

Project No: 2102

Project name: 15 Bartholomew Villas

Issue date/ rev: 07/09/2021

DESIGN & ACCESS STATEMENT

1: Appraising the Context

This Design and Access Statement has been prepared to support the Full Planning Application at 15 Bartholomew Villas. The property is a two storey Victorian terrace house with a converted loft and rear extension. It is located in the Bartholomew Estate Conservation Area.

Use

15 Bartholomew Villas is arranged as two flats. The proposal retains the residential use of the property but the conversion returns the house to a single dwelling house.

2: The Design Principles

Amount

The application does not involve extending the footprint of the property.

Layout:

The application does not involve alteration to the layout of the property beyond removing the separating wall that divides the property into two flats and creation of a ground floor utility room.

Scale

There is no alteration to the internal floor area or footprint of the building. The proposal shows an enlarged rear window to the ground floor. The window is enlarged in a vertical direction only.

Landscaping

The proposal does not involve any landscaping.

Appearance

The existing building is predominantly brick with white painted timber sash windows. No alteration is proposed to the existing brick wall materials.

The proposal is for the existing ground floor rear extension to have new double glazed aluminium framed doors and window.

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3. The Access Principles

The proposal does not involve any change to existing access arrangements for the following:

Highway access

Pedestrian access

Public Transport access

Cycle access

Parking provision

Emergency and service access