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# Introduction

This Design and Access statement has been prepared for our application for a first and second floor infill extension at 16 Bartholomew Villas.

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.

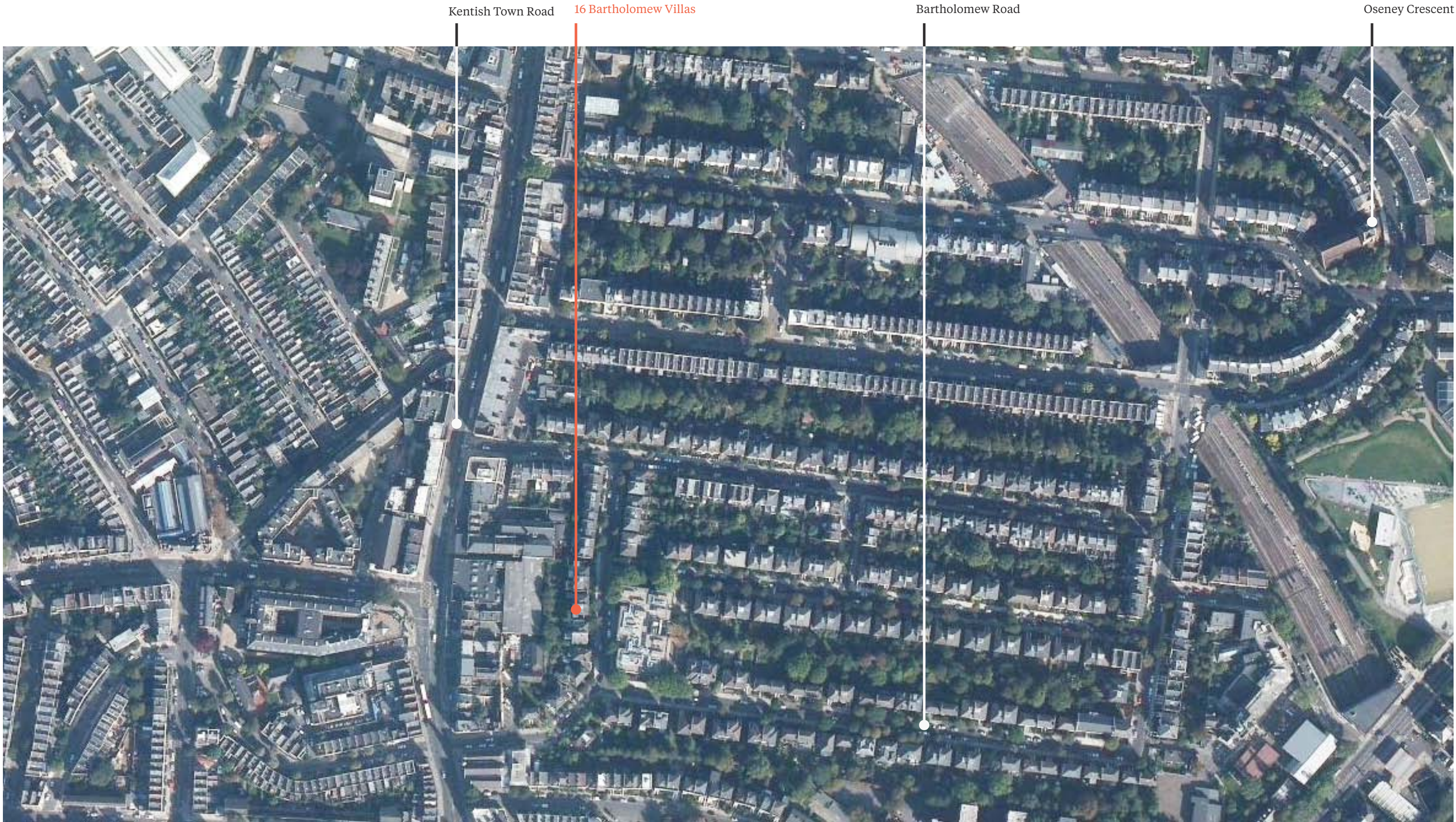
In November 2017 we applied on behalf of our client for the erection of a single storey rear extension and first and second floor side infill extension (application ref. 2017/6610/P). Following the refusal of the above we have amended the design proposing a more sympathetic material palette to the front facing side extension and removing the rear extension from the proposal.

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.



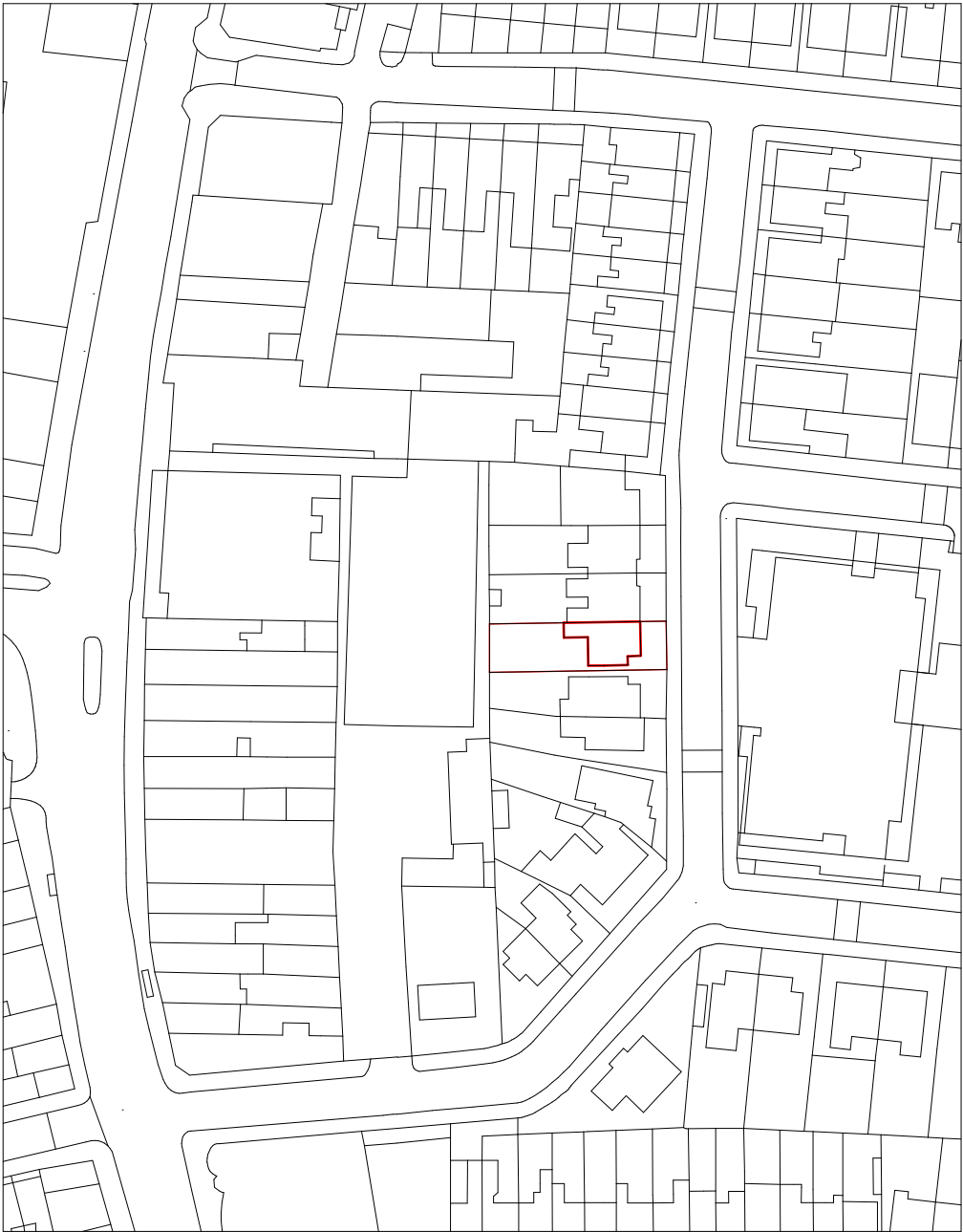


Site Analysis  
Aerial View





Site Analysis  
Site Location Plans



SITE LOCATION PLAN  
SCALE: 1:1250@A3



SITE BLOCK PLAN  
SCALE: 1:500@A3



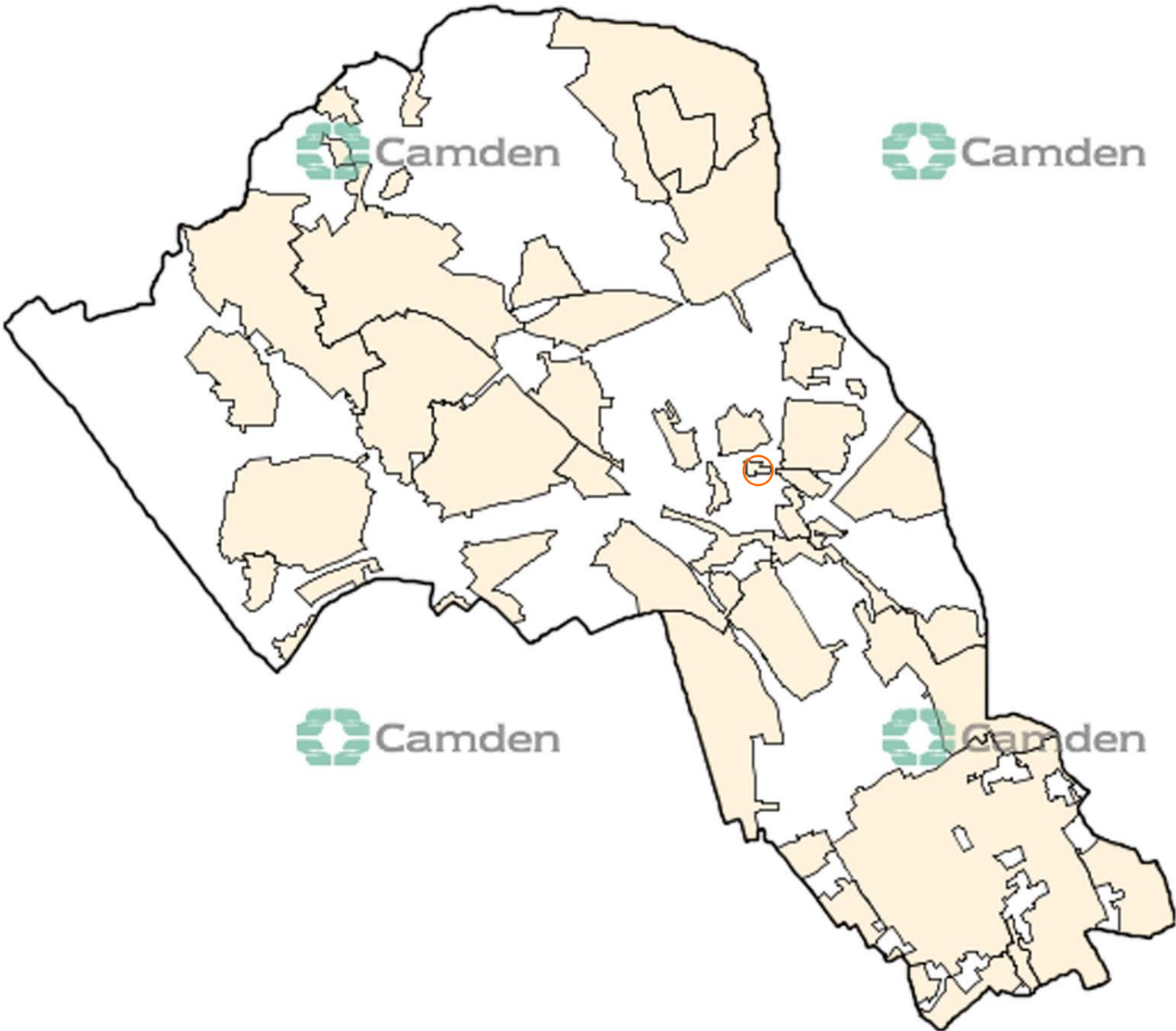
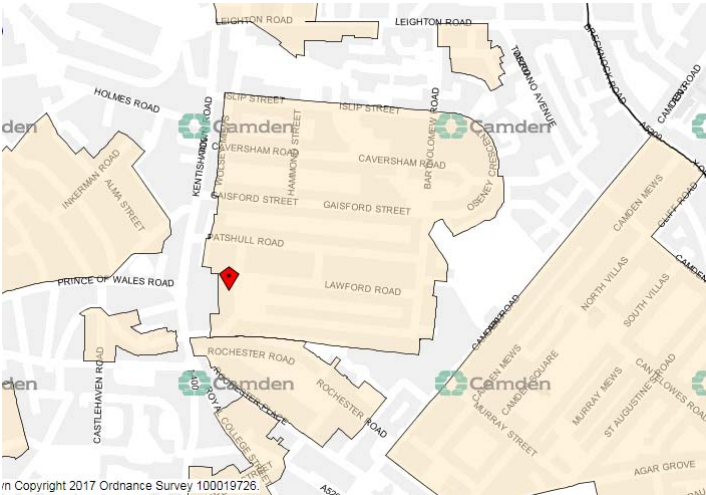
# Site Analysis

## Conservation Area

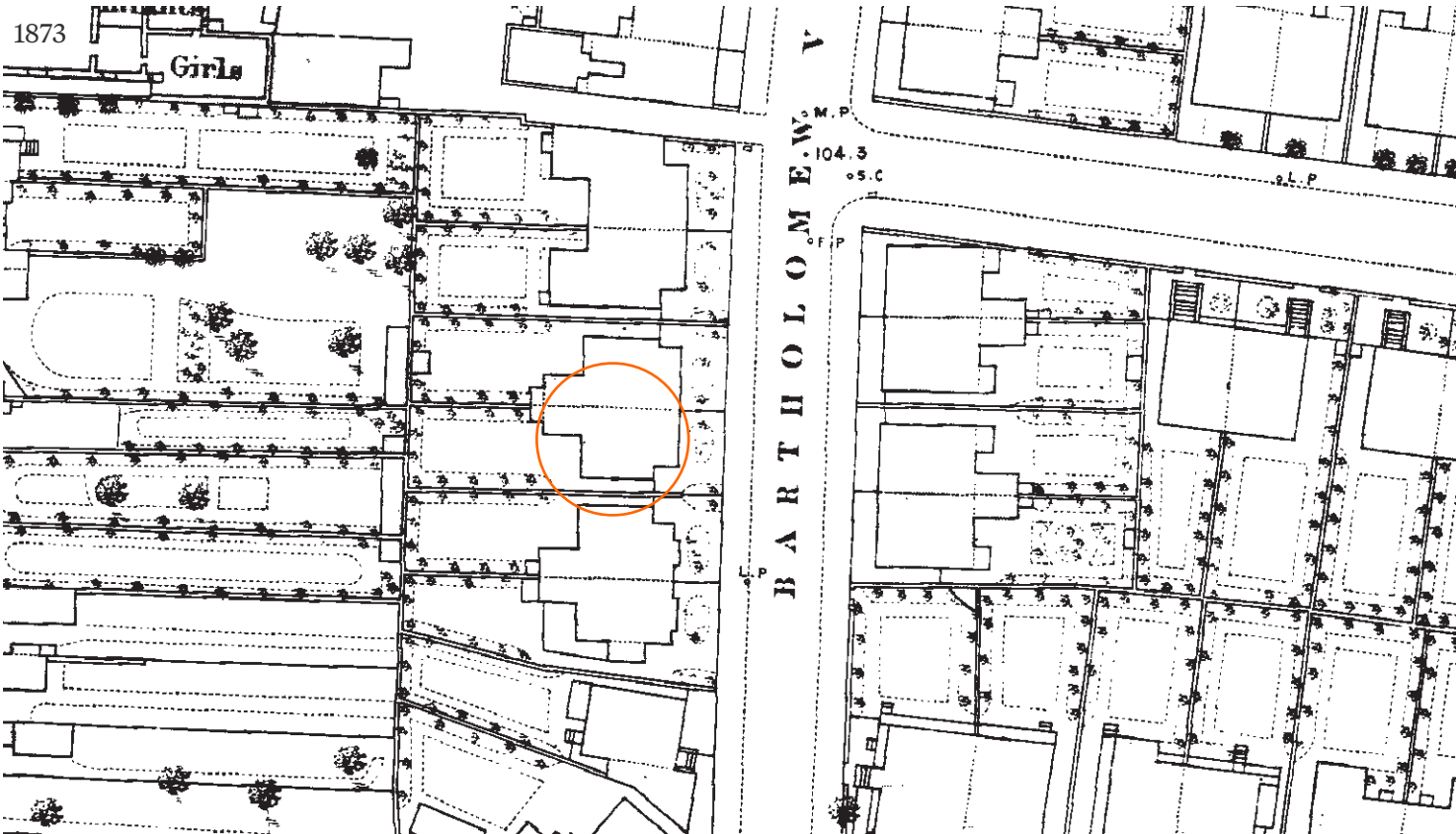
The application sits within the Bartholomew Estate Conservation Area, designated in 1992.

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.

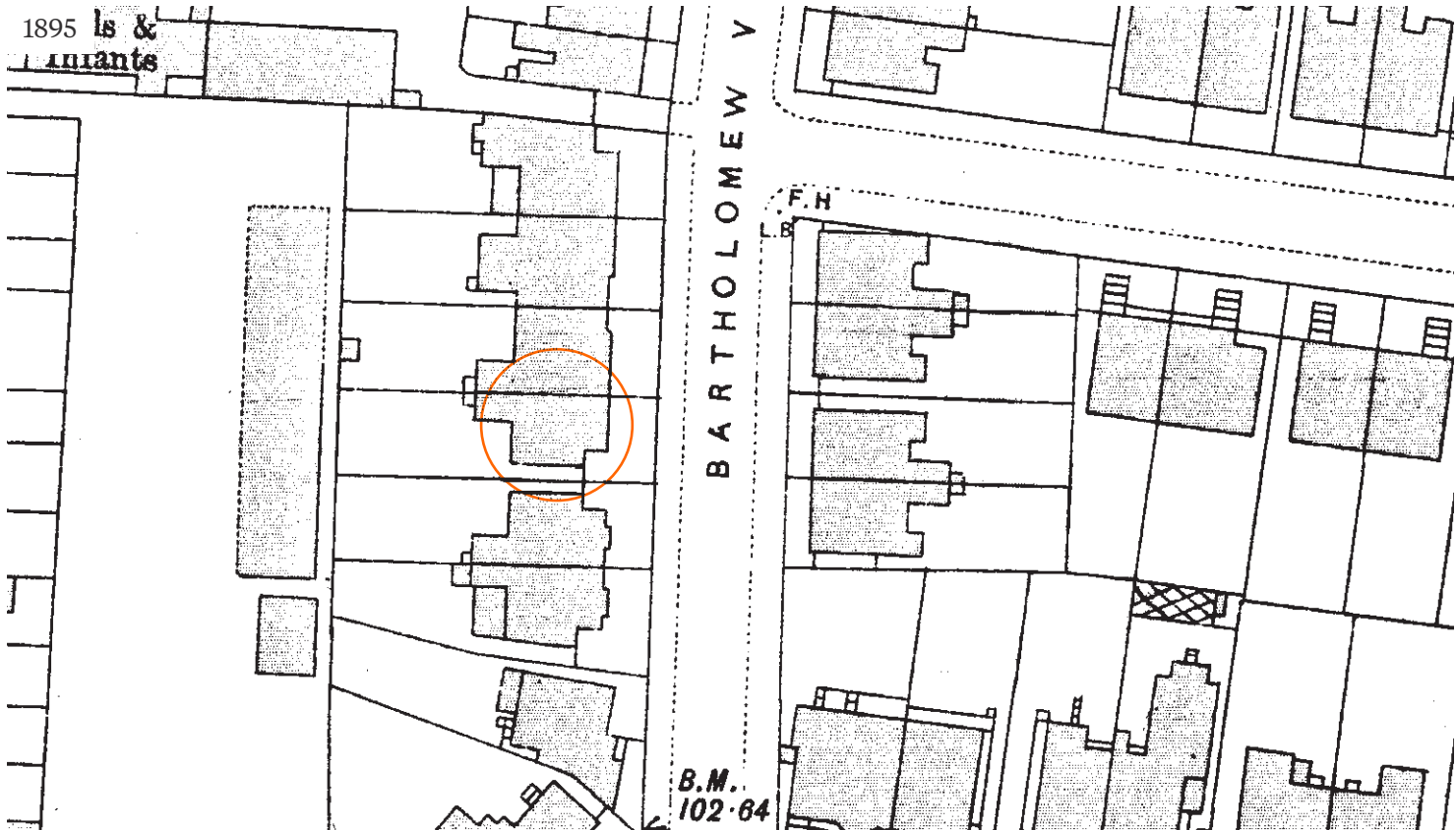
While no specific mention is made of No.16 Bartholomew Villas it is identified as part of a group of buildings that make a positive contribution to the area.



Site Analysis  
Historic Maps



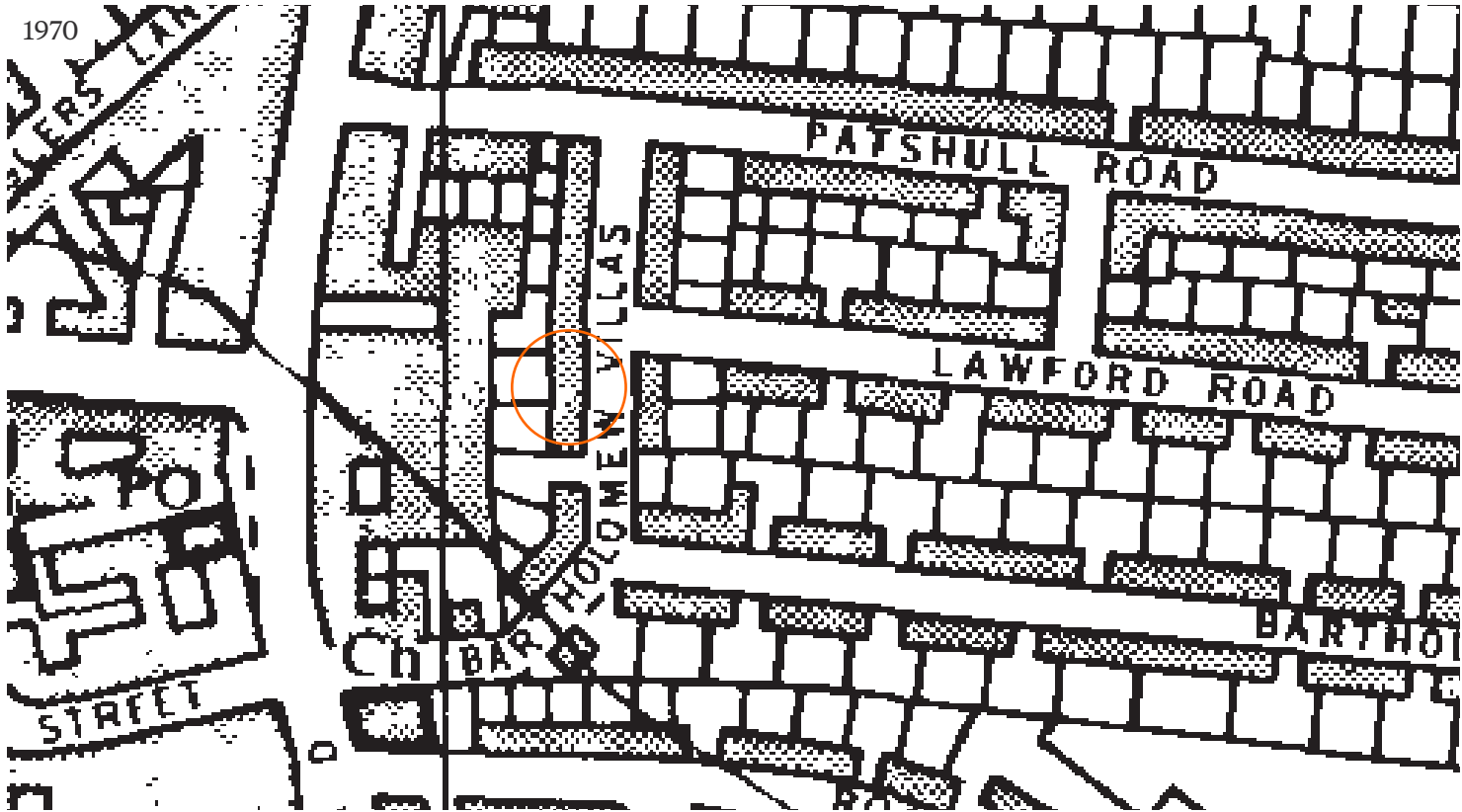
Bartholomew Estate historic map , Bartholomew Villas c1873



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



# 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

- Application ref. 2017/6610/P - November 2017: **REFUSED**

DECISION NOTICE: While the rear extension was deemed inappropriate, the proposed side extension was considered to enhance the character of the Conservation Area and would be acceptable under policies D1 and D2 of the Camden Local Plan.



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.

### 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

### 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.

### 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.

### 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.

# 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 london stock brick to the front and street fronting corner of the proposed extension to match the existing at the rear.

