roof with a flat roof and installation of access door to facilitate use as a roof terrace.

PEX0200022    Refused 05-03-2002  
Addition of a third floor at roof level in connection with an extension to the second floor flat.  
Reason for refusal: The extension was not pulled back adequately from the road frontage "The proposal would have a detrimental effect on the roofline of the terrace" (from Decision Notice) (Fig.9)

PEX0200826    Refused 28-01-2003  
Erection of mansard roof extension with front and rear roof terraces, to provide additional accommodation for second floor flat  
The extension was not pulled back adequately from the road frontage: "The proposal would have a detrimental effect on the roofline of the terrace" (from Decision Notice) (Fig.10)

PEX0300309    Granted 17-06-2003  
The erection of a roof extension to provide additional floorspace for an existing flat. (Fig.11)



## 5. PLANNING PRECEDENT (cont.d)

### 73 BARTHOLOMEW ROAD (Cont.d)

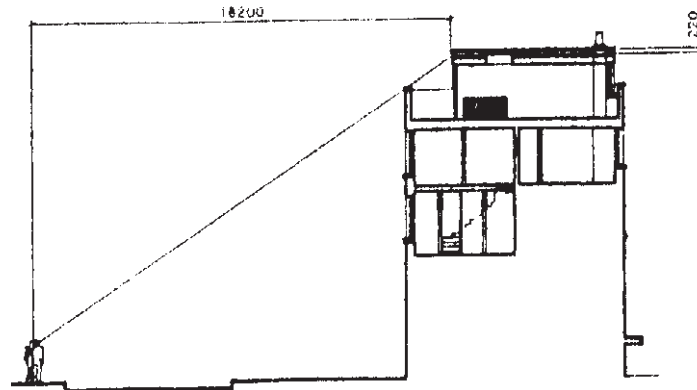


Fig.9 PEX0200022 Refused 05-03-2002  
The Sectional Diagram through No.72 & Bartholomew Road shows how the proposal is visible from the street.

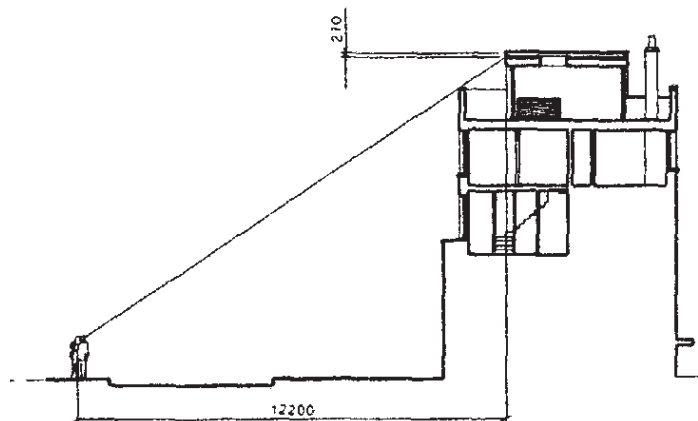


Fig.10 PEX0200826 Refused 28-01-2003 - Related Documents  
The proposed extension is still visible from the street.

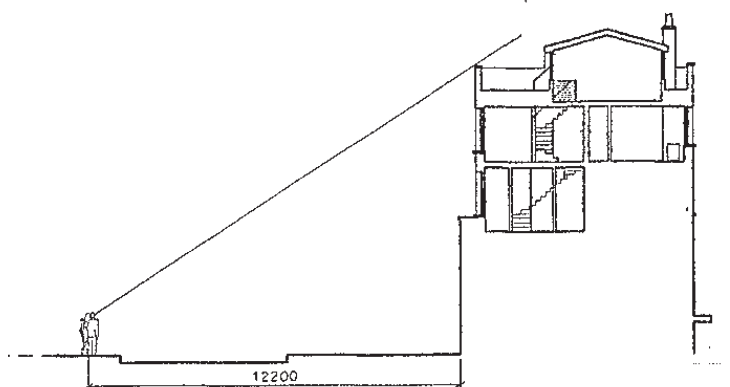


Fig.11 PEX0300309 Granted 17-06-2003 - Related Documents  
Set back, the proposal can no longer be seen from the street,

## 5. PROPOSED SCHEME

The proposal is for changes to the approved planning application 2017/0839/P.

It is proposed that the permitted mansard roof pitch to the rear is to be amended to a vertical wall, rising from the existing parapet, to match the neighbouring properties at no. 77 & no.79

This would allow the extension to be read as part of a prevalent pattern, rather than breaking the strong line of parapets that currently exist. (fig.13)



Fig.13 Top - Approved Facade of Application 2017/0839/P  
Bottom - Proposed Facade

## 5. PROPOSED SCHEME (cont.d)

This follows the Camden Design SPD, that says:

5.7 - Additional storeys and roof alterations are likely to be acceptable where:

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape; parapet and the extension is sufficiently set back or where they would match other existing sympathetic roof extension already in the terrace.
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

As the rear of the extension cannot be seen from any street and is only looked onto by Camden School for Girls, there will be no additional harm, conforming with the final point above.

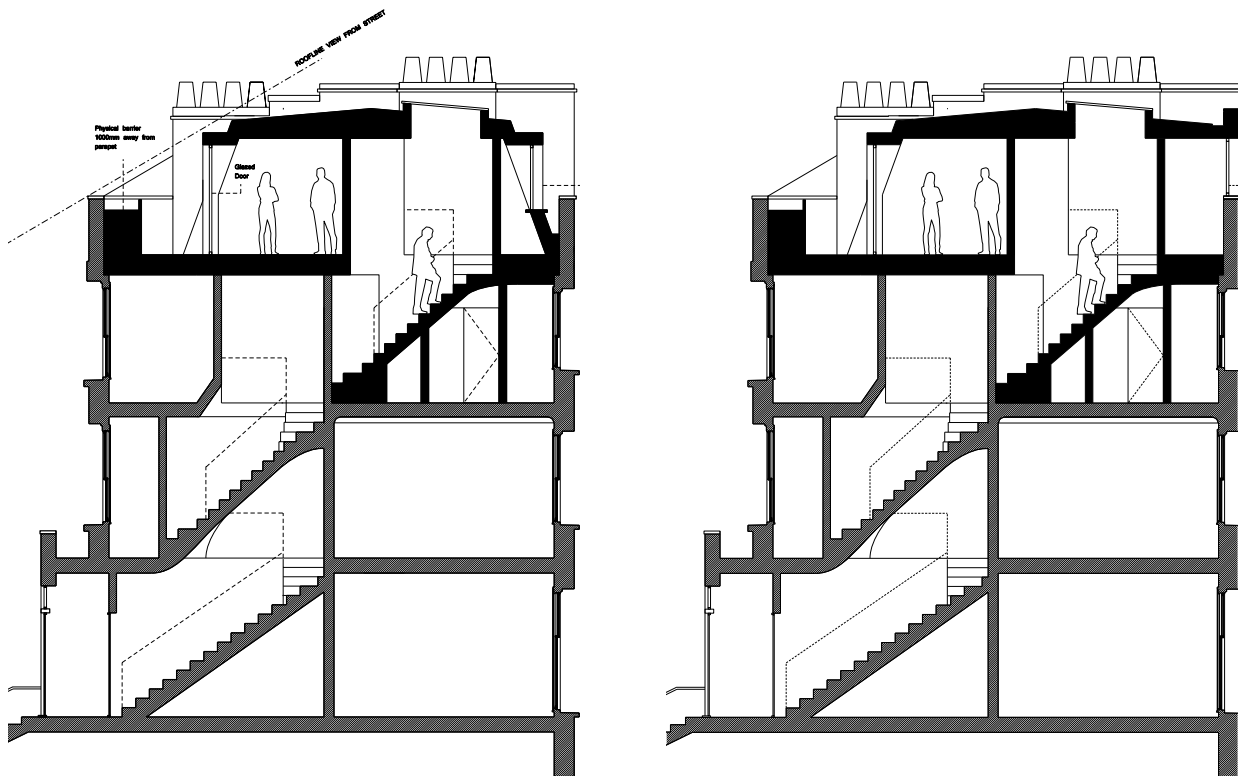


Fig.1 Left - Approved Section of Application 2017/0839/P  
Right - Proposed Section

## 5. PROPOSED SCHEME (cont.d)

Internal changes are also proposed:

Third Floor :

- The layout will benefit from additional space, allowing for a more generous family bedroom with greater storage.

Materials

The proposed rear facade will be built of london stock brick and stone coping to match the existing building.

Windows will be in slim black metal profiles to match the windows of no.77 & 79.

## **7. DESIGN & ACCESS**

For the avoidance of doubt, the following paragraphs address the requirements for design and access statements, using headings set out in national guidance on preparation of such statements.

### **Use:**

Upper Flat, 75 Bartholomew Road is entirely for residential use. This proposal intends to retain the residential use of the property.

### **Layout:**

The proposed layout offers more bedroom space, making it more effective for family living.

### **Scale:**

The additional size of the rear extension matches the adjacent properties and will have no negative impact on the roofline. No neighbouring properties will be affected in terms of overlooking or daylight issues.

### **Vehicular Links:**

The scheme has no impact on transport or traffic levels to the site.

### **Inclusive Access:**

By its nature the existing property does not allow for wheelchair access. No provisions can reasonably be given.

## **8. Conclusion**

In summary, the proposal seeks to alter and improve the previously approved application. The altered form of the extension will be completely out of sight from public viewpoints and as such will have no effect on the street.

Roof extensions of this nature have been common place in residential properties within the Bartholomew Estate Conservation Area.

We consider that the proposal is in full compliance with the aims and objectives of relevant Core Strategy policies and national planning guidance. For all of the reasons set out in this report, we consider the proposals pass the Section 38(6) test and that planning permission should be granted accordingly.