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# Introduction

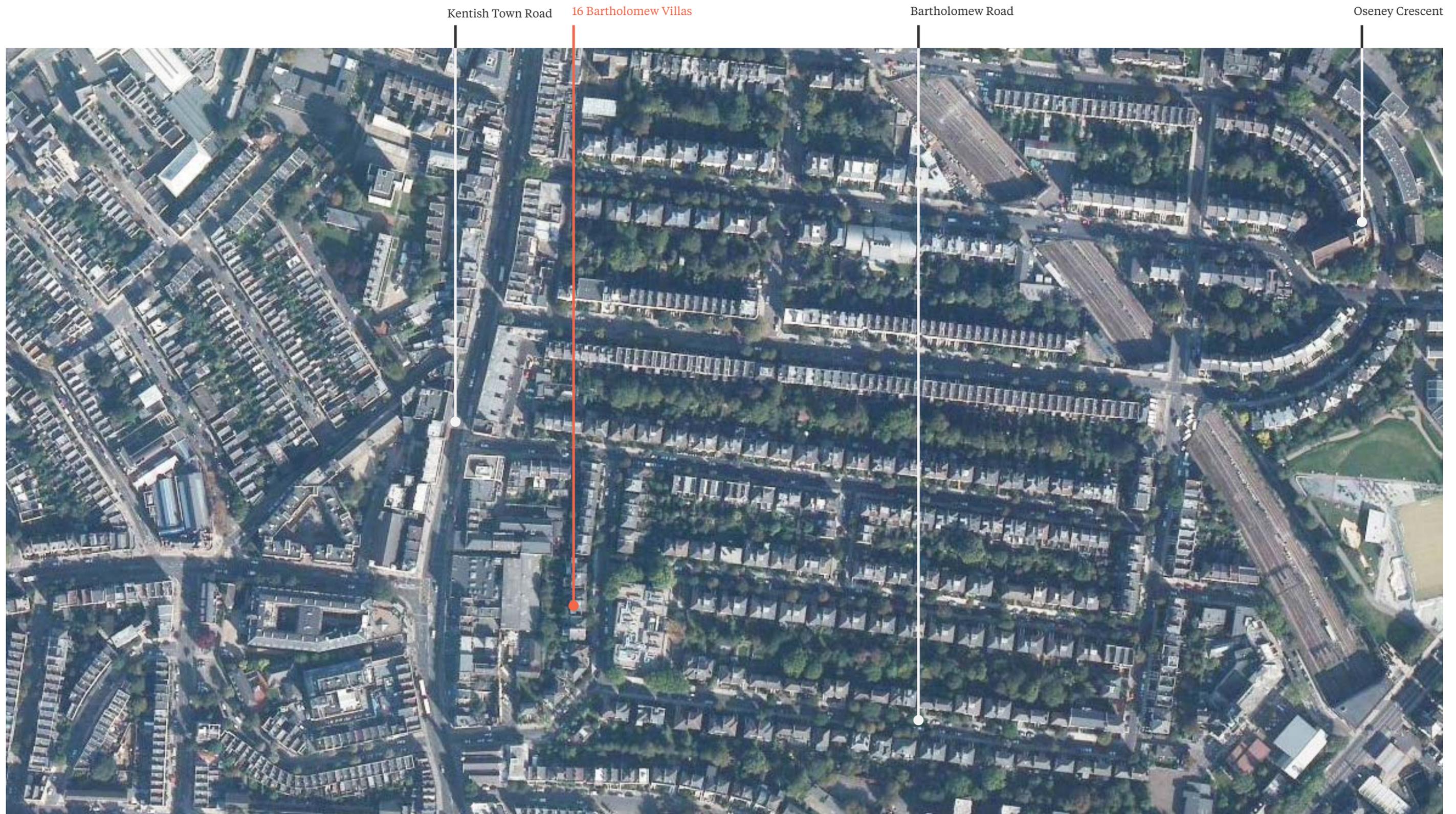
The application site is located within the Bartholomew Estate Conservation Area, designated in 1992. The Estate is a compact and well preserved Victorian residential development that has changed remarkably little over the last 150 years. Built over a twenty year period the area is clearly identifiable within the surrounding context.

The client brief was to address the internal configuration of the house and explore ways of increasing the internal area. A side and rear extension were found to be the best way to achieve this. A ground floor extension will address the requirement for a larger kitchen space and potentially separated child/adult living spaces as well as improving the connection with the garden. The first floor will be re-configured to maximise the space available for the master bedroom. The second floor will be re-configured to provide an additional child's bedroom.



# Site Analysis

## Aerial View



# Site Analysis

## Site Location Plans



**SITE LOCATION PLAN**  
SCALE: 1:1250@A3



**SITE BLOCK PLAN**  
SCALE: 1:500@A3



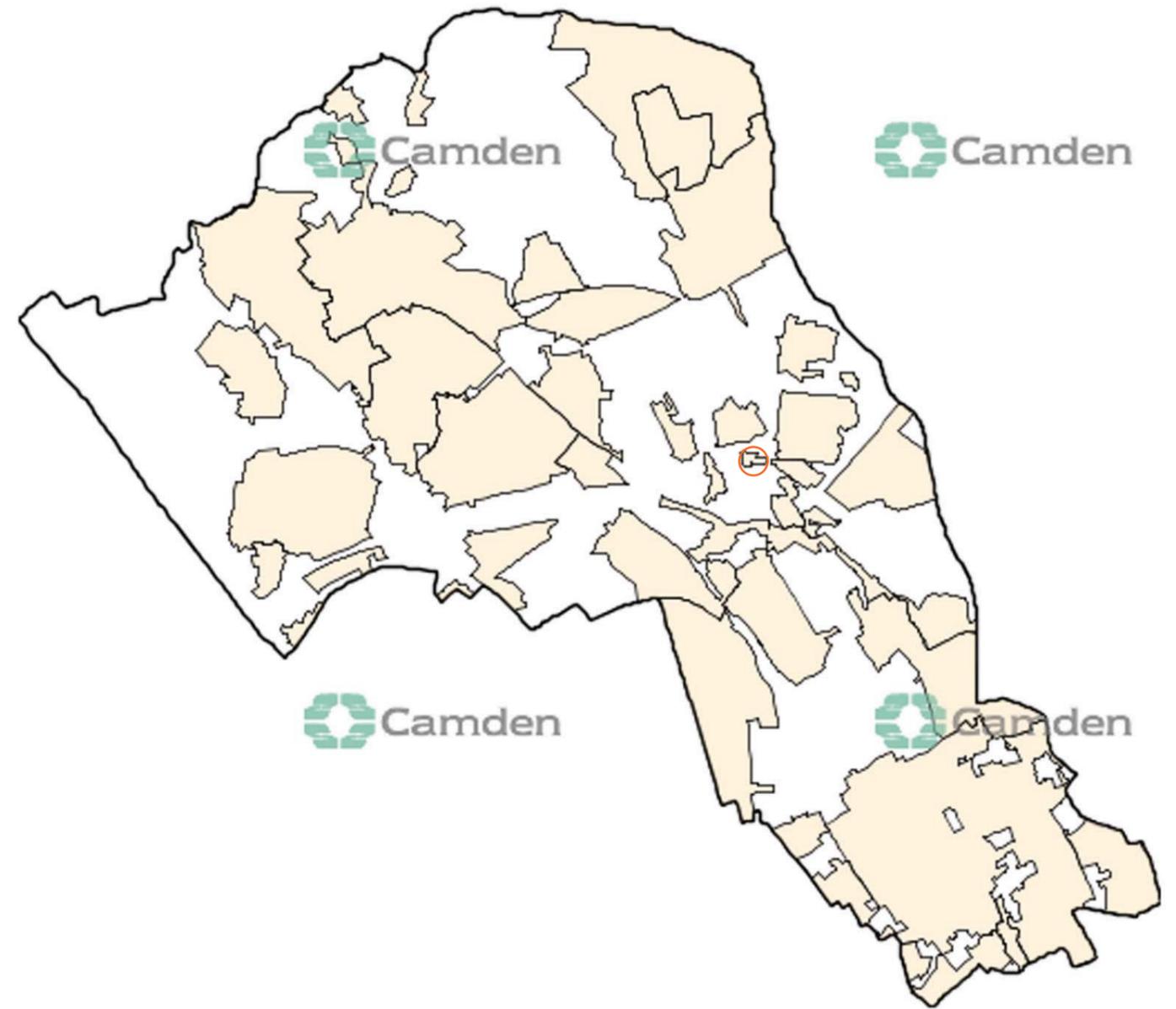
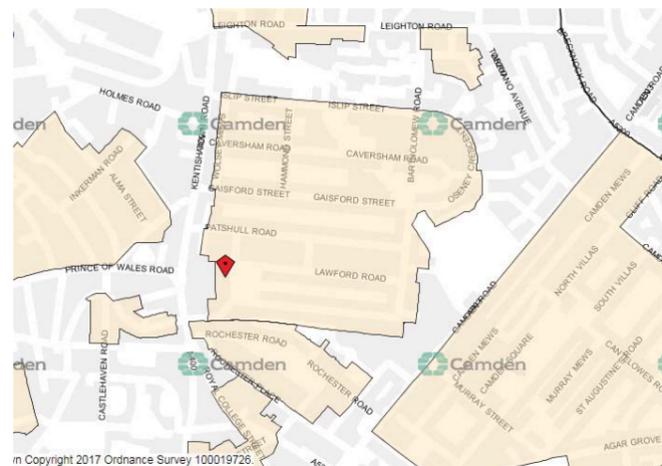
# Site Analysis

## Conservation Area

The application sits within the Bartholomew Estate Conservation Area, designated in 1992.

The application site lies to the southern edge of Sub-Area Two, that features narrow streets and an intimate character. Although this predominantly residential area appears more modest than its immediate neighbours, the area is rich in character and quality of streetscape. The area shows great attention to detail with red brick dressing and decorative facade mouldings.

While no specific mention is made of No.16 Bartholomew Villas it is identified as part of a group of buildings that make a positive contribution to the area.

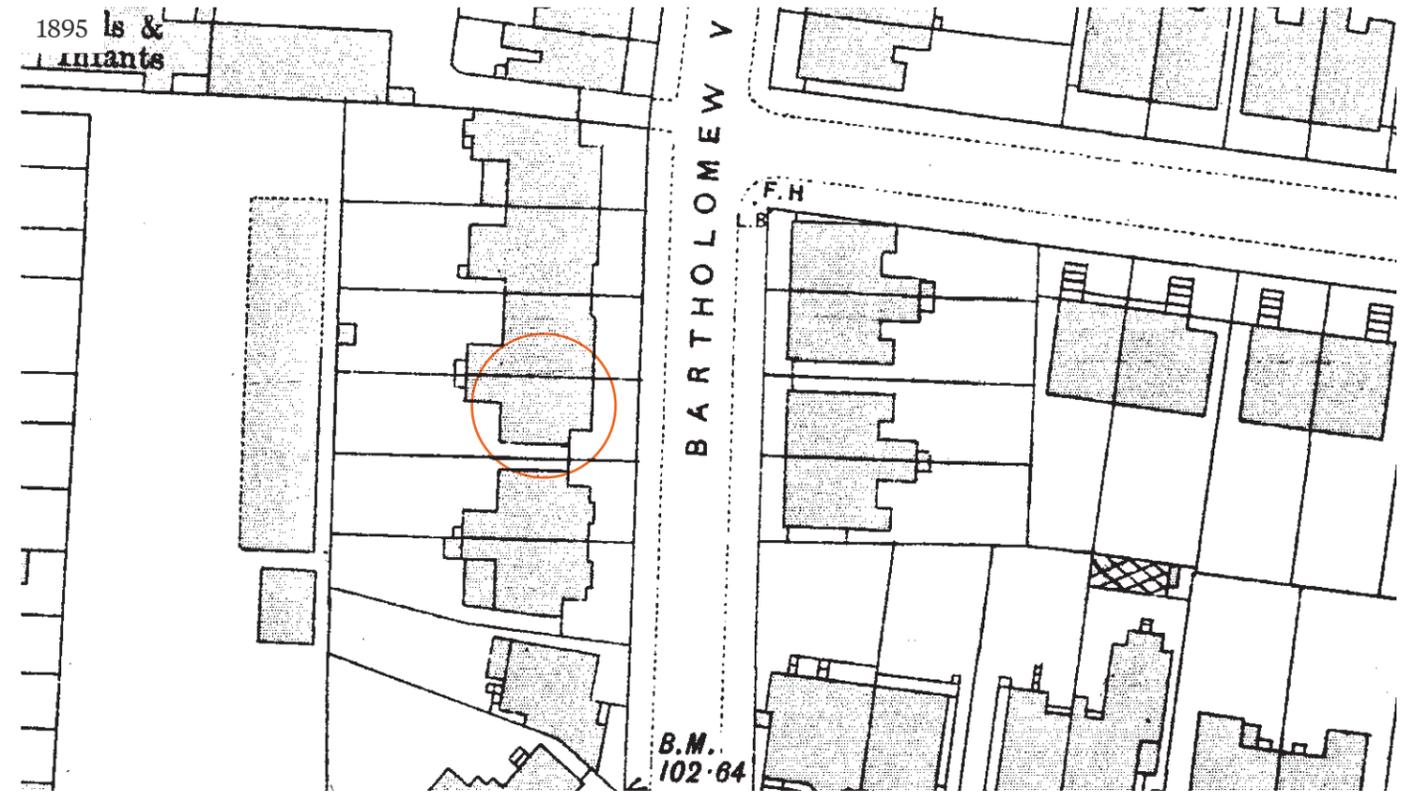


# Site Analysis

## Historic Maps



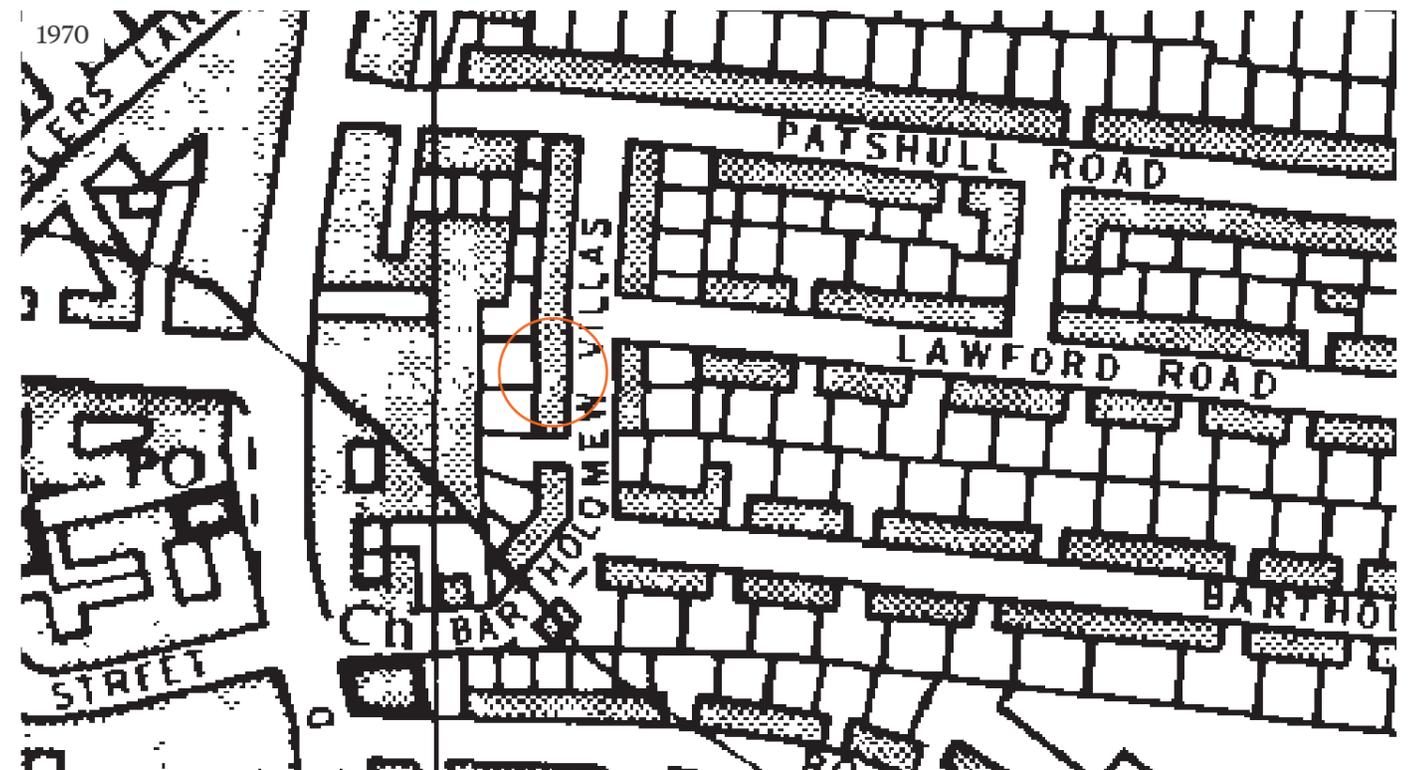
Bartholomew Estate historic map, Bartholomew Villas c1873



Bartholomew Estate historic map, Bartholomew Villas c1895



Bartholomew Estate historic map, Bartholomew Villas c1954



Bartholomew Estate historic map, Bartholomew Villas c1970

# Site Analysis

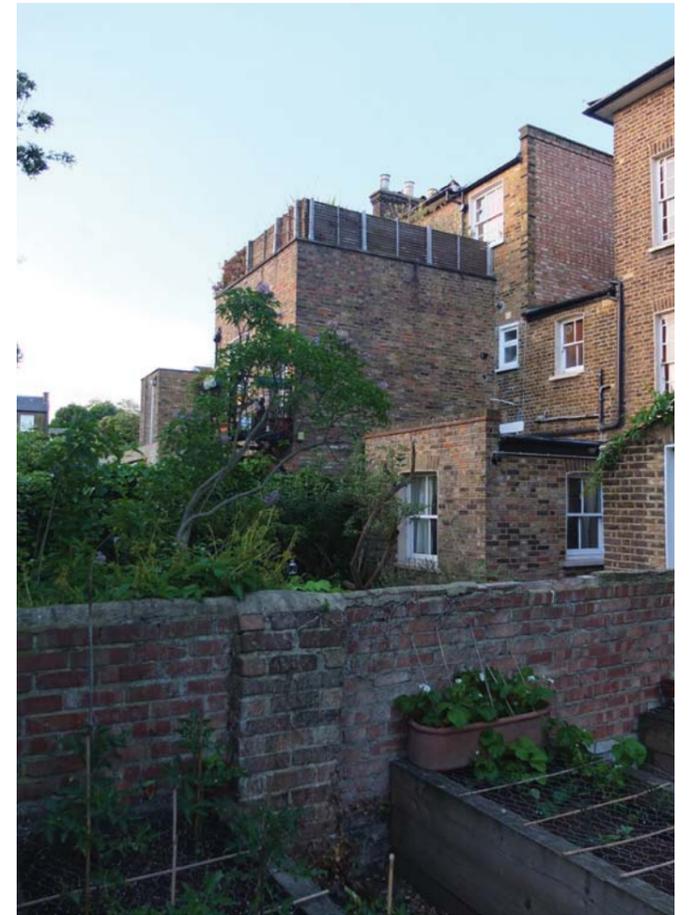
## Street Elevation



No. 16

# Site Analysis

## Photographic Survey



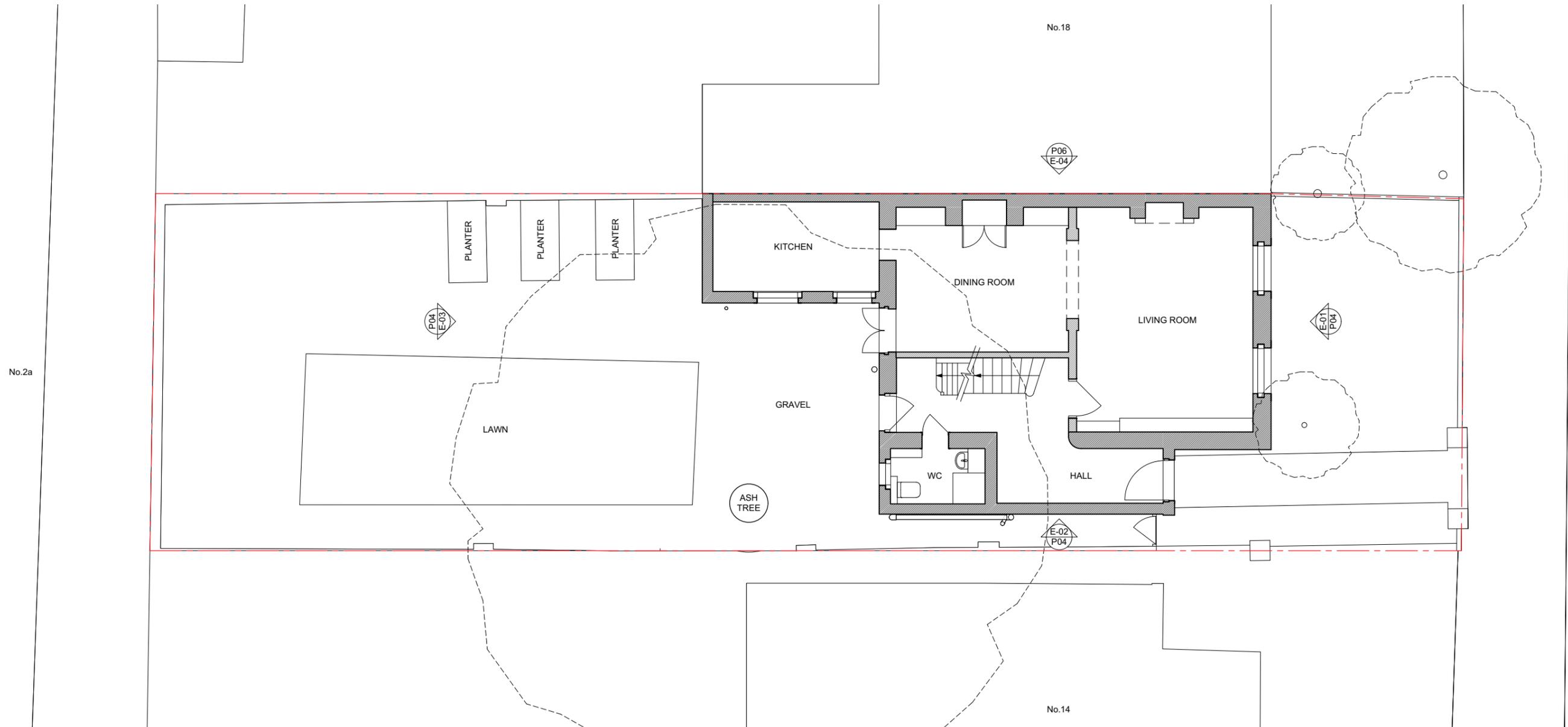
No. 16



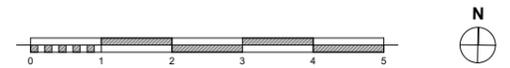
No. 16

# Site Analysis

## Existing Plans - Sheet 1

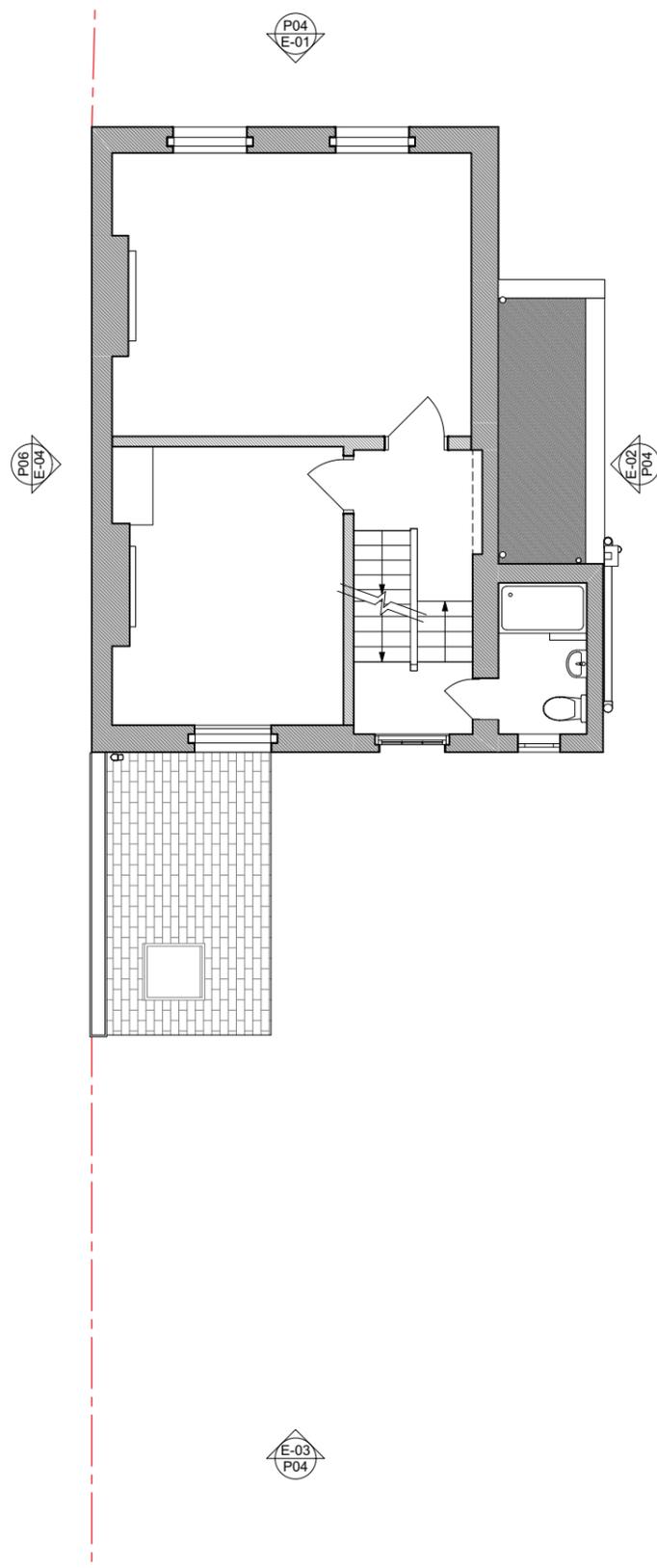


EXISTING GROUND FLOOR & SITE PLAN  
SCALE: 1:100@A3

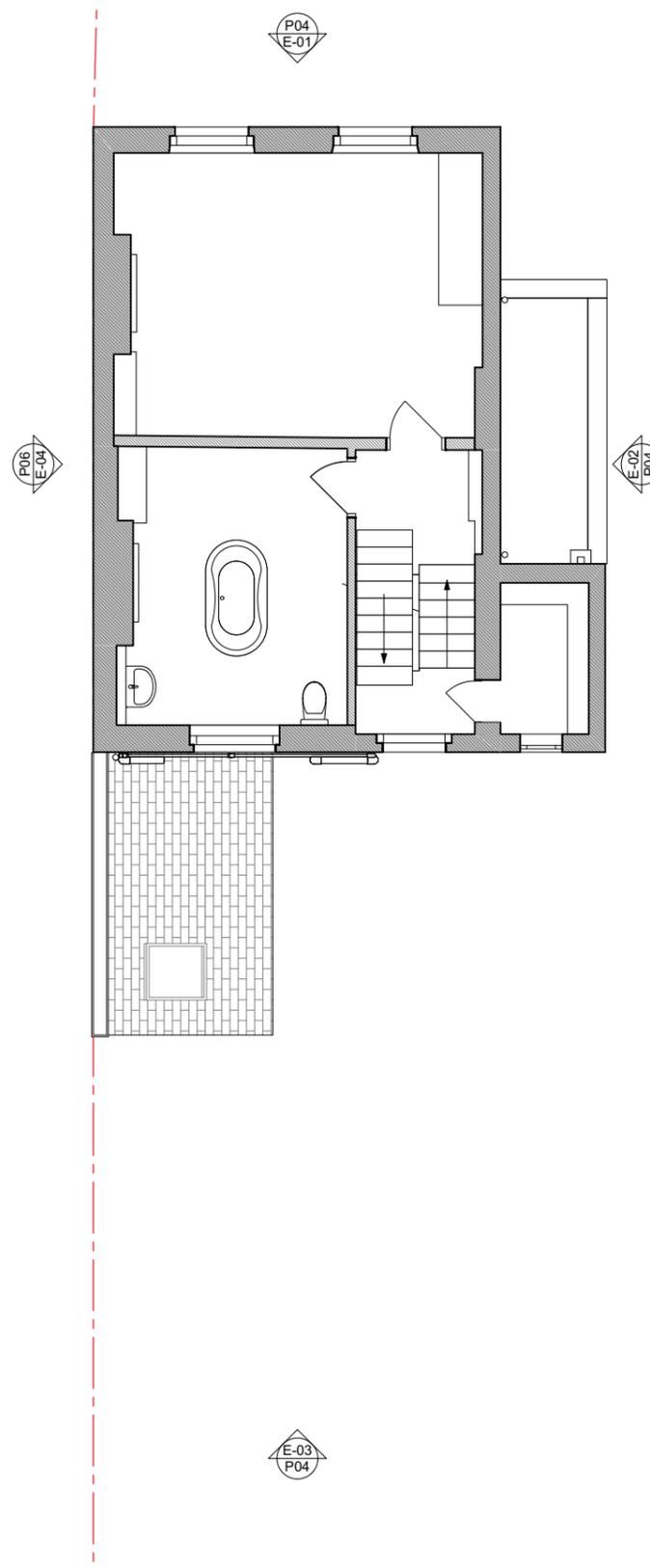


# Site Analysis

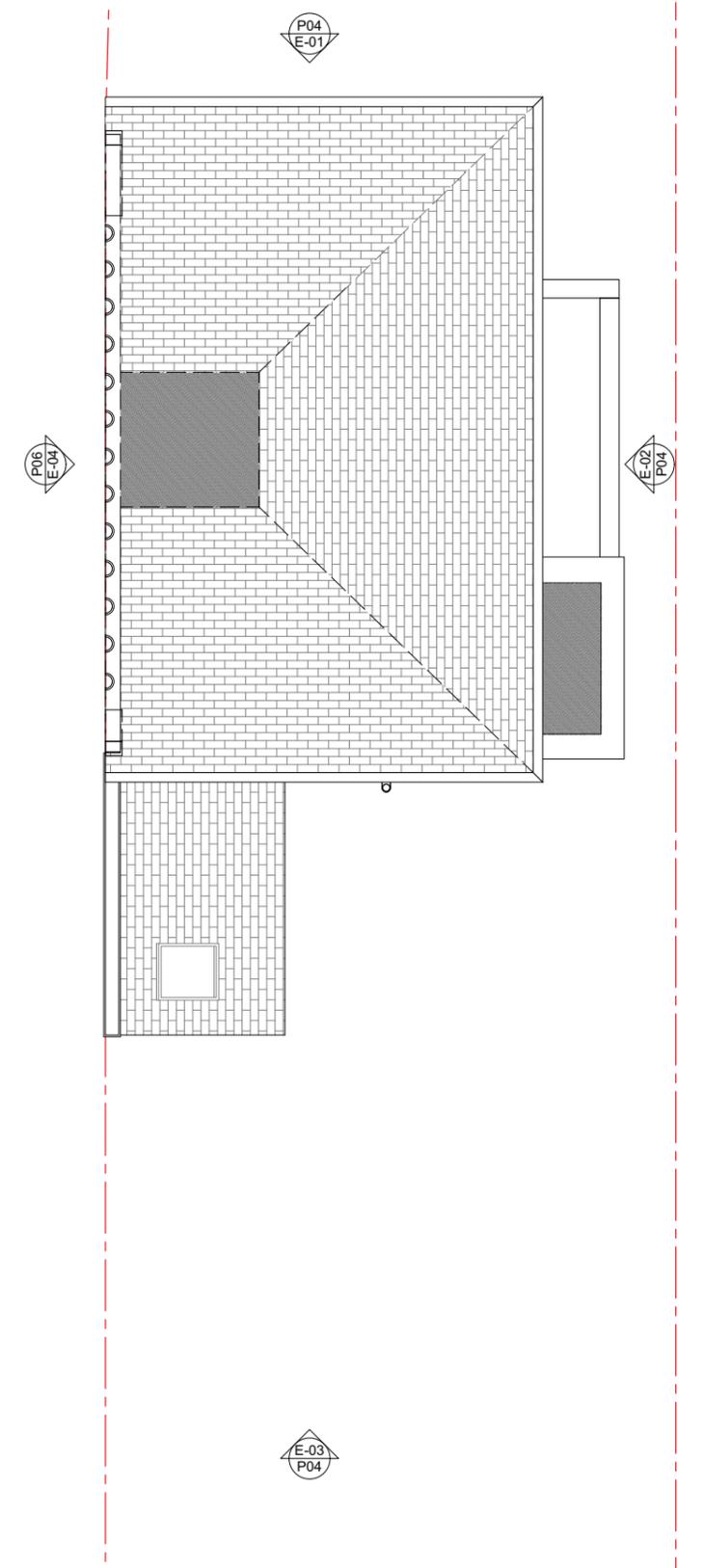
## Existing Plans - Sheet 2



**EXISTING FIRST FLOOR PLAN**  
SCALE: 1:100@A3



**EXISTING SECOND FLOOR PLAN**  
SCALE: 1:100@A3



**EXISTING ROOF PLAN**  
SCALE: 1:100@A3



# Planning Context

## Planning Application History

### No.12

Three-storey building for two residences **approved** in 1964

Conservatory and single-storey extension **approved** in 2004

First floor conservatory extension **approved** in 2009

### No.14

Two-storey side extension and conservatory **approved on appeal** in 1998

Appeal permission varied in 2000

Special dispensation bike shed for medical tricycle **approved** in 2017

### No.16

Two-storey side extension **approved** in 1987

Two-storey side infill extension and single-storey rear extension **approved** in 2004

Conditions discharged for above application in 2005



### No.18

Second floor side extension with front roof terrace and rear dormer **approved** in 2012

Rear extension to first floor flat **refused** in 2013

### No.20

Extension to side of second floor flat **approved** in 1982

Extension to rear of first floor flat over existing ground floor outrigger **approved** in 1982

Roof terrace to rear at second floor roof level **approved** in 1982

Alterations to second floor roof terrace **withdrawn** in 2015

### No.22

Two-storey side extension **approved** in 1982

Front and rear second floor extensions **refused** in 1989

Replacement of rear single-storey full-width extension to ground floor flat **approved** in 2011

# Planning Context

## Constructed Planning Approvals



### Key:

01 No. 16 Bartholomew Villas, two storey side extension **approved** in 1987

02 No. 18 Bartholomew Villas, one to two storey side extension with front roof terrace and rear dormer **approved** in 2012

03 No. 20 Bartholomew Villas, two storey side extension over ground floor existing outrigger **approved** in 1982

04 No. 14 Bartholomew Villas Two-storey side extension and conservatory **approved on appeal** in 1998

05 No. 2A Bartholomew Road 3 storey Jewson warehouse

# Planning Context

## Planning Policy & Design Response

### General Design Guidance:

Alma-nac have experience of designing within the constraints of a conservation area and have endeavoured to use that experience to design an extension that complements the existing character of the street whilst positively adding to the architecture of the local area.

Camden is well known for being committed to excellence in design.

In developing this proposal we have closely followed the Camden Planning Design Guide policies from 2.1 to 2.10, the Camden Core Strategy policy CS 14 and Camden Development Policies (policy DP24), which all promote high quality design and the preservation of architectural heritage.

### Rear Extensions:

Camden Planning Design Guide recognizes that a rear extension is often the most appropriate way to extend a house or property.

Policies 4.1 to 4.8 policies 4.9 to 4.15 of the Camden Planning Design Guide provide specific design guidance for alteration to existing buildings and rear extension.

### Materials

Policy 2.12 of the Camden Planning Design Guide provides guidance in regards to materials, highlighting the importance of materials as integral part of the design process .

The chosen material palette should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.

The proposed extension takes into consideration the colour and texture of the existing building as well as the material palette from the wider built context. The proposed brick facade treatment is designed to harmoniously tie in with the existing property.

As noted in Camden’s design guidance, the proposed material palettes of brick and timber are considered to weather well, so their ageing process contributes positively to the character of the existing building and the visible end of terrace site.

### Architectural Heritage

#### *Bartholomew Estate Conservation Statement*

-policy BE21, regarding relationship between the proposed extension and the existing house and context

- policies 3.1 to 3.10, in regards to heritage - Camden Planning Design Guide

### Landscaping and Biodiversity

Camden expects architects and designers to include landscape design and the provision of green infrastructure into the design of development proposals from the beginning of the design process.

Policies 6.1 to 6.18, for landscape design and trees of the Camden Planning Design Guide, provide specific guidance regarding landscaping and biodiversity.

Camden recommends maintain existing trees and vegetation on a development site will help providing a sense of maturity to a development and integrating the proposed design into its setting.

The existing vegetation at the rear of the property will be preserved where possible. The proposal is specifically designed to accommodate the presence of the existing ash tree, clearly visible from the street in the gap between n. 16 and n. 18 Bartholomew Villas.

### Privacy

The London Housing Design Guide encourages consideration of the home as a place of retreat, and residential uses have particular need for privacy and quiet.

In accordance with this the extension has been designed to avoid loss of privacy and outlook while considering its impact on the neighbouring properties.

### Amenity

#### Access

Access to the property will remain as is.

#### Parking

Parking Arrangements will remain as is.

#### Sustainability

The proposed extension and re configuration of the existing house incorporates numerous sustainable design features. High performance glazing will be used throughout the proposed extension, with highly insulated walls, floor and roof reducing energy bills and the carbon footprint of the house itself.

A sedum roof is proposed to cover the rear extension, increasing green cover and potential biodiversity to the immediate area, whilst simultaneously increasing the amount of green space in view from both No.16 and the neighbouring properties.

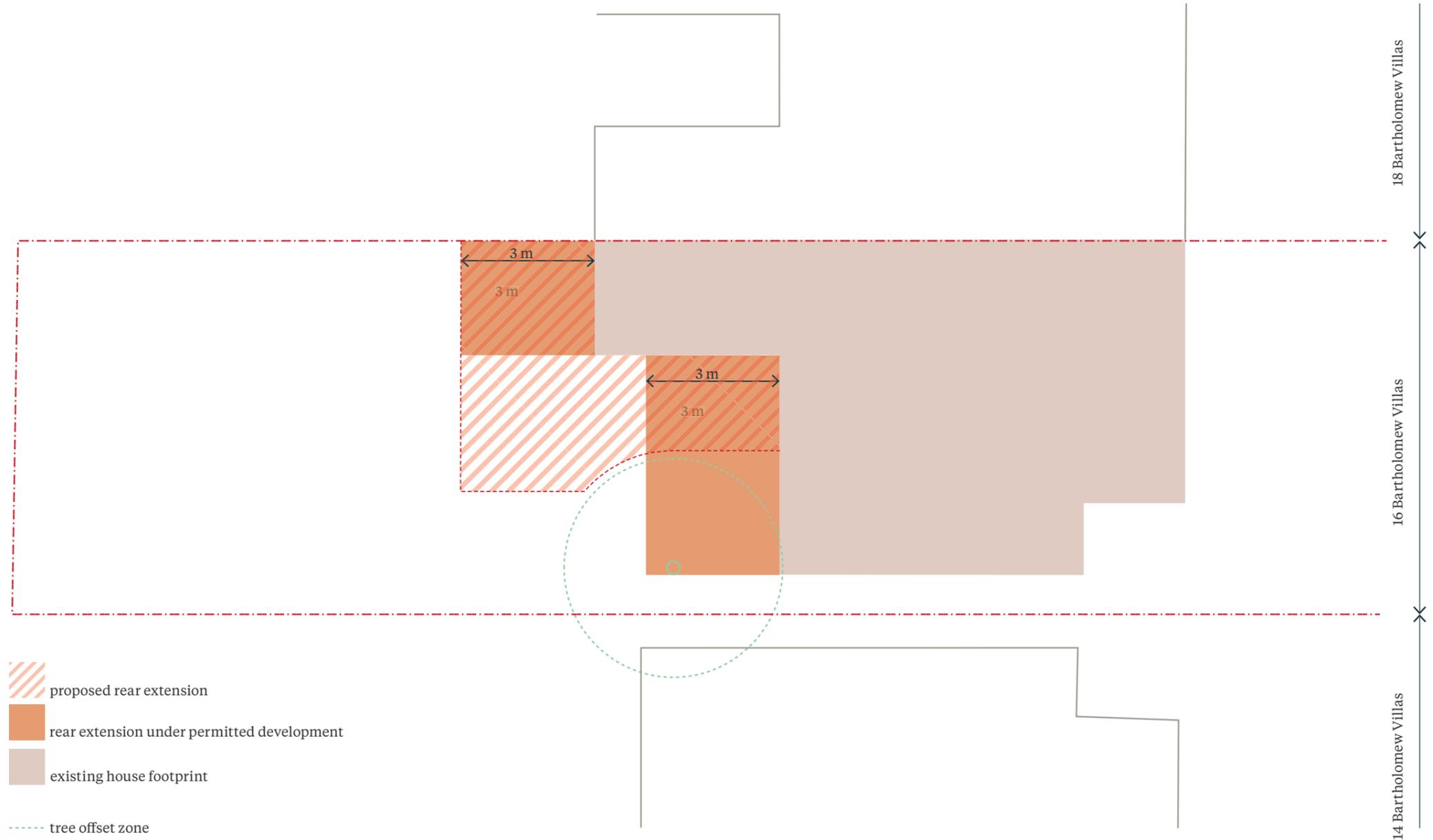
# Design Approach

## Permitted Development Comparison

There is no Article 4 Direction within the conservation area and the property therefore retains permitted development rights. This would allow the building to be extended 3 metres from the rear facade as shown by the adjacent diagram. As this would include building within the likely zone of the Ash tree's roots it appears preferable to avoid this zone, rotating the potential additional mass away from the tree and alongside the permitted rear form, therefore requiring a householder planning application.

We hope it will be noted that in applying for planning permission as opposed to carrying out permitted development works we are seeking to achieve a form of greater benefit to the area.

We hope it will be noted that in applying for planning permission we are not proposing a form that extends past the 3m threshold as would be established through a permitted development route.



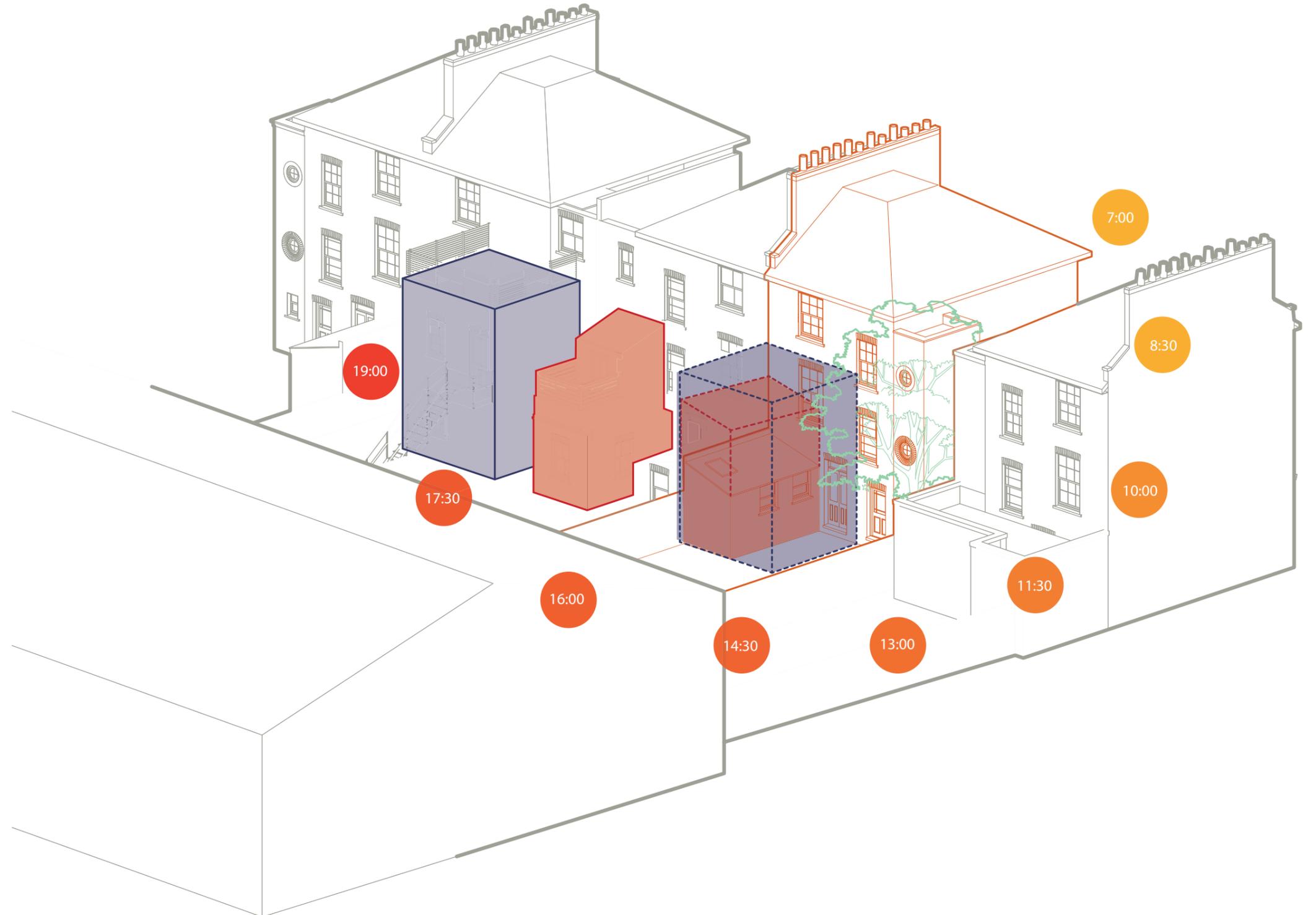
# Design Approach

## Precedent of Form

Precedent set by neighbouring extensions would suggest a two-storey rear addition may be appropriate.

Given the existing window locations within No.16 this appears to be a less desirable option as it may make the internal spaces darker, negating any gain in floor space. It may also create overshadowing of number 18 that should be avoided.

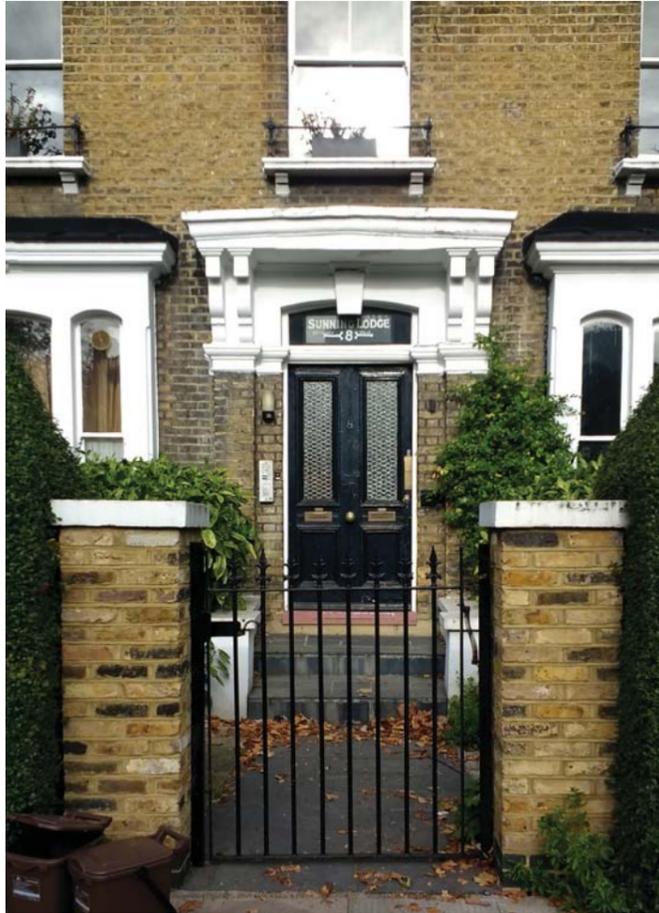
As opposed to a two storey application, we have opted for a single-storey rear extension with a slightly raised roof form, mirroring the side extension of number 14 and limiting the impact on number 18.



# Design Approach

## Architectural Elements of Note

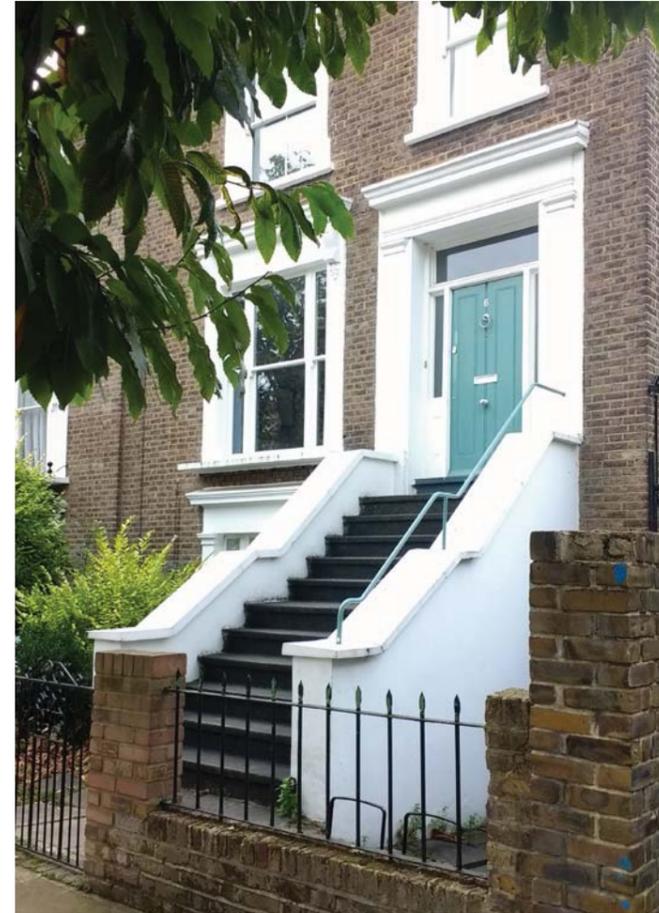
CHARACTERISTICS -  
 PROPORTIONS - TALL THIN OPENINGS  
 BRICKWORK ALONGSIDE MONOLITHIC WHITE FORMS  
 WHITE CAPPING OVER BRICK  
 CURVED CAPPING OVER BRICK



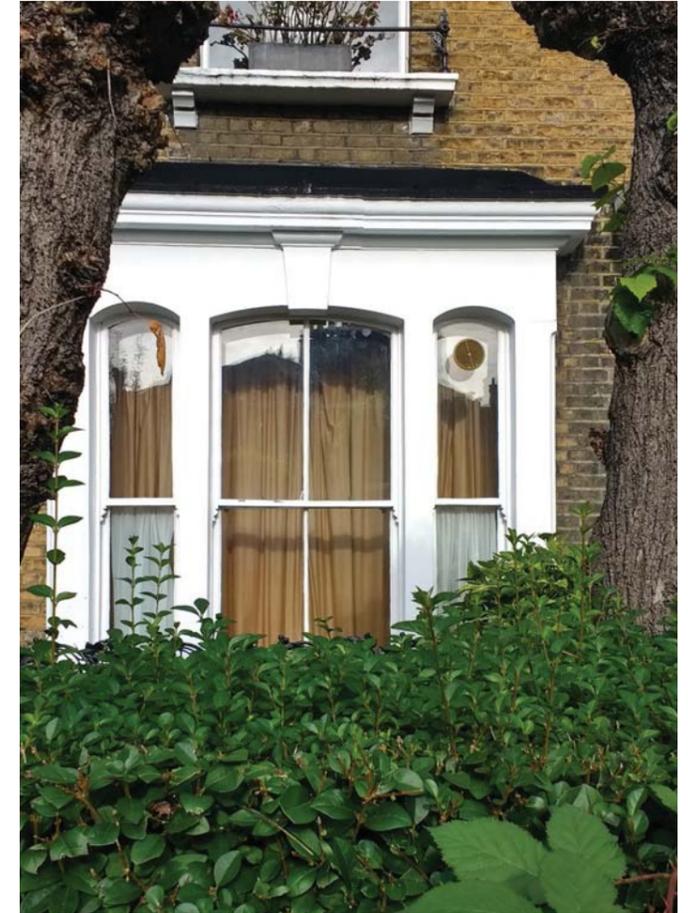
Monolithic sculptured mass over tall opening



Monolithic sculptured mass over tall opening



White monolithic architectural forms



Proportions of openings (long and tall)



Monolithic caps over brick



Tripartite long and tall window



Curved white mass over brick wall and openings



Proportions of openings (long and tall)

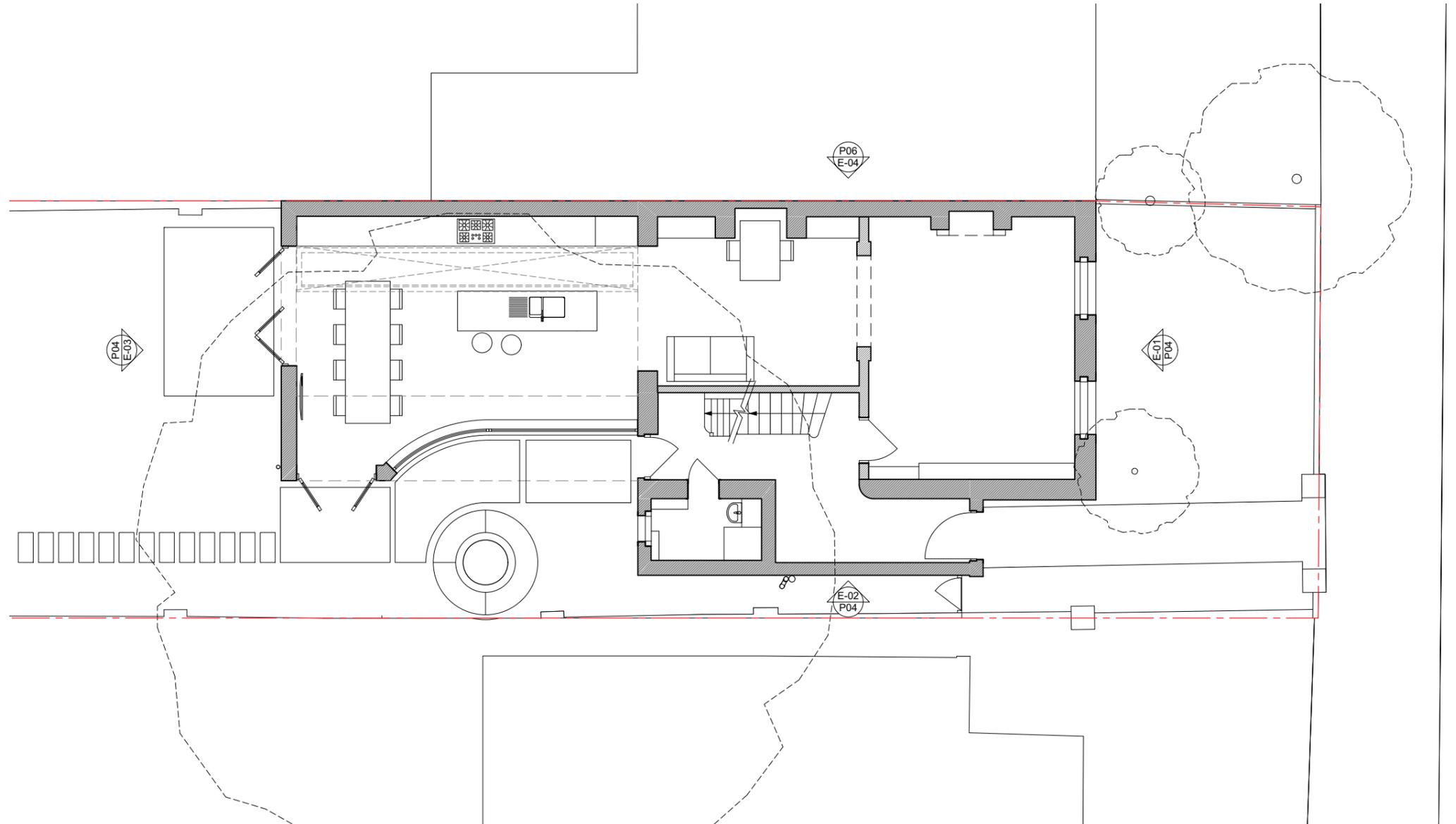
# Developed Design

## Proposed Plans - Sheet 1

The design of the rear form curves around the inner tree zone, allowing breathing space around it. The form accommodates a new kitchen and living area with views out onto the Ash tree through curved glass windows and directly down the garden through bi-folding rear doors.

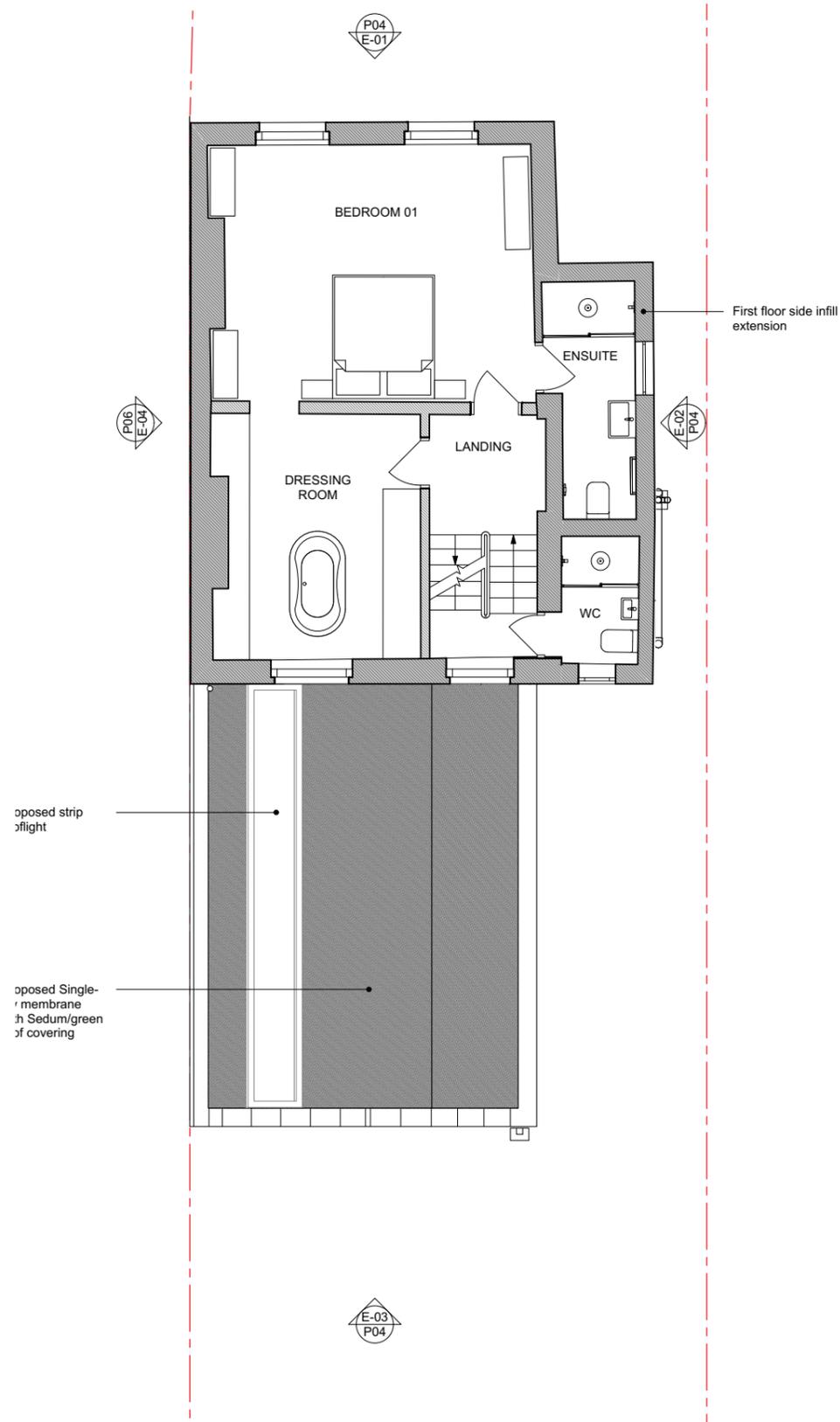
To bring light into the existing plan a large strip rooflight is offset to one side of the extension.

On the floors above (shown by the plans on p.19) the building is extended to the side in a similar manner to that of No.14. This creates space to enlarge the bathrooms to a more proportioned size for the house and in allowing the formation of a dressing room onto the master bedroom at first floor level and an additional child's bedroom on the second floor.

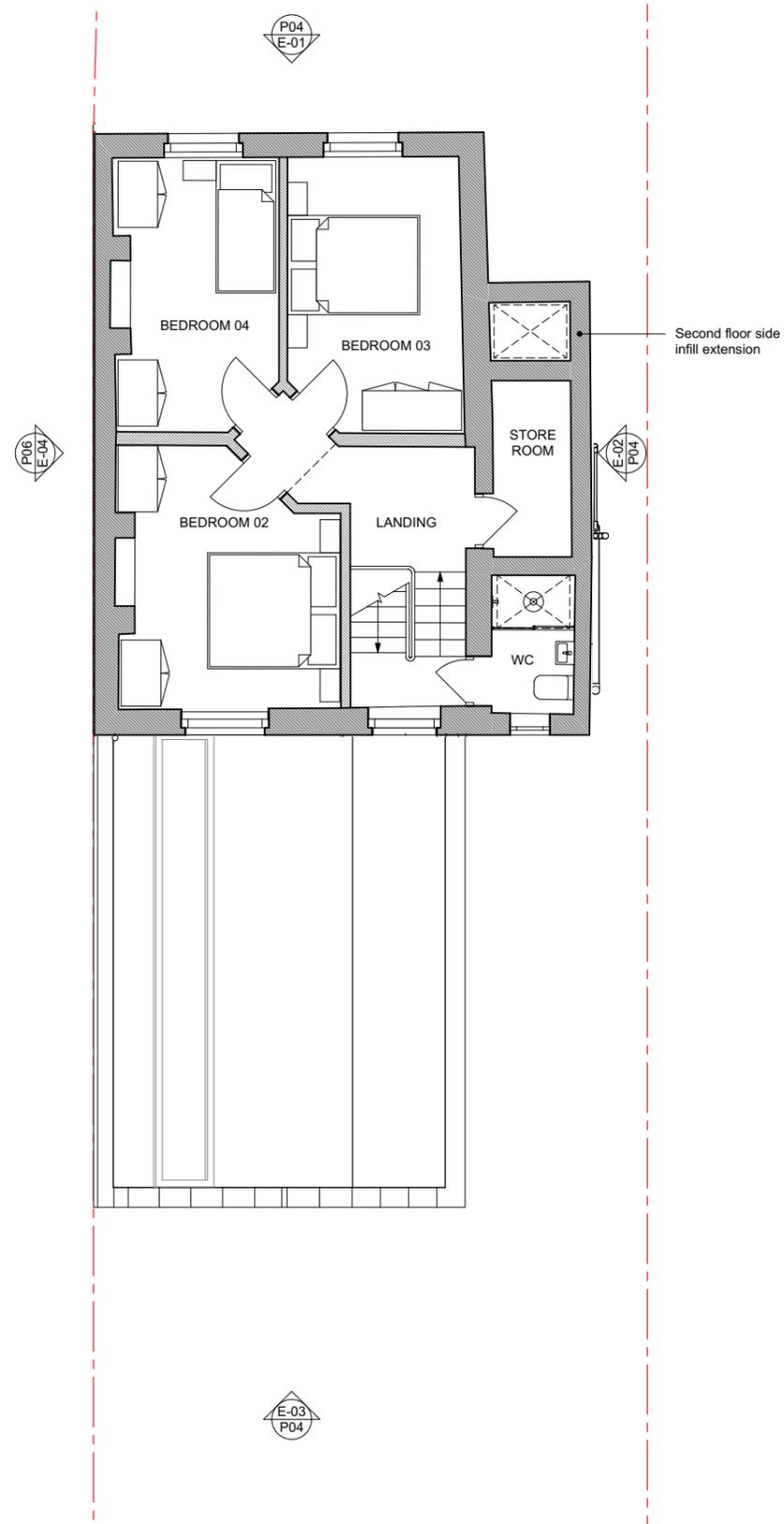


# Developed Design

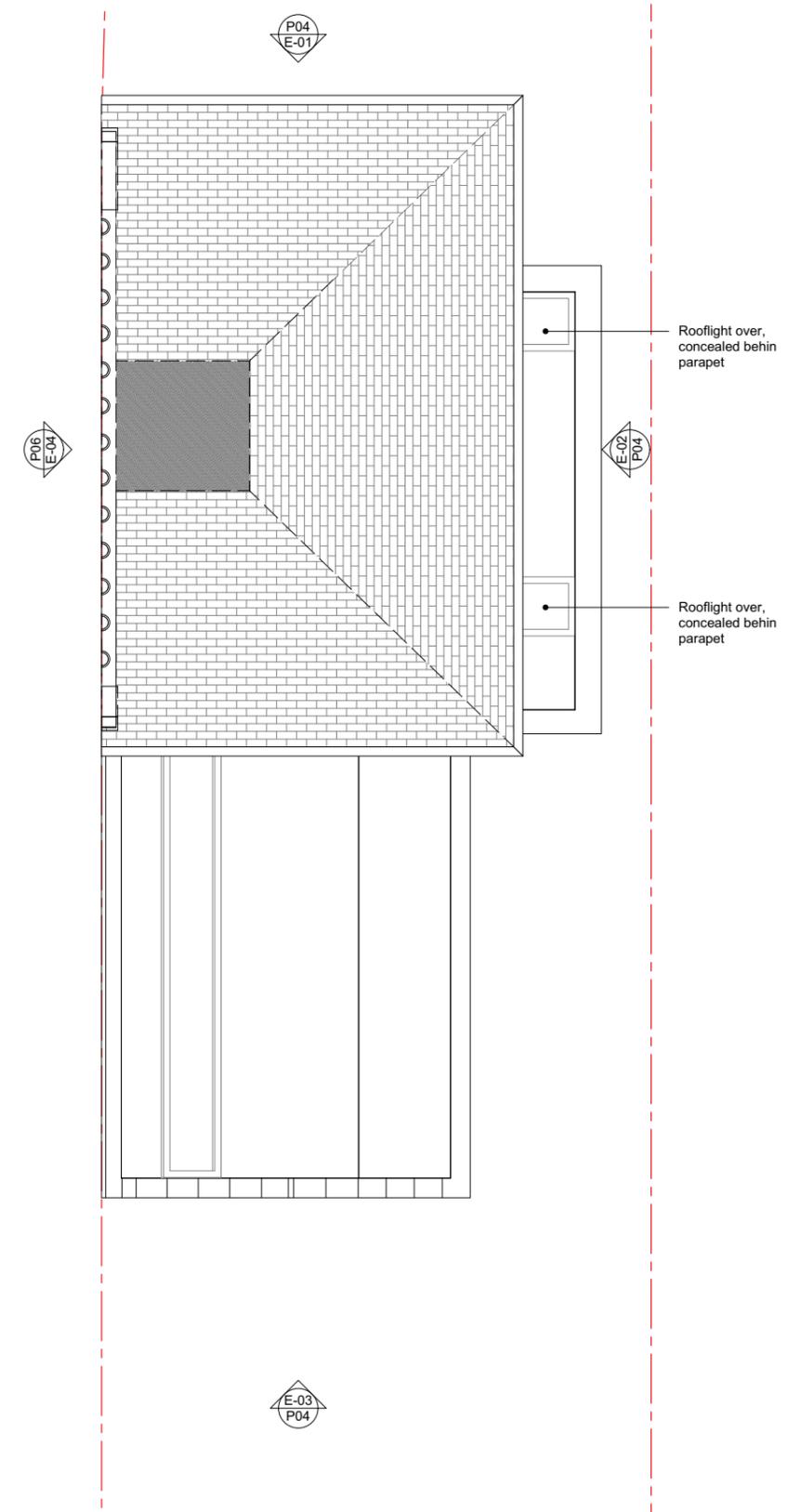
## Proposed Plans - Sheet 2



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1:100@A3



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1:100@A3



**PROPOSED ROOF PLAN**  
SCALE: 1:100@A3



# Developed Design

## Street View

The side extension mirrors that of the neighbouring property (number 14) almost exactly with the addition of an obscure-glazed side window to allow light into the master ensuite bathroom.

The proposed design utilises a white glazed brick to the front and street fronting corner of the proposed extension, with a brick to match the existing at the rear.

We believe this glazed element adds intrigue to the otherwise monolithic form, in keeping with the design character of the local area

The proposed brick will bear resemblance to that of the existing whilst referencing the white feature mouldings to the front facades and windows sills and heads of the neighbouring properties.



# Developed Design

## Garden View

For the rear addition we are proposing a restrained colour palette with London Stock Brick referencing the existing facing material.

Windows and doors are of tall proportions as referenced elsewhere on the street and would be made of timber with a light stain.

The roof form creates a datum around the extension to emphasise the horizontality of the single storey addition. We are proposing this to be formed in a white through-coloured GRC Concrete/Reconstituted Stone material.

The monolithic, curved form set over an elegant set of tall apertures set within a traditional brick facade is a direct reference to the architectural features of the local area.

Overall we believe the proposed additions to be examples of modern design that are sympathetic to and enhance the appearance of the conservation area.



# Developed Design

## Tree protection

The proposed design mimics tree protection principles as set out in the previous approved application and associated conditions 2005/2369/P. This scheme was designed with input from Wassels Arboricultural Services.

The same distance offset from the trunk of the ash tree has been provided. The same principles of foundation type are intended to be used, however updated tree protection information will be sought prior to detail design.

We are happy for this to be set as a condition of approval if required.