



## **DESIGN AND ACCESS STATEMENT**

57A Bartholomew Road, NW5 2AH

London

NW5 2AH

August 2020

The Design and Access Statement is to be read in conjunction with the Full Planning Application in a conservation area for 57a Bartholomew Road, NW5 2AH.

## **Design and Access Statement**

### **General**

The attached planning application relates to alterations to a ground floor flat semi-detached house (57a Bartholomew Road) in the Bartholomew Estate Conservation area of the London Borough of Camden, NW5 2AH.

The proposed works comprise of a single storey side and rear extension to the ground floor to accommodate a new larger kitchen area with doors onto the garden.

This proposal is for a side and rear extension that uses the same external materials as the existing house. While remaining complimentary, we have also proposed a more contemporary family living area to the rear.

### **Consideration**

In formulating our proposal we have been mindful of the existing conditions of the property. We aim to enhance the fundamental values of the home by creating a space that can be used by all the family that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

### **Use**

- The proposed extension will provide an improved living space, in line with current standards and the way homes are now used.
- The proposal does not change the dwelling's existing residential use. The majority of surrounding properties are also residential; we therefore feel this proposal is appropriate in this location.
- Other nearby properties (in the surrounding area), have undergone comparable improvements and extension works (most notably No 59 next door) in a similar strategy to help improve their overall use.

### **Location**

- We have taken the proposal's location into consideration and we are aware that the property is in the Bartholomew Estate Conservation Area.
- The property is surrounded by semi-detached houses. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties; we believe this proposal will have little impact on the neighbours.
- Due to the position of the property with the rear garden at lower level to the front street. The proposed extension will not be visible to the street scene.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

## **Visibility**

- The proposed extension will not be visible from any public roads.
- The proposed extension can only be overlooked from the first-floor windows of the neighbouring properties at 55-59

## **Design and Layout**

- By reconfiguring the internal space and making use of the external side space, the proposal will create a much more useable, lighter, and better configured space for a potential growing family to enjoy.
- The surrounding properties in the Bartholomew Estate area have carried out a wide variety of similar alterations/developments by way of side extensions at ground floor level. Most notably next door at 59 which I built to an even larger scale than the proposed.
- We have been considerate of the relationship between the property and its garden and propose extending to the side and rear to maintain a good size garden of a for a London property. Using french doors allows the rear of the property to be opened much more to the garden.
- The proposal is to have the same style roof as next-door extension (no 59) apart from having a parapet wall to hide the gutter.

## **Relationship with Neighbour's**

- The relationships with the neighbouring properties at No. 55 and No. 59 have been carefully considered in this design proposal.
- On to No 55 we have limited the distance the extension extends to the rear. With the large side area at No 55 and the deep gardens the propose will have minimal impact on to amenity.
- As for No 59 we have maintained our side access and not extended out as far as No 59 therefor there will be no impact on the amenity of No 59.

## **Landscaping**

- The new living area will lead straight onto an outside patio area with a step which will be in keeping with the existing access into the garden. This hard-landscaped area will lead to and connect to the large lawn/grass area of the garden, enabling the children to play, whilst the parents are able to supervise from the new area.
- The mature plants and trees that are growing in the area will not be affected by the proposed extension.
- The current garden area does not contain any soft landscaping. The proposed extension will not affect the sunlight into the gardens of the property or the neighbouring properties, the extension will have a pitched roof to the side that will be symmetrical with the existing east side extension on the property.

## Appearance

- All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.
- The materials include:
  - GRP membrane flat roof with parapet wall to match the existing roof.
  - Aluminium framed French doors with low-E glass to match the existing materials.
  - London Stock brickwork for the external walls to match the existing materials.
  - A casement window (aluminium framed) facing to the rear.

## Sustainability

- The extension, coupled with the fenestration upgrades, will be inline with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

## Heritage Statement

- The Bartholomew Estate is a well preserved Victorian residential area.
- The street scene had been preserved over the last 150 years.
- The core of the conservation area is a standard grid pattern all stemming from Kentish town Road, and Camden Road.
- The conservation area is split into 3 sub-areas,
  - The Christ Church Estate
  - Dartmouth Family Estate
  - St Bartholomew Hospital Estate
- There is a wide variety between the sub-areas from 5 storey buildings to the smaller 3 storey buildings.
- The rear elevations on Bartholomew Road have altered (extensions and terraces) to the point where they had an impact on the view of the conservation area from outside of the zone. However, the vegetation on the boundary of the conservation area now obscures most of the alterations.
- The fact that No 59 has a development next to the proposed show that what we are proposing is not any different to what has already been done in the area.
- The site (No57) also had a conservatory which sticks out and is not environmentally friendly for the property.
- Therefore, the propose will be looking to remove such distractions and create a propose that is more pleasing, which will not be disproportionate to the original house and will be functional inline with building control.

## Conclusion

This proposal is to build a side and rear extension onto an original semi-detached house, to enhance the image and function of the space on the ground floor flat. In formulating our proposals, we have considered the current conditions of the property which is currently configured as a flat dwelling. We aim to enhance the fundamental values of the family home by creating a space that can be used by the whole family yet is still very much a part of the property. We have been sympathetic to the property and its surroundings.

- In preparing this design, we have been particularly mindful of:
  - Enhancing the original property's features,
  - Creating a contemporary, yet complimentary family hub.
  - Creating a complete relationship with the rear of the house to the garden.
  - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Conservation Policies for Bartholomew Estate.