Design & Access Statement

Project:	Alterations at 55b Bassett Street London, NW5 4PG
Reference:	2307_R003
Date:	December 2023
Applicants:	Matthew Friedlander 55b Bassett Street London, NW5 4PG
Agent:	Neil Kahawatte Architects Studio 36 Archway Studios Bickerton House 25-27 Bickerton Road London, N19 5JT

[Fig. 01] View of front elevation of property (top two floors of three-storey building)

The Proposal

55b Bassett Street is a maisonette occupying the First and Second floors of a three-storey property built in the 1860s. It is not Listed but is located within the Kentish Town Conservation Area.

The applicants wish to make changes to the property which increase its energy efficiency and accessibility, improving its suitability for modern living. The proposals have been carefully designed to minimise external alterations while respecting the existing building and neighbouring properties.

The changes are:

- 7no. new windows designed to match the materials and appearance of the existing, with more thermally efficient timber sliding sash replacements. 1no. new aluminium framed double-glazed casement window to Kitchen on rear side elevation. Alongside a replacement boiler, the new windows will improve comfort levels and help to minimise the energy demand of the property.

- Replacement enlarged patio doors to the rear of the property to increase daylight levels within the Kitchen and improve the connection with the external terrace while maximising thermal performance

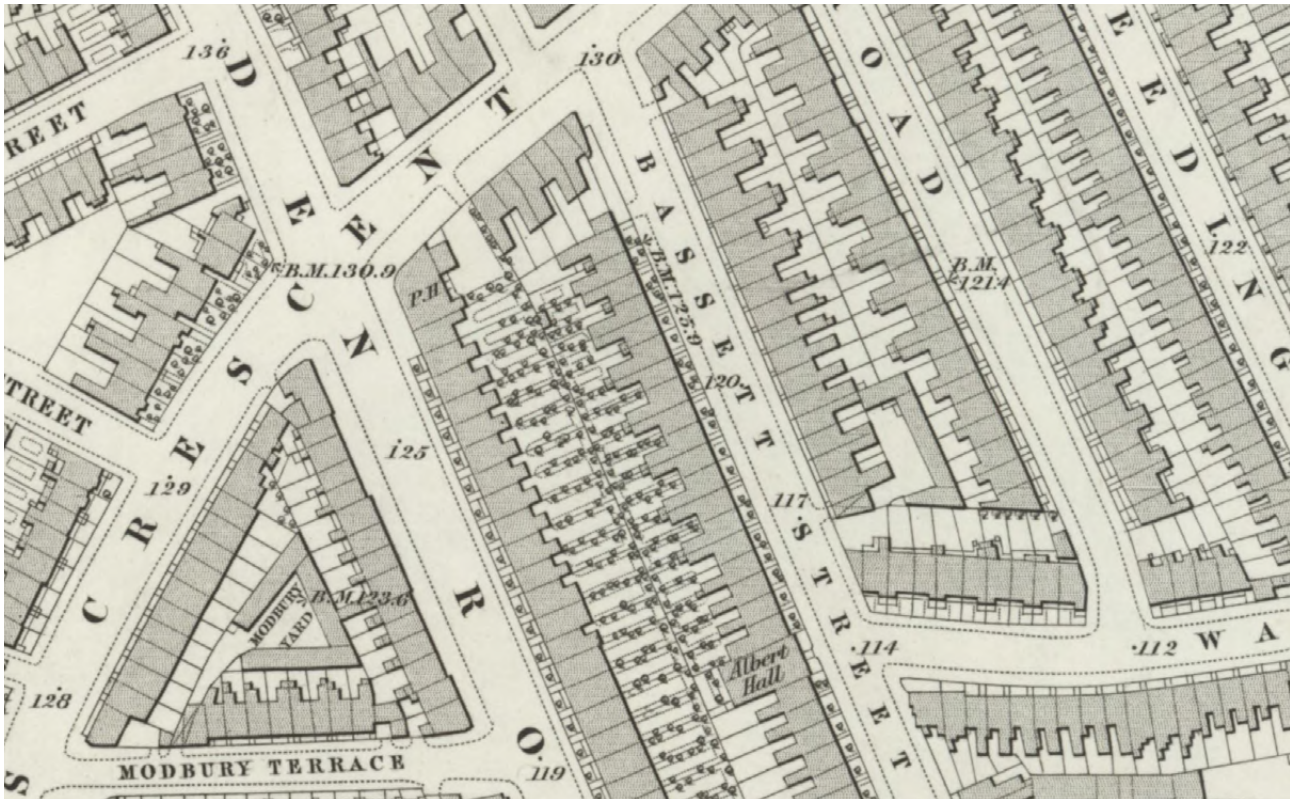
- Rear elevation render replacement and redecoration to match existing

- Internal layout alterations including replacement of staircases (planning permission not required)

See visualisations and photos later in the document for further details on the proposed changes.

[Figs. 02 & 03] Aerial view of the front and rear of the property. Source: Google Maps. Property highlighted in red for clarity

Site Context



[Fig. 04] Historical 1870 map showing the newly built Bassett Street terrace, with the area largely as it remains today. Source: NLS

[Fig. 05] Map showing the site within its local context. Source: Historic England. Site boundary outlined in red

Existing Site Photos: External

[Fig. 06] Front (north-east) elevation of property facing Bassett Street. New thermally efficient sliding timber sash windows in style and colour to match existing will be installed. Due to the relocation of the Bathroom, the top-right window will be clear glazed rather than opaque, which is a visual improvement more closely aligned with the original house

[Fig. 07] Rear (south-west) elevation with rendered outrigger seen to the left. Rear elevation windows to be replaced with new thermally efficient sliding timber sash windows in style and colour to match existing

Existing Site Photos: External

[Fig. 08] Rear elevation showing existing Kitchen doors to terrace. These are to be replaced with enlarged more energy efficient aluminium framed doors to increase light levels and improve thermal performance

[Fig. 09] Accessibility between Kitchen and terrace to be improved through lowering of cill

Existing Site Photos: External

[Fig. 10] General refurbishment work needed to external elements such as render finish at rear. Patch render repairs to prevent water ingress as required with finish and colour to match existing

[Fig. 11] Rear (south-east) elevation rendered outrigger non-original window on 1st floor to be replaced with new thermally efficient aluminium framed casement window in colour to match new terrace doors. Outrigger windows on properties along Bassett Street are in a variety of styles and configurations, providing clear precedent for a casement window

Existing Site Photos: Internal

[Fig. 12] Unsympathetic UPVC window to be replaced with new thermally efficient aluminium framed casement window in colour to match new patio doors

[Fig. 13] Lower portion of unsympathetic UPVC window due to be replaced

Existing Site Photos: Internal

[Fig. 14] Existing Kitchen doors to terrace to be replaced with enlarged more energy efficient aluminium framed doors to increase light levels and improve thermal performance

[Fig. 15] Existing Living Room windows replaced with new thermally efficient sliding timber sash windows in style and colour to match existing

Existing Site Photos: Internal

[Fig. 16] Existing Study window replaced with new thermally efficient sliding timber sash window in style and colour to match existing

[Fig. 17] Existing Bedroom window replaced with new thermally efficient sliding timber sash window in style and colour to match existing

Existing Site Photos: Internal

[Fig. 18] Existing Bathroom window replaced with new thermally efficient sliding timber sash window in style and colour to match existing

[Fig. 19] Due to the relocation of the Bathroom, the window will be clear glazed rather than opaque, which is a visual improvement more closely aligned with the original house

Proposed Rear Door Alterations

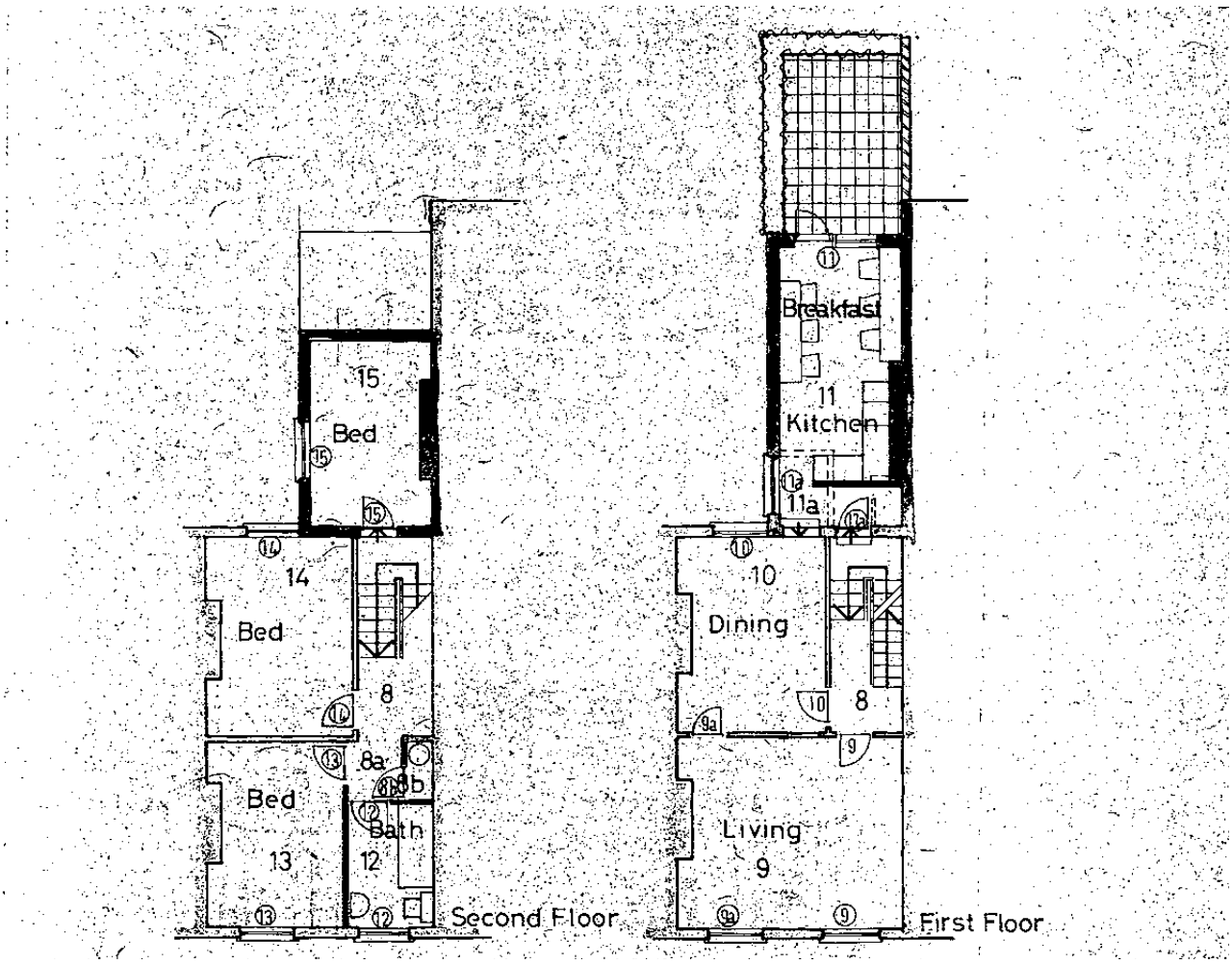
[Fig. 20] Visualisation of existing Kitchen door to terrace. Note: for clarity, no materials or planting shown

[Fig. 21] Visualisation of proposed Kitchen door to terrace, with lowered cill and enlarged opening. Note: for clarity, no materials or planting shown

Planning History

The only planning history for the property available online is from 1972/1973, when the original house was converted by Camden Council into a flat and maisonette.

Application number: 15342
Description: Conversion into one flat and one maisonette
Application registered: 19/12/1972
Granted permission: 15/03/1973



[Fig. 22] Floor plans from the approved 1972 planning application. Source: Camden Council Planning

Parking Provision/ Flood Risk/ Trees

There is no change to the parking provision.

The Environment Agency's flood risk maps shows the site to be within Flood Zone 1 (low probability of flooding from rivers and the sea), therefore it is not appropriate to submit a Flood Risk Assessment.

The proposed works do not affect any existing trees.

Access

The entrance to the proposed dwelling will be as existing. Access within the property will be improved through alterations to the staircases and reduction in level changes. Access to the rear terrace will be improved by lowering the door cill height.