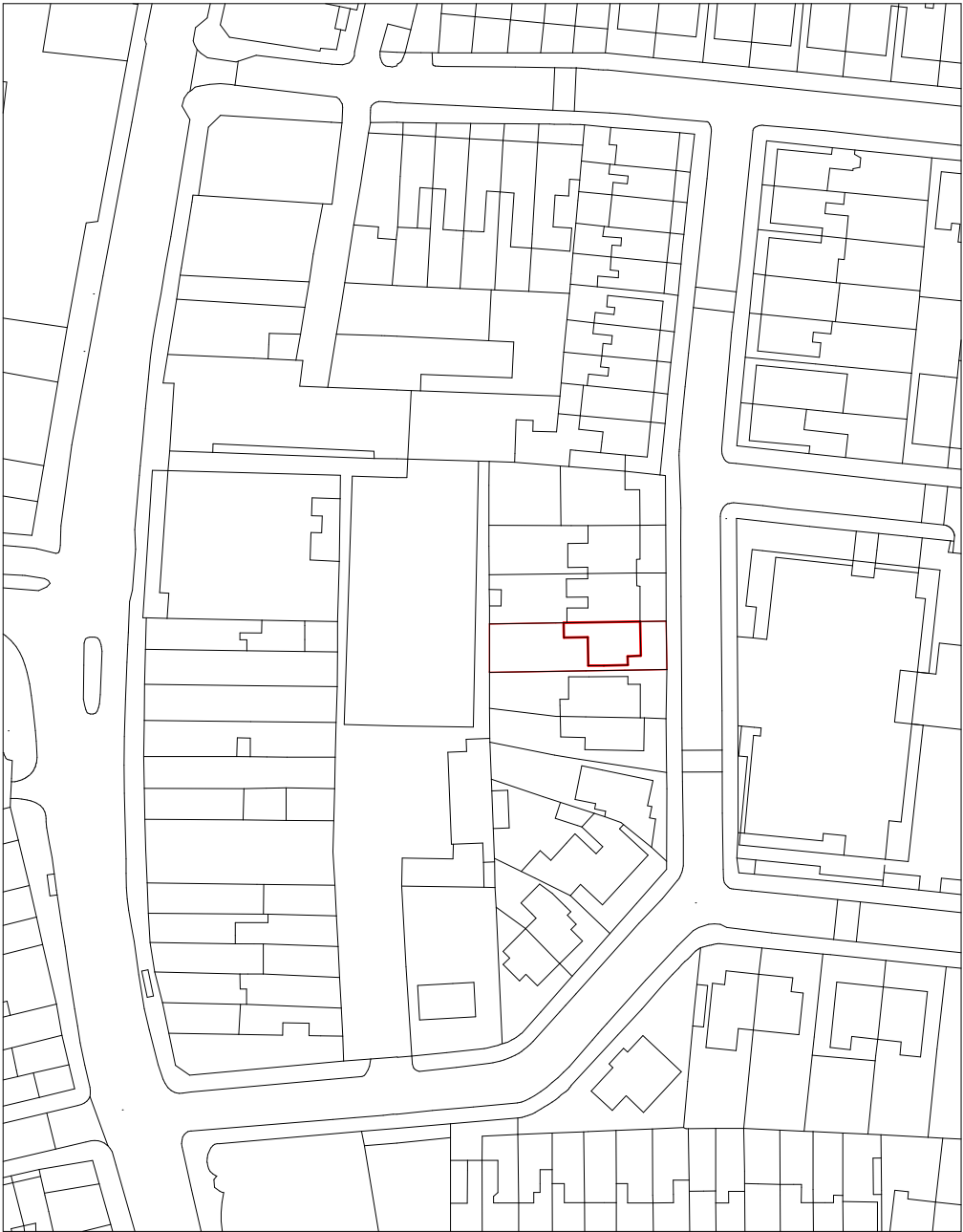




Contents

03	Site Analysis
7	Developed Design

Site Analysis
Site Location Plans



SITE LOCATION PLAN
SCALE: 1:1250@A3



SITE BLOCK PLAN
SCALE: 1:500@A3



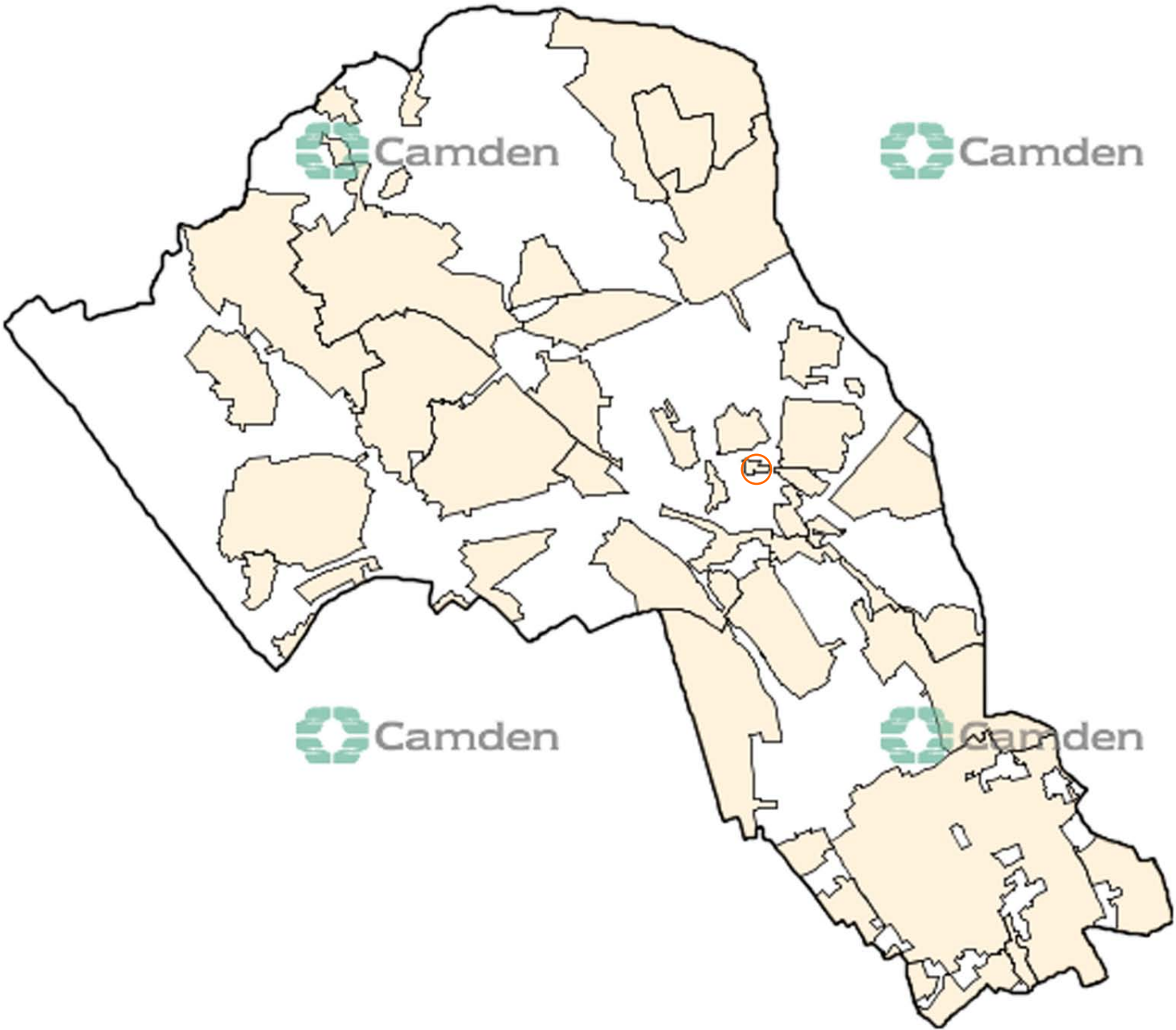
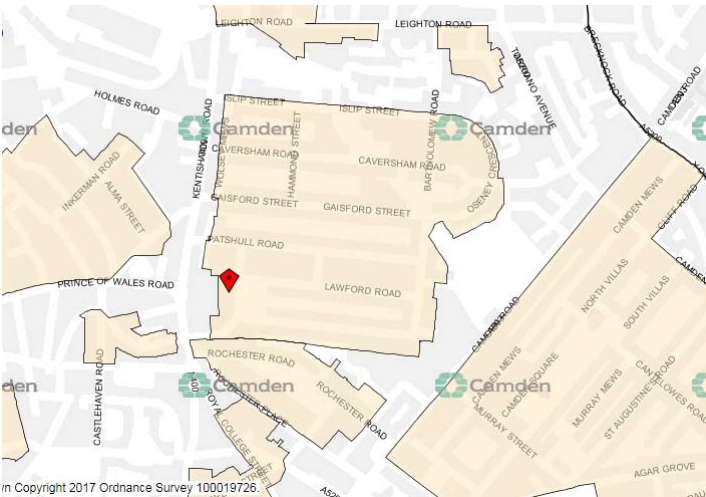
Site Analysis

Conservation Area

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

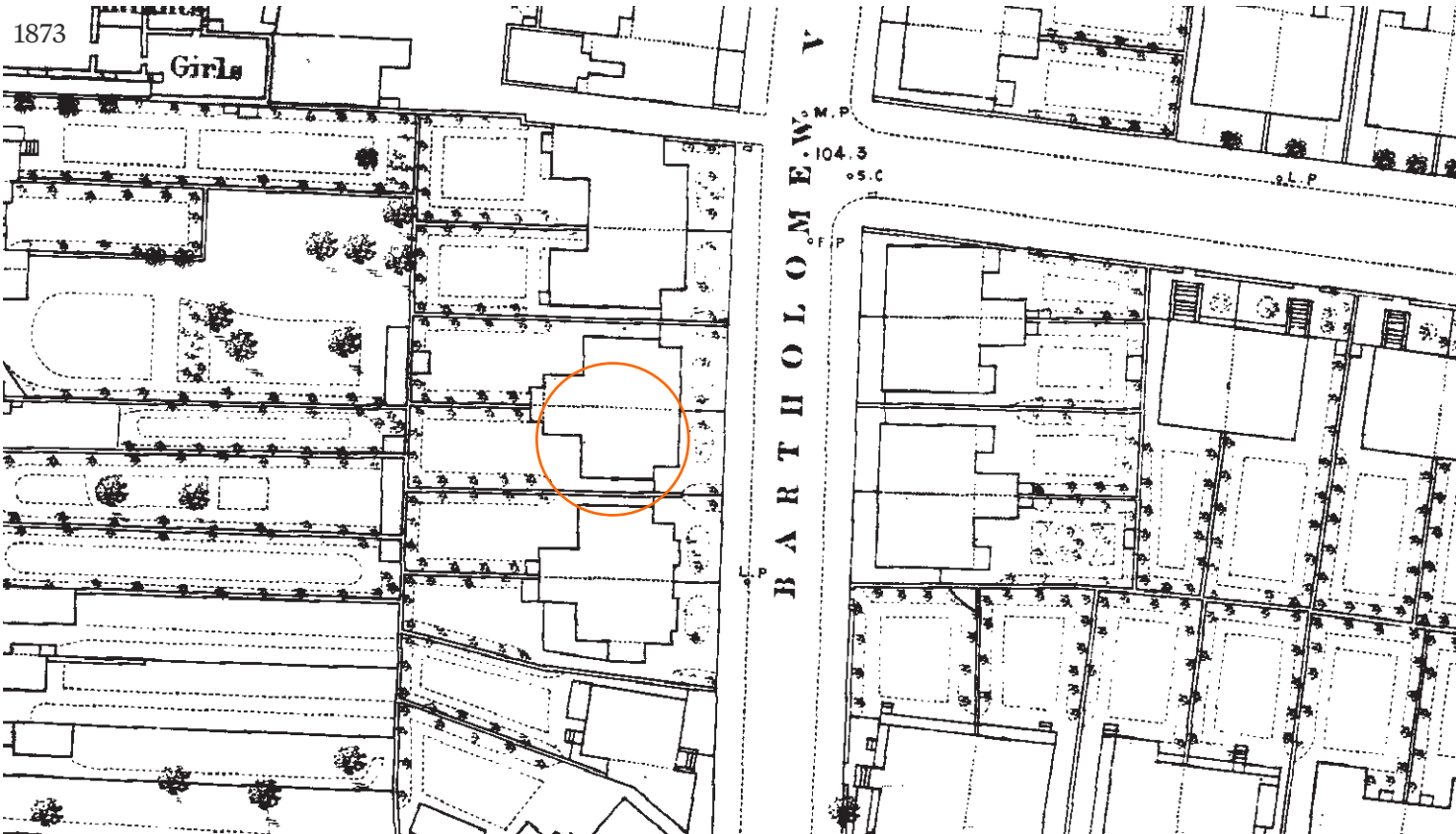
The application site lies to the southern edge of Sub-Area Two, that features narrow streets and an intimate character. Although this predominantly residential area appears more modest than its immediate neighbours, the area is rich in character and quality of streetscape. The area shows great attention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

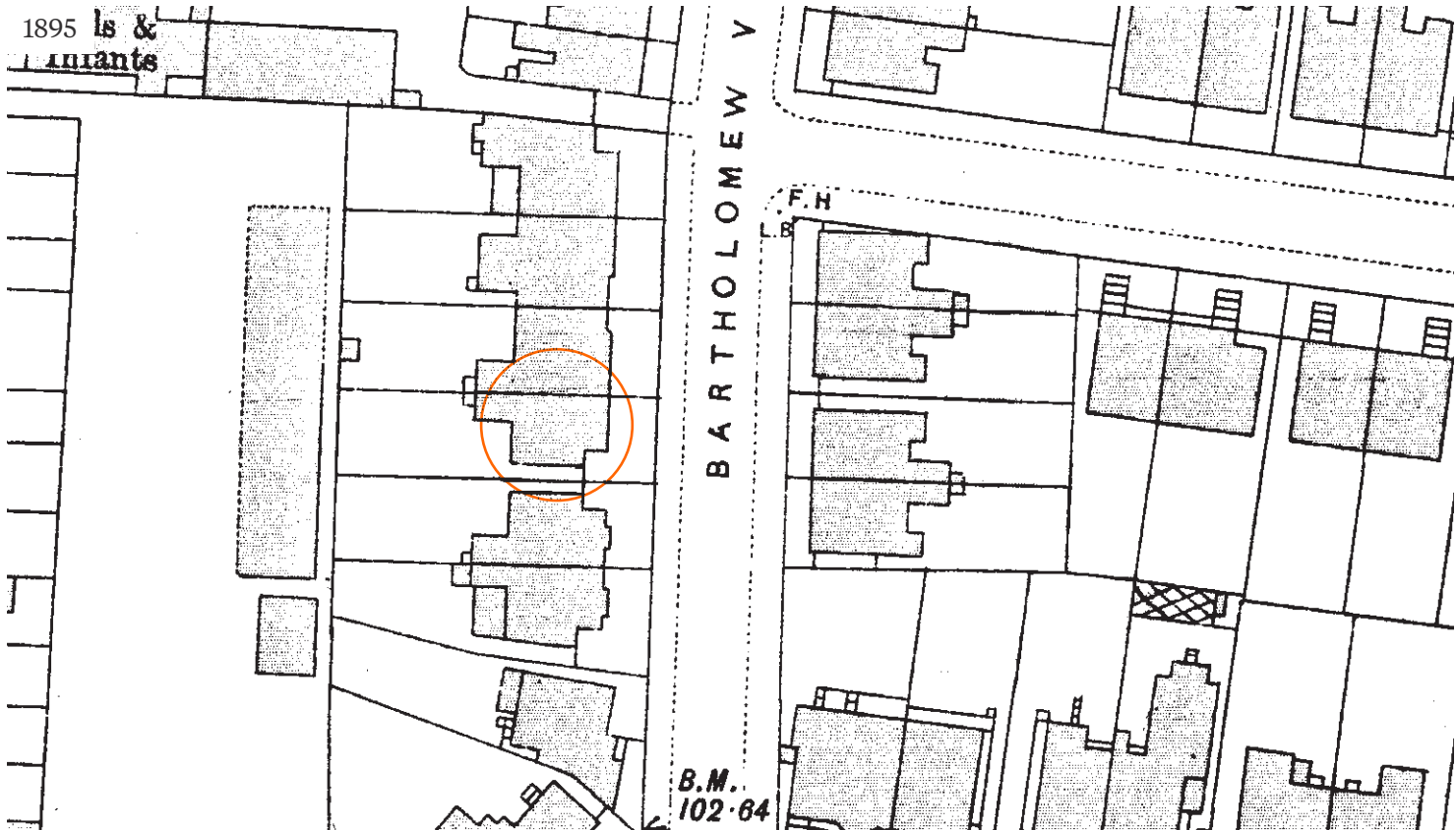


Site Analysis

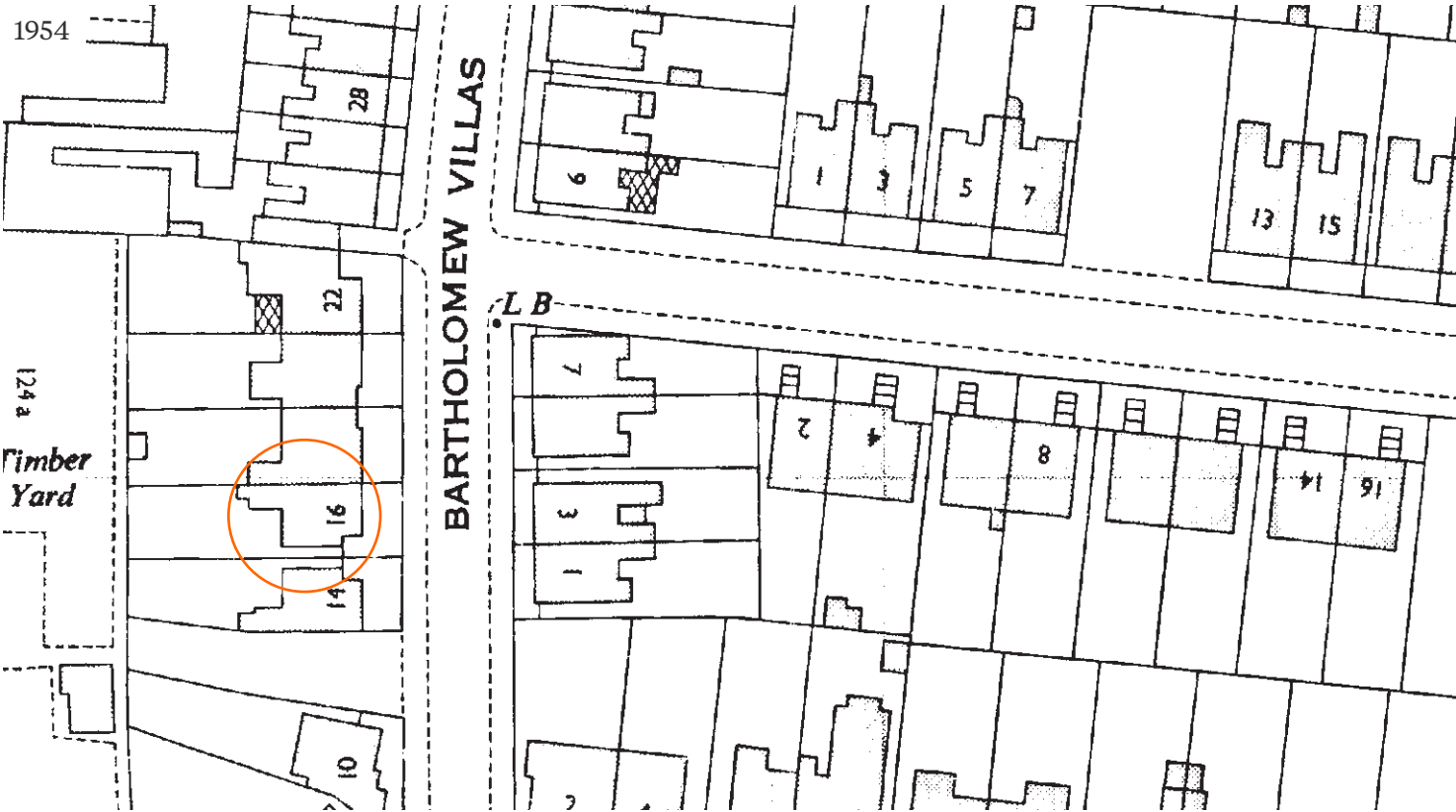
Historic Maps



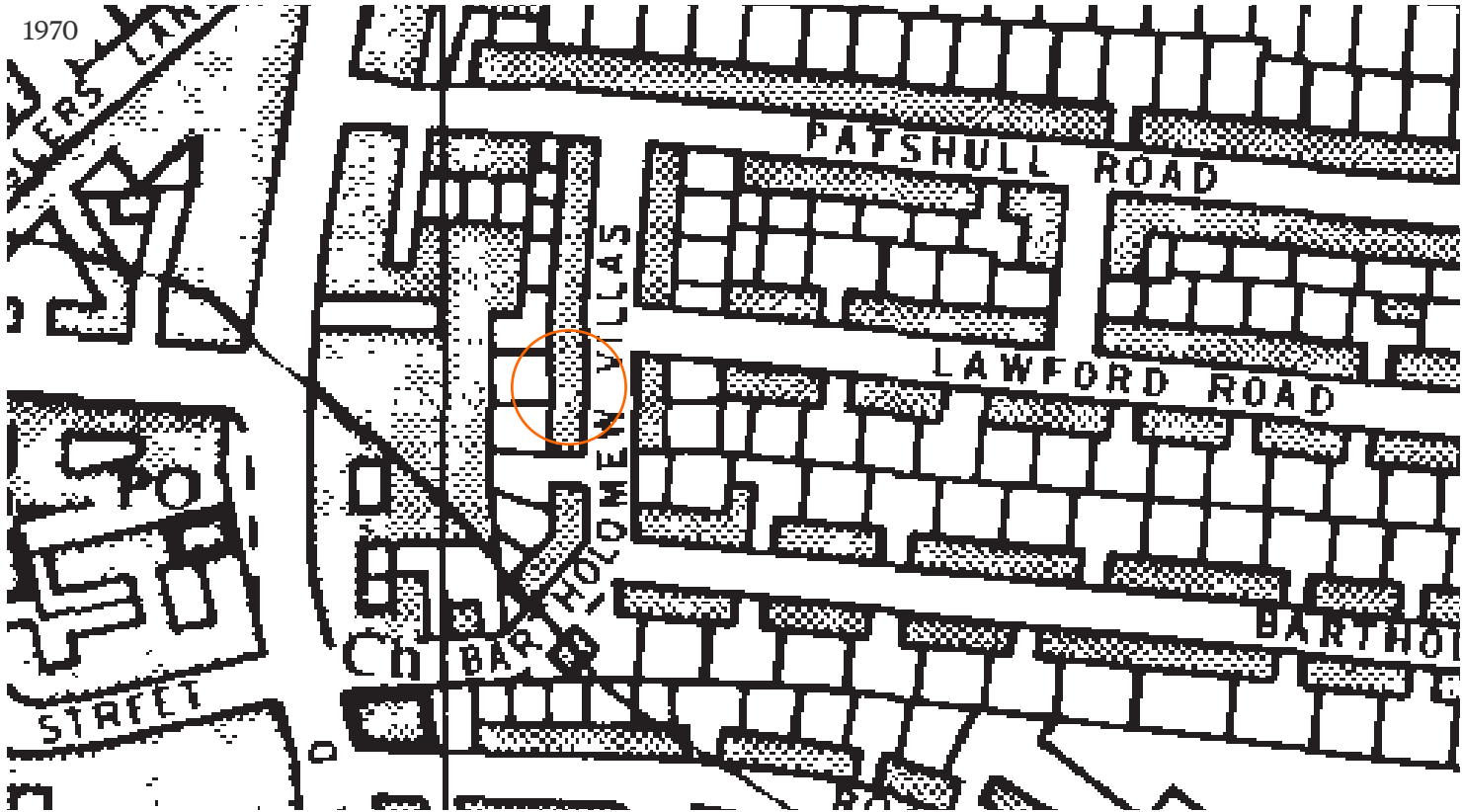
Bartholomew Estate historic map , Bartholomew Villas c1873



Bartholomew Estate historic map , Bartholomew Villas c1895



Bartholomew Estate historic map , Bartholomew Villas c1954



Bartholomew Estate historic map , Bartholomew Villas c1970

Site Analysis
Photographic Survey



No. 16



No. 16

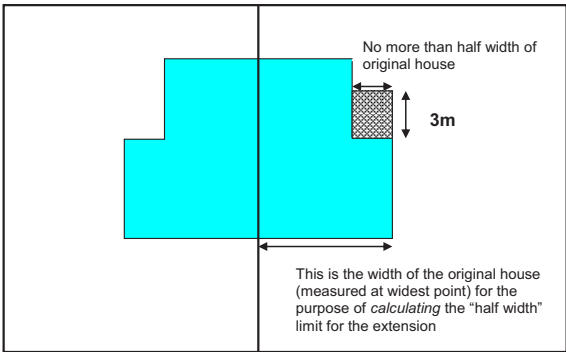
Permitted Development

Proposed Ground Floor Plan

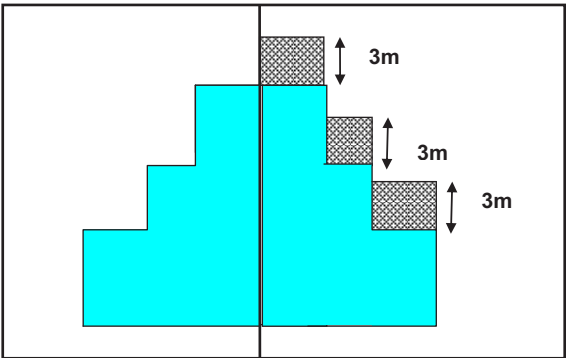
Rear and side extensions

Where an extension fills the area between a side elevation and a rear wall, then the restrictions on extensions beyond rear walls and side walls will both apply (see also page 21). The extension must:

- (i) extend no more than 3 metres beyond the rear wall, or no more than 4 metres in the case of a detached house (or until 30 May 2019 no more than 6 metres beyond the rear wall, or 8 metres for a detached house, except on article 2(3) land or sites of special scientific interest where the 3 and 4 metre limits remains in place),
- (ii) be a single storey and must not exceed 4 metres in height;
- (iii) have a total width that does not exceed more half the width of the house (measured at its widest point).



Where the original rear wall of a house is stepped, then each of these walls will form 'the rear wall of the original dwellinghouse'. In such cases, the limits on extensions apply to any of the rear walls being extended beyond. In the example below showing a plan of a semi-detached house with an original 'stepped' rear, each of the extensions (shaded) would meet the requirements for a single storey extension as they do not extend more than 3 metres beyond the rear wall (or until 30 May 2019 more than 6 metres, except on article 2(3) land or sites of special scientific interest where the 3 metre limit remains in place).



— proposed extension

- - - existing outrigger

