

Design, Access, Sustainability and Heritage Statement: Rev - 31b Patshull Road.

Proposal for the refurbishment of 31 b Patshull Road, involving the replacement of UPVc roof with new in keeping roof, amended openings replacing non original casement windows with timber sash windows and new French door with Juliet balcony to the rear elevation, within the Bartholomew Estate Conservation Area

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1. Introduction to the Proposals

This statement is to be read in conjunction with the planning application for the proposed refurbishment of out of character elements on the building installed prior to the conservation area designation, within the Bartholomew Estate Conservation Area.

It is proposed to remove existing UPVc glazed roof and replace with slate tiled roof and conservation roof lights. To install new Juliet balcony to the third floor to replace not in keeping timber casement window; to replace the existing ground and second floor casement windows with new timber sash windows; to replace the existing timber sash window with new timber sash window and to install new entrance gate to front boundary wall to provide separate access to No. 31b separate and to 31 Patshull Road as the current owner of the two properties would like to define the boundary between the two.

General Identity and Character of the Conservation Area

Conservation Area Character Appraisal (London Borough of Camden)
Conservation Area
Bartholomew Estate.

The Bartholomew Estate is a compact and well preserved Victorian residential development, which has changed little over the last 150 years. Built over a twenty-year period with clearly defined boundary and homogenous townscape the area is clearly identified from the surrounding urban context.

Patshull Road character – are of uniform stylistic group... generally three storey, semi-detached villas...Front Garden areas are very shallow...typically enclosed with dwarf walls and privet hedges

It is demonstrated in this statement and the drawings that the proposals are relatively minor, with no visual changes at the front of the property other than enhancing the out of character UPVc roof to more traditional materials, and the rear the proposals are to install timber sash windows to replace casement units and a new Juliette balcony and timber doors. The works to the front garden will retain the white rendered low level boundary wall introducing brick piers to the new gate similar in style to the existing piers but smaller in both height and cross section.

The application is comprised of a series of existing and proposed drawings and site plan, and this Design, Access, Sustainability and Heritage statement.

2. The Site and Surroundings

The house is in the London Borough of Camden and is Designated:

Bartholomew Estate Conservation Area

There are Article 4 directives in place and in developing the scheme the rear extension sizing and placement and materials have been selected to reflect the conservation area statement. The impact of the proposals is to ensure out of character elements are replaced and new elements installed to match the character of the area.

3. Site Photos & Location Plan





Front elevation showing 31 and 31 B Patshull Road, note hedges and low wall with large, rendered masonry piers



Rear elevation showing limited windows and proposed casement windows to be replaced with sash windows and Juliette Balcony

4. Consultation

There has been no consultation to date on this scheme.

The separation of the building to two dwelling houses - under appeal – ref 9003247
Rear two storey extension – ref 8400806

These works were carried out prior to the designation of the Conservation Area

5. The Proposal

Design

Proposed works to the front are:

- No new works proposed to the front of 31 b Patshull Road other than new opening and piers in front boundary wall to accommodate separate entrance to 31b Patshull Road
- Replacing UPVc fascia to Painted timber to form new roof

Works at the side:

- None

Works to the rear

- Replace existing non original casement windows on the ground and second floor with double glazed timber sash windows
- To replace the existing poor repair timber sash window at first floor with new timber double glazed sash window
- To replace existing non original timber casement window with new double glazed timber French doors with black painted iron railing Juliette balcony
- There will be minor upgrading, simplification and tidying up of rainwater pipes to be in heritage style down pipes.

Access

There is no change to the access to the residential unit based on the nature of the building being accessed from the front street only other than the new gate entrance to No. 31b.

Sustainability

The proposed works will improve the energy efficiency in several ways:

- All new windows will be made and installed to meet part L standards with single glazed units being replaced with sealed double-glazed units.
- The new slate roof will replace a glass roof and have significant benefit in addressing heat loss and over heating

All the works will be carried out in accordance with latest building regulations and energy requirements.

All materials are to be sustainably sourced where possible.

Refuse, Recycling and Waste

There is no change to refuse and recycling storage on site.

Foul drainage will be unchanged.

Surface water will not be changed.

6. Planning Policy Considerations

The outline design has looked to address several basic design issues:

Consideration to:

Conservation Area Character – new roof and windows will be in keeping with the area and recommendations in the report to ensure the harmonious look of the conservation area is improved by removing UPVc glazing and non-original casement windows.

The new gate and piers will also look to reflect the nature of the area with dwarf walls and privet hedge.

The replacement gutters and down pipes will be in keeping an in a heritage style.

7. Heritage Statement

The works are as described above and look to address the features of the conservation area while at the same time extending and upgrading the building fabric.

The works to the facades will be in material in keeping with the existing with all brick work to match, timber windows both refurbished and new to match the sash window detailing and panelling.

Roofing and materials will be using traditional slates, lead and detailing to match and enhance the building.

Existing down pipes and gutters will be tidied up and replaced in heritage fittings. Redundant penetrations will be removed and infilled with brick to match.

8. Materials and details

Slate Roof within rafter set conservation Roof lights



Sash Windows and Doors



Juliette Balcony

