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No.55 PATSHULL RD | KENTISH TOWN | LONDON | NW5 2LE

DESIGN AND ACCESS STATEMENT



WORK IN PROGRESS. | E: aglympero@gmail.com

architecture . design .

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1. Introduction

This Design and Access Statement has been prepared on behalf of Mr. John Smith and Mrs. Christie Travers-Smith in support of a planning application for the proposed basement, mezzanine and loft extensions, infilling of the existing side passage, and the demolition of the existing substandard rear extension, with its replacement by a new ground floor and mezzanine rear extension.



Figure 1. Site Location

The site is located within the Bartholomew Estate Conservation Area, which is predominantly characterised by residential properties. The Estate is formed of three principal historic landholdings, with Patshull Road situated centrally and part of “Sub Area 2”, known as the Dartmouth Family Estate, which was developed in the 1860s.

Patshull Road has largely retained its original architectural character and appearance when viewed from the public realm. Aside from limited instances of infill development and rear extensions, the street scene remains consistent with its historic form, scale, and detailing.

2. History and Setting

The property at 55 Patshull Road is not a listed building, and there are no listed buildings within its immediate setting. The nearest designated heritage assets are located along Kentish Town Road. However, the site lies within the Bartholomew Estate Conservation Area, and is therefore considered a non-listed heritage asset that contributes positively to the character and appearance of the Conservation Area.

The surrounding townscape remains relatively intact, retaining much of its original form, scale, and architectural detailing. Alterations along Patshull Road have generally been modest and respectful of the prevailing character.

In this context, a clear hierarchy of approaches is evident and forms an important consideration in the design process. Public views from the street are of primary importance in preserving the character and appearance of the Conservation Area, whilst private rear views are of secondary significance. This approach reflects established patterns of development, where similar rear extensions and alterations have been granted planning permission, provided they preserve the character and appearance of the area.

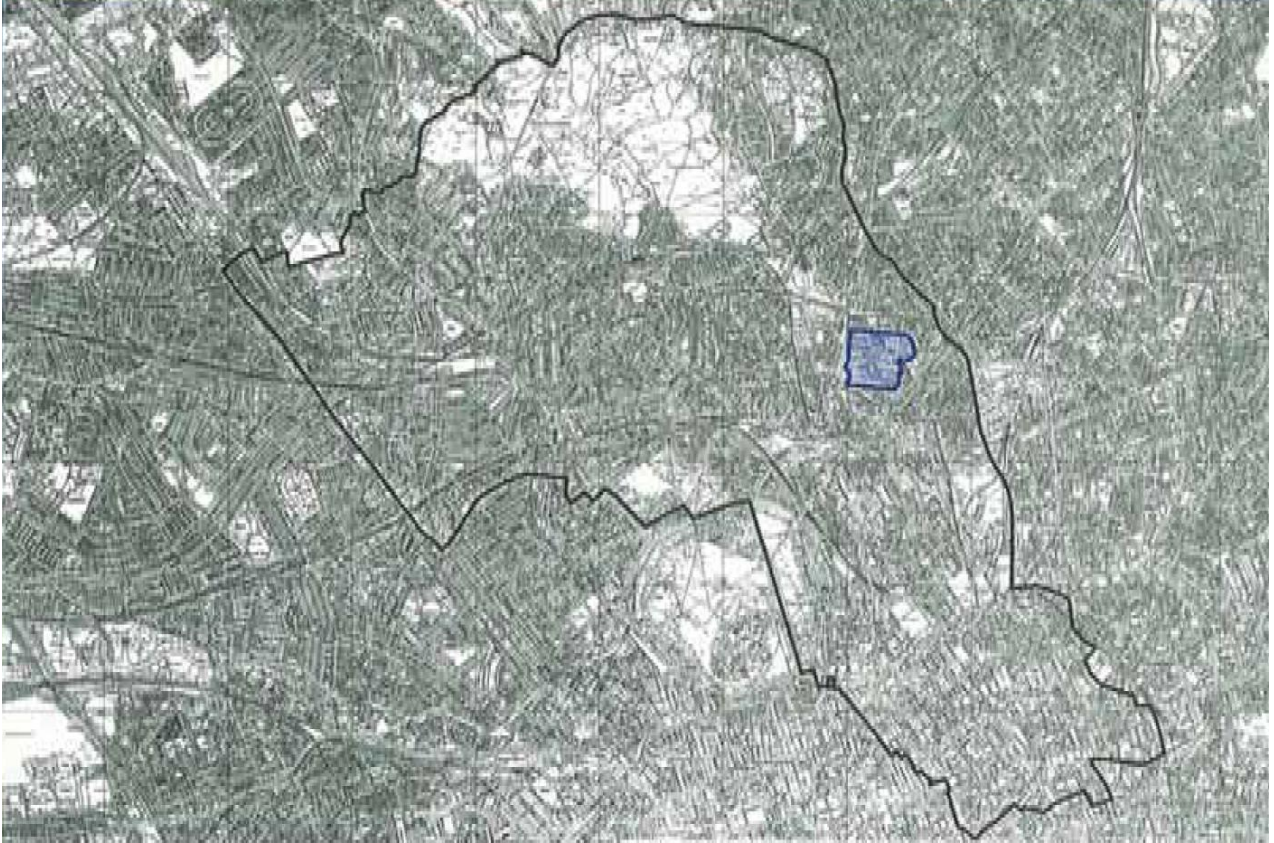


Figure 2. Camden and location of the Conservation Area [extracted from Camden Conservation Area Statement]

Historically, the properties within the estate were constructed to serve the emerging middle classes as family homes, often incorporating accommodation for domestic staff. Original layouts reflected pre-modern living conditions, with limited internal sanitation and reliance on external or later-added facilities. The subsequent adaptation of the first floor/mezzanine rear extension is considered likely to have been introduced to accommodate evolving living standards, including the incorporation of bathroom facilities following the wider adoption of internal plumbing and sewerage infrastructure in 1875.

The buildings also reflect a transitional period in construction methods. Bricks were sourced from local brickfields, including those near Archway, and were hand-sorted by colour and quality, with higher-grade bricks used for principal elevations. Other materials were also locally derived, including ballast and lime for mortar and plaster and lime-based decorative washes. Sand and gravel were imported from Kent via the Thames and timber sourced from the woodlands north of London.

With the expansion of the railway network, this vernacular approach - based on locally available materials - gradually gave way to more standardised, factory-produced materials and advances in transportation and manufacturing, enabling more unified material choices. The property sits at the early stage of this transition towards an industrialised approach, incorporating elements such as stone corbelling and keystones, together with a Welsh slate roof, rather than the natural clay tiles that could have been manufactured locally.

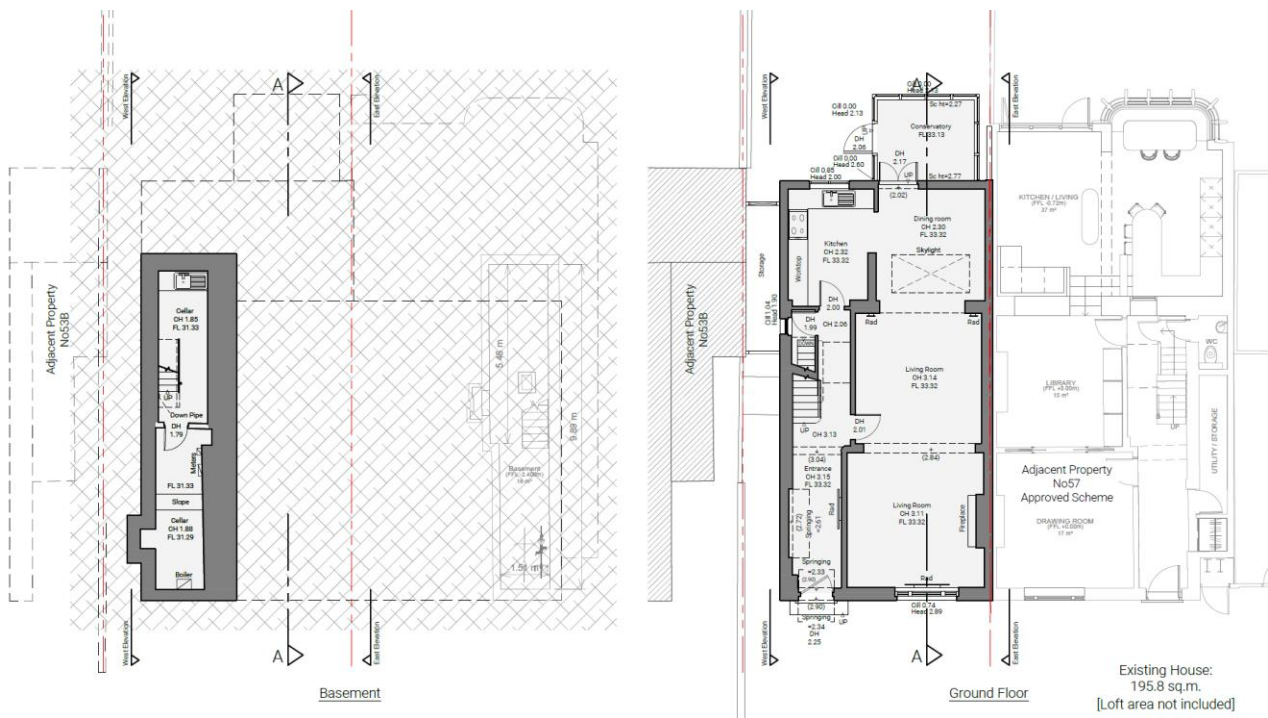
The building illustrates that exact shift from traditional, locally sourced and hand-crafted manufacture to more industrialised methods, contributing to its character and significance within the Conservation Area.



Figure 3. Features of the Conservation Area [extracted from Camden Conservation Area Statement]

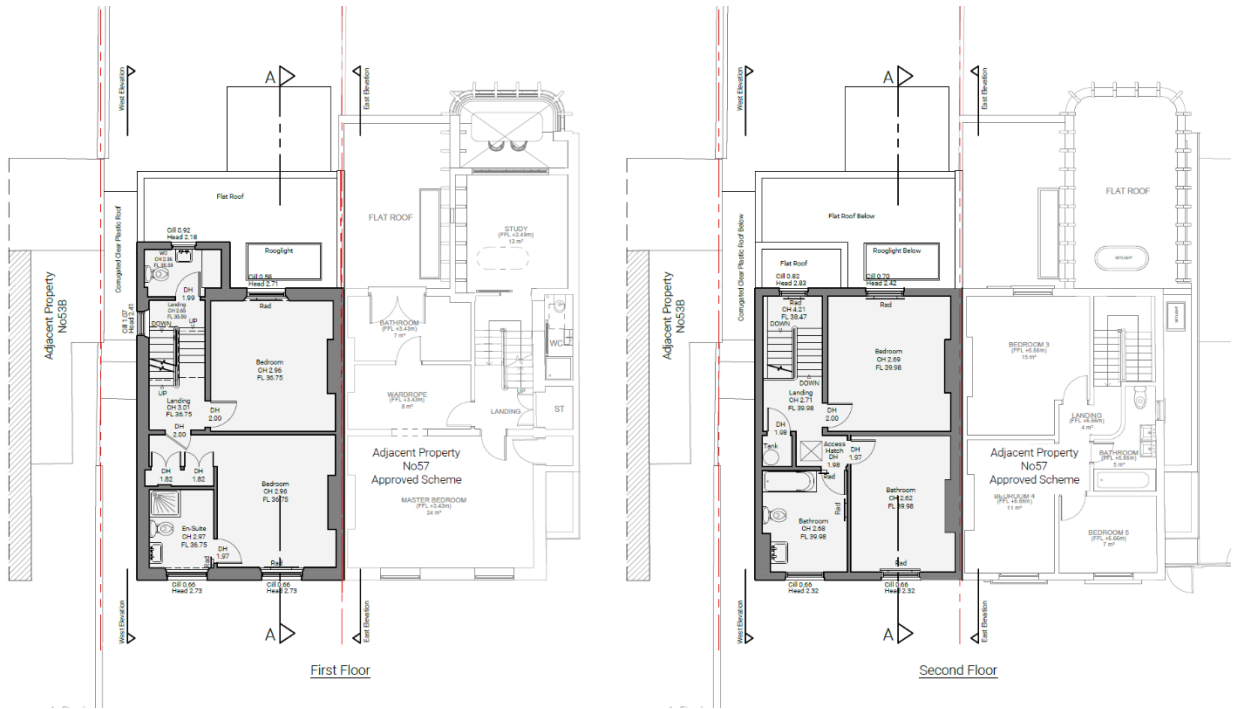
3. Existing Site

The original plan of the house is likely to have comprised an entrance hall and staircase at ground floor level, with two separate principal rooms to the front and rear, typically used for dining and sitting and each room was served by its own fireplace. These spaces have since been opened up and altered to form a single connected family living area, with small kitchen in a separate rear extension and scullery and coal store in the basement area under the hall and staircase.



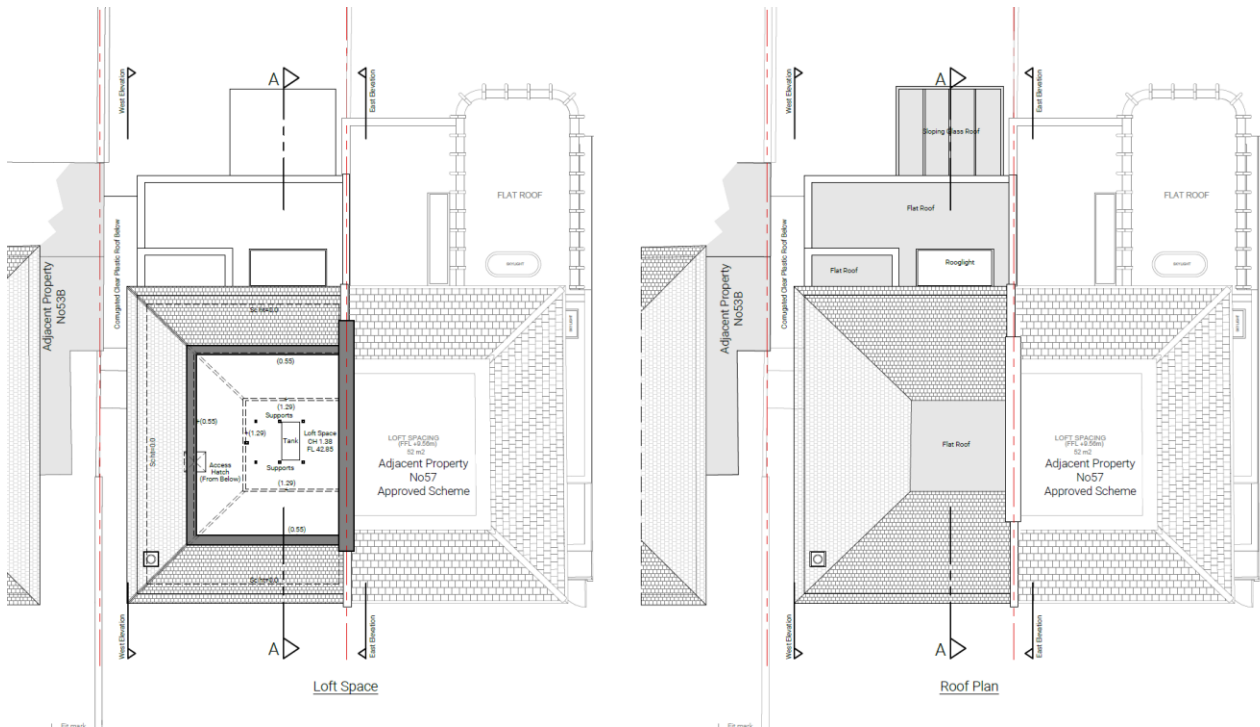
Drawing 1. Existing Basement and Ground Floor Plan

The rear mezzanine toilet is likely to have been a later addition after 1875 in response to the increasing provision of internal sanitation. At first floor level, the accommodation would have comprised the principal family bedrooms, originally without en-suite or bathroom facilities, which were added at a later stage. The upper floor is likely to have contained a servant's room together with an additional bedroom for family members, reflecting the household structure of the period, in which extended families commonly lived together for mutual support.

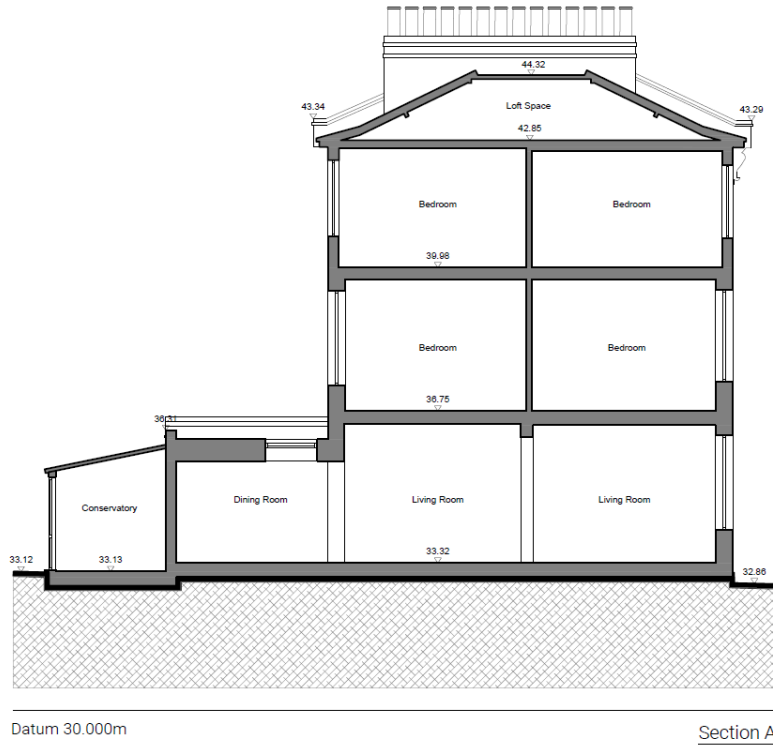


Drawing 2. Existing Mezzanine, First and Second Floor Plan

The existing loft space is currently used for storage only as it has limited headroom.



Drawing 3. Existing Loft and Roof Plan



Drawing 4 Existing Section



Drawing 5. Existing Site Plan

The existing elevations below illustrate current appearance of the building, including its scale, form, and architectural detailing.



Drawing 6. Existing Front Elevation



Drawing 7. Existing Rear Elevation



Drawing 8. Existing Side Elevations

A series of photographs below illustrate the existing condition of the property, including internal arrangements, and views of the basement area.

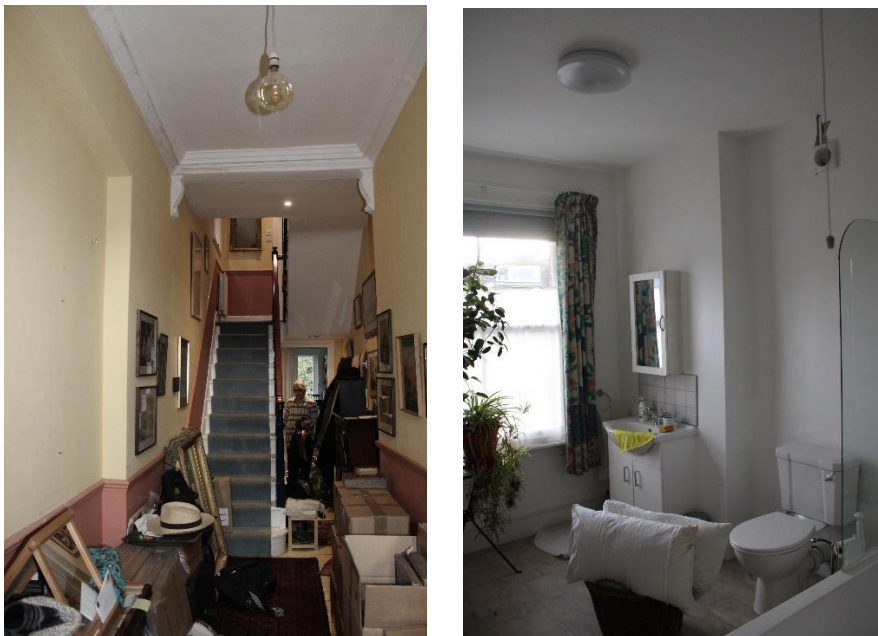


Figure 4. Ground Floor Entrance Hall and Second Floor Bathroom

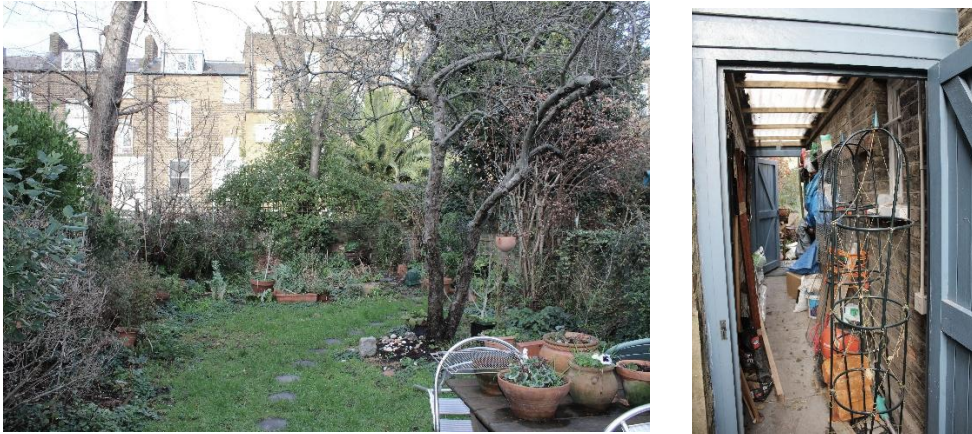


Figure 5. Existing Gardens and External Storage



Figure 6. Existing Basement

4. Proposal Description

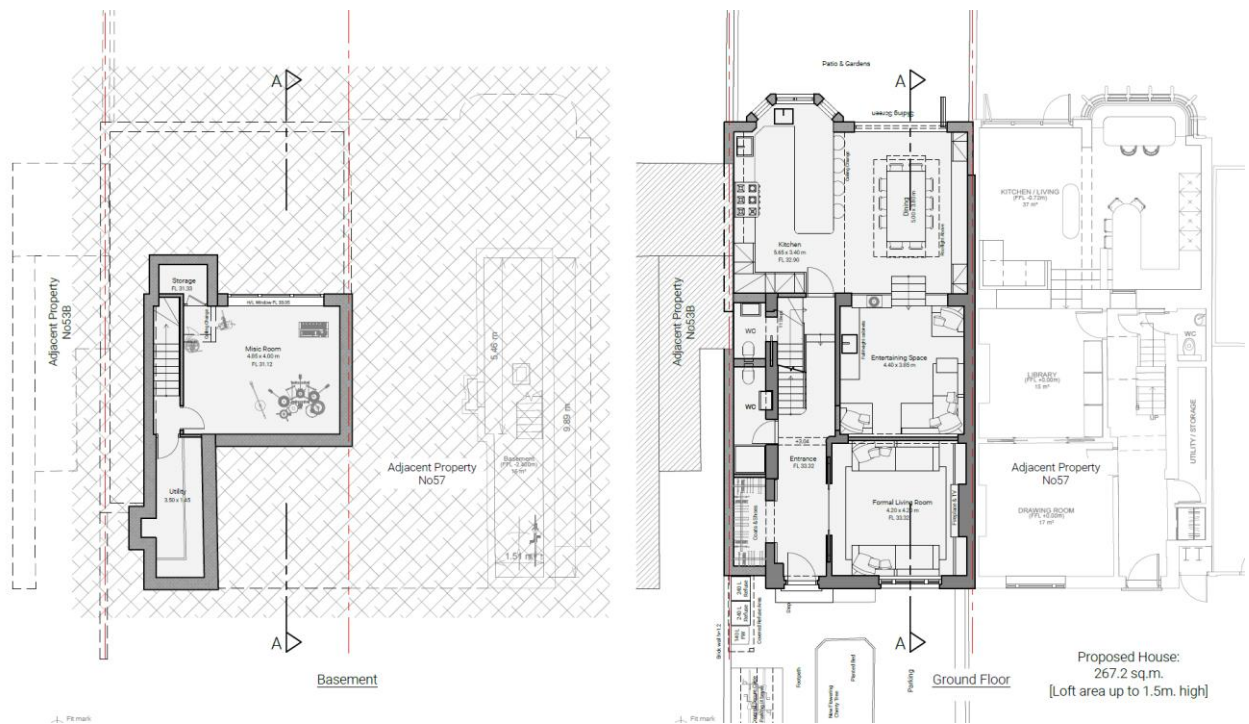
Other than internal re-planning and the addition/re-design of bathroom and kitchen facilities, the proposed works can be categorized in three distinct parts, as described below.



Drawing 9. Proposed Site Plan

a. Extensions to Ground and Basement Floors

The proposal includes the infilling of the existing side passage with a single-storey extension with a sloping lead roof, to provide additional storage and cloakroom facilities without affecting the primary internal living areas. This form of infill is consistent with a number of approved developments along the street.



Drawing 10. Proposed Basement and Ground Floor Plan

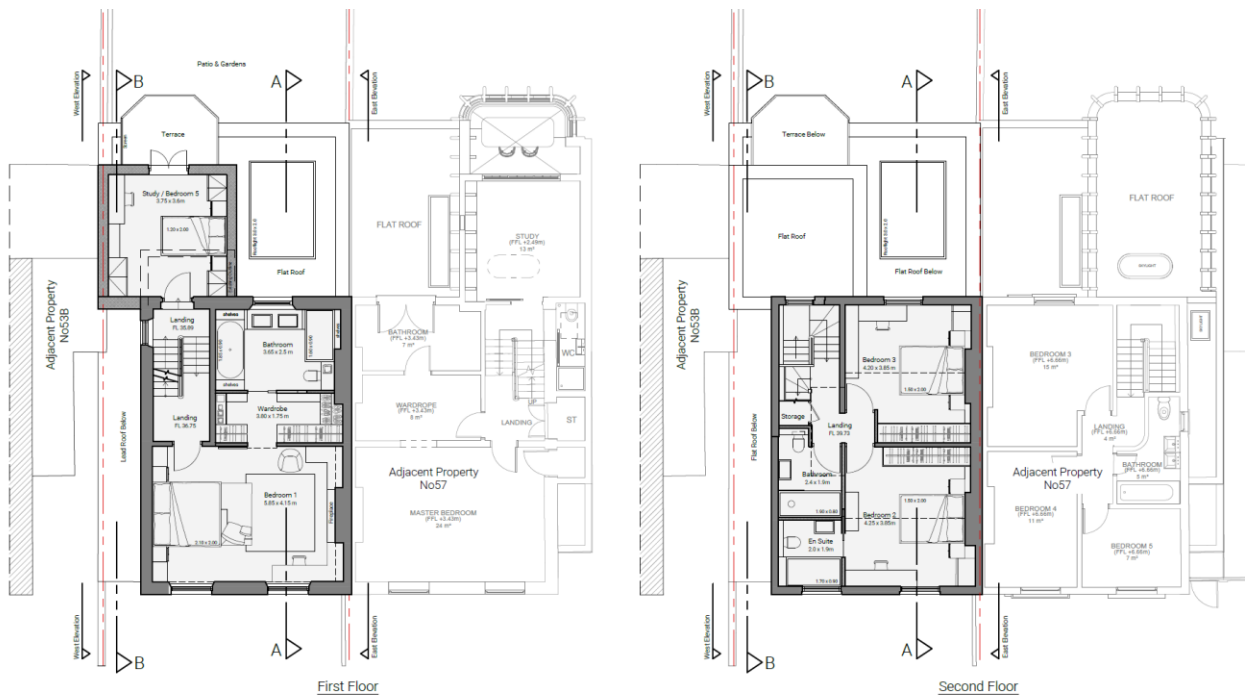
The proposed ground floor rear extension is designed to align with the scale and form of the approved adjoining extension at number 57, both in terms of height and depth. The extension then steps down in height towards the boundary with number 53 in order to reduce potential impact and avoid any overbearing effect. The gardens are north-facing but provide usable and valuable private amenity space, particularly towards the rear part of the area.

In addition, the proposal seeks to improve the lower level by forming a new play room and laundry. In order to avoid structural intervention such as underpinning and excavation, the scheme instead proposes a reconfiguration of levels within the existing structure. This includes raising part of the rear ground floor area to form a cozy mezzanine-level entertaining space (2.5m ceiling height), overlooking the new family kitchen/living area below.

The new play room below would have a finished height of approx. 2.65m, with potential clerestory windows for indirect lighting via the family room, formed within the existing walls and foundations. This can be achieved without underpinning, by merely excavating the original back-filled spoil and introducing a new insulated ground bearing slab at the existing foundation depth. The existing low-level cellar will continue to be used as a laundry space, potentially with the introduction of a laundry chute connecting the upper floors to this area.

b. Mezzanine Rear Extension

The proposal seeks to extend the existing mezzanine rear room in a form consistent with the approved development at number 57 (in terms of massing, not design). The extension is intentionally set back from the ground floor extension, in order to respond positively to the existing rear extension at No53. This stepped arrangement has been carefully designed to remove any potential impact in terms of loss of light or overbearing effect on the neighboring property, while ensuring a coherent and proportionate addition within the rear context.



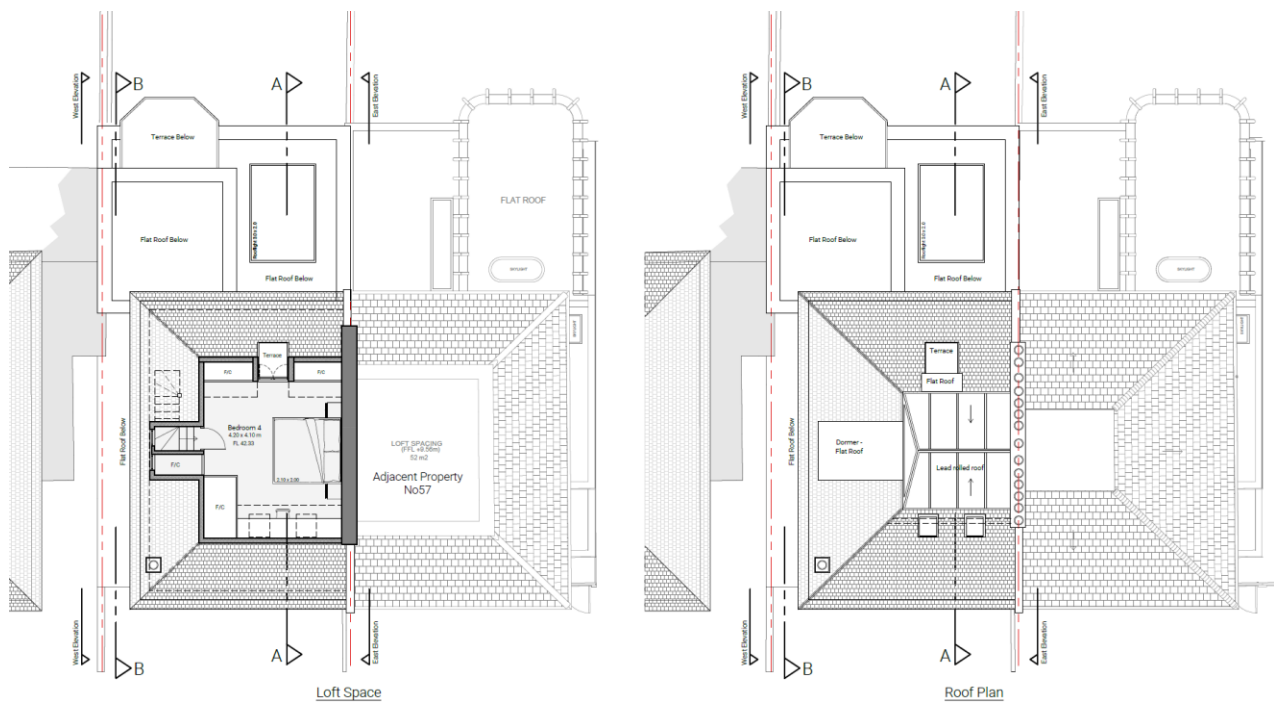
Drawing 11. Proposed First and Second Floor Plans

c. Loft Extension

Having regard to approved loft conversions within the street, it is recognised that most schemes achieve limited internal headroom. Given the constraints of increasing the overall roof height, the proposal adopts an alternative approach, focused on internal alterations.

The scheme seeks a proper habitable loft room, with a central headroom of approx. 2.4m. This is achieved by lowering the first and partially the second floor ceilings, resulting in a first floor height of approx. 2.7m and a second floor height of 2.4m at the centre of the room and approx. 2.65m adjacent to the windows. This internal alteration maintains acceptable ceiling heights to the floors below without altering their original form.

In order to achieve improved and usable headroom across the loft, with average ceiling heights of 2.3m, a modest increase in the flat roof height of 150-250 mm is proposed. The resulting roof form remains modest in scale; it is considered to have no impact on views along Patshull Road and only minimal impact in longer views from Patshull Place. The proposal is therefore considered a proportionate and an acceptable design solution that maintains the character of the host building and the wider Conservation Area.



Drawing 12. Proposed Loft and Roof Plan

5. Accessibility & Transportation

Pedestrian access to the property is retained via the existing front railings and original front entrance door.

Secure, low-level cycle storage and refuse storage are proposed within the front paved area, retaining the small front garden with the addition of a small flowering cherry tree. The existing parking area and access gates are also retained. The occupiers are keen cyclists and enough storage is provided for four resident bicycles, with provision for up to two visitor bicycles to be securely stored externally.

The site is located approx. 250m from Kentish Town Road, which provides a range of local services and shops plus bus routes connecting to wider London, as well as access to London Underground Northern Line via nearby stations, including Camden Underground Station (15 minutes walking distance), Camden Road Station (13 minutes walking distance) and Kentish Town & Kentish Town West Stations (both 9 minutes walking distance), which also provides links to both the Northern Line and the Overground network (Kings Cross, The City, east and west links).

The property is within approx. one mile of both Hampstead Heath (Parliament Hill Fields) and Regent's Park, and is also in close proximity to smaller local green spaces including Cantelowe Gardens and Talacre Gardens, all of which provide a range of recreational and sporting facilities.

The site is also within easy walking distance of a number of well-regarded local schools.

The site has a PTAL rated 5, indicating a very high level of public transport accessibility. The proposal therefore makes effective use of a highly accessible sustainable location, consistent with policy objectives to support more efficient use of residential land in accessible urban areas.

6. Landscaping

The proposals involve minimal alterations to the front garden, which is already defined by existing railings and gates. Changes are limited to the introduction of small-scale refuse and cycle storage, together with the planting of a flowering cherry tree within the front garden area as previously described.



Drawing 13. Proposed Ground Floor Site Plan

At the rear gardens, a small terrace is proposed adjacent to the new extension to provide an informal family dining space. In addition, a larger south-facing terrace is proposed for outdoor use, incorporating entertaining areas for seating and dining, including a BBQ and pizza oven on a natural sandstone terrace with potted plants. These two terraces are linked together with a footpath in an

expanded lawn area, with stepped planting beds along both boundaries, to increase planting height and biodiversity, terminating in trellis structures with climbing plants.

All existing trees are to be retained, with the exception of a single small fruit tree located close to the existing building, which will be replaced by the new cherry tree at the front. This is proposed for removal due to its interference with the proposed extension foundations and structural works.

7. Impact on the Conservation Area

Views from both ends of Patshull Road and close-range viewpoints, together with the proposed elevations below demonstrate the limited visual impact of the proposals on the host building and the Bartholomew Estate Conservation Area, including scale, form, and architectural detailing.



Figure 7. Street Views from both ends of Patshull Rd [images extracted from Google Earth]



Figure 8. Visual Impact of the roof extension [images extracted from Google Earth]

It is considered that the proposed works would not result in any visual harm to the character or appearance of the Bartholomew Estate Conservation Area from these public vantage points. Given the site's position opposite Patshull Place, there are some longer-distance views from the front which are not generally available along Patshull Road. As proposed views have been prepared, demonstrating that the proposed new roof alterations would result in only minimal visual change. The proposals are comparable to, or less visually prominent than, similar alterations that have been granted permission elsewhere along the Conservation Area for similar properties.



Figure 9. Proposed longer-distance views from Patshull Place [images extracted from Google Earth]

The rear of the property is not visible from the public realm. Nevertheless, the design adopts traditional detailing and materials, including matching reclaimed brickwork, ensuring that in longer-distance private views from the rear (including from the terraces opposite), the development integrates with and blends into the established character of the area.



Drawing 14. Proposed Front Elevation



Drawing 15. Proposed Rear Elevation



Drawing 16. Proposed Side Elevations



Drawing 17. Proposed Sections

8. Conclusion

The proposed development, comprising basement, mezzanine and loft extensions, the infilling of the existing side passage, and the demolition of the existing rear extension with its replacement by a new ground floor and mezzanine rear extension, has been designed to minimise impact on the character and appearance of the Bartholomew Estate Conservation Area and the original form of the host building when viewed from the street.

The proposals also respect the established pattern of development at the rear, incorporating traditional design principles and materials, whilst providing the level of accommodation and facilities required for modern family living, supporting the long-term, sustainable use of the property.

It is therefore considered that the proposals preserve the character and appearance of the Conservation Area and comply with relevant planning policy.