

Design and Access Statement

Flat A, 37 Bartholomew Road, NW5 2AH

“Extension works to the single story, semi-basement level, ground floor apartment”



Reference Drawings: Please read this statement with the supporting drawing set listed below:

‘Location and Site Plan(3).pdf’

‘Current - Granted Rear Extension.pdf’

‘Proposed Side Return Extension(3).pdf’

‘Proposed Side Elevation – Side Return Extension Plan.pdf’

‘Proposed Rear Elevation and Cross Section.pdf’

‘Proposed Roof Plan of Side Return Extension.jpg’

‘Proposed 3D visual – Rear and Side Extension.pdf’

Supporting drawing – *‘Existing Front Gate and Trellis.pdf’*

Supporting drawing - *‘Existing Front Gate 37a and 35a.jpg’*

Supporting drawing – *‘Proposed Front Gate and Cedar Trellis.pdf’*

Supporting drawing – *‘Proposed Front View Side Extension.pdf’*

Supporting drawing - *‘Proposed Ref for gate and cedar Screen across 37a and 35a.pdf’*

Context and the surrounding area

The property is situated within the Bartholomew Estate Conservation Area. A compact and well preserved Victorian residential area of Kentish Town where little has changed over the last 150 years. The area remained as farmland right up until the mid 19th century, when development was undertaken by three landlords: Christ Church College Oxford, Dartmouth Family Estate and St Bartholomew Hospital.

The majority of houses on the street are set back featuring front gardens and allowing uninterrupted views and vistas along its streets. Mature trees line the streetscape. There are semi-detached three and four storey villas with raised entrances, semi basement areas, shallow pitch roofs and overhanging eaves which have had very limited alterations.

No 37 Bartholomew Road is a mid 19th Century, semi-detached three storey villa with a raised entrance, semi basement area to ground floor level, shallow pitched slate tiled roof and overhanging eaves.

Existing Building Character and Features

The property currently accommodates three separate apartments over three levels. Flat A occupies the entire ground floor, semi-basement, level of the property with its own private entrance to the side of the property through a brick arched entrance.

The front elevation of the building has white painted rendered to the semi-basement level with original black metal railings flanking a set of steps leading to the primary raised ground entrance level. Front door and the Main window accommodate Stucco detailing framing that is painted white, with 'Yellow' London Stock Brick occupying the remaining face of the Front, street facing, elevation. Tradition, white painted sash windows occupy the fenestrations to all levels.

The Side elevation (West Facing) at semi basement level is within Flat A demise, with three small fenestrations with Traditional white painted sash windows and a single door entry to the apartment. Modern white painted brickwork to 3m from ground level dominates the lower part of the elevation, with 'Yellow' London Stock Brick dominating the remaining face of the elevation with a single internal circulation window at raised ground floor level.

The rear of the property has a modern white rendered skin at semi-basement level (Flat A demise) with a triple bi-fold door opening and single 'stable' style door. The elevation at Raised ground and first floor level is dominated by with 'Yellow' London Stock Brick with four proportionally sized window openings with traditional sash windows.

Proposed Works

Proposed works as follows:

- New side return extension, retaining a single entrance courtyard to the front of the property. The side return is set back from the main front wall and is completely obscured from street view by a front gate and cedar trellis that runs inline with the main front wall.
- New rear extension - Full width of the rear elevation of the property, retaining side area as part of the large rear garden. Planning Permission Granted. Application Number 2017/1248/P

Design Considerations for Side Return Extension

With reference to 'Camden Planning Guide - CPG 1 Design'

• consider the extent to which developments may overlook the windows or private garden area of another dwelling:

Proposed front courtyard is completely private and is not visible from the front streetscape. Neither the existing retained bathroom window or proposed new front door to the apartment overlooks neighbouring properties.

Single pitched roof has two opaque roof lights, West facing due to the west facing pitch of the roof. The opaque glass provides increased privacy for the proposed property and Number 35 Bartholomew road.

Rear elevation of the side extension has a fully glazed opening door that faces south. Not visible from either neighbours (No. 35 and 39) side or rear elevation window openings. Note: the rear of the property has no overlooking properties directly onto the rear elevation, a 5m brick wall occupies the southern boundary.

• consider views, both local and London wide, and particularly where the site is within a recognised strategic viewing corridor;

The proposed side return extension will not close any existing views in or out of the site – the existing brick arch, wooden gate and ivy clad trellis fence on the FRONT will be **replaced** by a matching modern cedar clad gate structure between 37a and 35a Bartholomew Road. A new secure close knit cedar lattice fence with perennial climbers on top of the entrance will minimise any view of the proposed pitched roof from street level. Furthermore, the proposed side extension height levels (Pitching up from the Garden wall to existing render line on the South facing elevation of No. 37) do not reduce any existing view lines. – The rear garden

boundary walls provide very private spaces to all the South facing Bartholomew road gardens.

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• consider the degree of openness of an area and of open spaces, including gardens including views in and out of these spaces

The Green roofs will enhance the greenspace of the existing architectural Landscape and views in and out of the property.

• contributions to the character of certain parts of the borough;

The proposed materials are sympathetic to the existing architectural, urban and natural landscape.

• provide visual interest for onlookers, from all aspects and distances. This will involve attention to be given to both form and detail;

As mentioned Above.

• consider opportunities for overlooking of the street and, where appropriate, provide windows, doors and other ‘active’ features at ground floor; and

As Above

The use of the building

The use of a building should:

• take into account the proposed use, and the needs of the expected occupants of the buildings and other users of the site and development;

The property has been designed to enhance the quality of inhabited space, a fluid balance between inside and outside living for the existing family. With the arrival of a new baby the family intend the extension expansion to provide more family space and enable the family to remain within a community they have been part of for some years.

• provide clear indication of the use of the building.

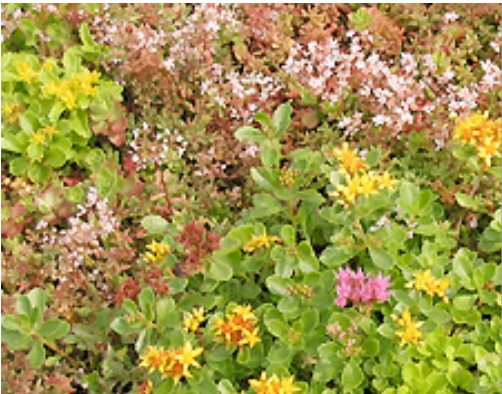
Proposed Materials

Proposed materials as follows:

- London 'Yellow' Brick stock to match the existing property



- Sedum 'Green' roof – 11 Sedum Species, mosses and grasses



• Wherever possible you should use materials that complement the colour and texture of the materials in the existing building, see also CPG3 Sustainability (Sustainable use of materials chapter).

London stock brick complements the existing historic fabric and helps to not dominate the existing property.

The green roof helps settle the extension into the horizontal plane and existing green scape of the area.

• Materials for alterations should weather well, so their ageing process contributes positively to the character of the building, and the site's wider context.

The brick stock will mellow over time, as exemplified in the main house stock and boundary walls. The Sedum roof will over time mature and increase the biodiversity of the natural habitat.

• Original surface finishes should be retained or replicated wherever possible, as they are usually central to the architectural design / character treatment of a building.

These may cover the entire building or façade (such as stucco facing), the roof elements (such as roof tiles and roof ridges), highlight specific features (such as windows or doors) or act as

decorative elements (such as ironwork or terracotta panels).

The existing building ground floor external walls West and South have been adapted over time, new fenestrations added to the rear and Render covering to both sides at some point in the past 30 years. The original facing brick has been hidden.

The addition of the extensions Stock brick will enhance the ground floor external elevations side and rear. As in its original form as still seen from the street to the west elevation of No. 41 Bartholomew road.

• When repairing existing wall finishes, the composition of the original material (such as plaster, stucco or render) should be determined, the defective area cut out and a replacement material of identical chemical composition applied and properly bonded.

None of the front elevation details will be touched.

• The insulating quality of materials should be considered, along with their embodied energy (the energy used in manufacture) and the potential for re-use and recycling

The extensions will be internally insulated in the proposed floor build-up, walls and Roof.

• Alterations or repairs to brickwork or stonework should match the original in all respects while satisfying the needs of durability and maintenance.

Noted.

Scale

Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach.

• be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;

The rear junction of the side and rear extension retains the corner junction of the main building. The proposed use of London stock brick help harmonies the extension to the main house, by matching brick stock, however the proposed green roof provides a visual distinction between the old and the new.

• respect and preserve the original design and proportions of the building, including its architectural period and style;

None of the key architectural features of the existing building will be touched.

• respect and preserve existing architectural features, such as projecting bays,

decorative balconies or chimney stacks.

None of the key architectural features of the existing building will be touched.

• respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;

The side return extension volume is in line with the existing boundary wall to No.35 and the front entrance and trellis. From the street the view to the back gardens will be retained due to the existing side and rear garden hidden from view nature.

The green roof adds natural habitat and visual texture to an existing hardscaped side garden.

• not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;

Both the side and rear extensions have been design and scaled to ensure no amenities to adjacent properties are affected.

• allow for the retention of a reasonable sized garden; and

The existing rear garden is 18m long and 8.5m wide (153m²), consisting of 4m x 6m of patio area, lawn and hardscape below the south boundary wall.

Proposed granted rear extension will retain 126m² of rear garden.

The existing side area is hard paved covering 9.5m x 1.6m.

Proposed side return extension will retain a front courtyard 1.9m x 1.6m

• retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

The proposal will enhance the existing natural habitat. The existing hard paved side area will have a pitched green scape Sedum roof on its place, enhancing the natural landscape and amenity. Furthermore, the addition of the green roof to the extension adds a green visual scape to the upper floor apartments and increase the biodiversity of the rear green landscape.

Height of side return extension

• be no taller than the porch

Proposed side extension at its highest point is lower than the front porch; single pitched, from the existing height if the boundary wall to 3m at its junction with the existing building west elevation; in line with the 3m height of the rear extension.

• ***set back from the main building.***

The proposed side extension is set back from the front, street facing elevation, behind the existing entrance gate/door wall and further separated by a proposed small front courtyard.

• ***The infilling of gaps will not be considered acceptable where: • significant views or gaps are compromised or blocked***

The existing view from the street down the side of the property is prohibited by a front facing wall and entrance gate/door with a single trellis above. The proposed side extension will not reduce the view line that exist, as the pitched from (from boundary wall to 3m adjoining the existing building) will prevent any view that might currently exist.

Supporting drawing - *'Existing Front Gate 37a and 35a.jpg'*

Supporting drawing - *'Proposed Front Gate and Cedar Screen across 37a and 35a.pdf'*

Furthermore, the addition of the green live roof will increase the green scape, further enhancing the streetscape of Bartholomew Road.