

11 Bisham Gardens London N6 6DJ

Design and Access and Heritage Statement
HBD Architects

June 2024

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1.0 Introduction

The following Design & Access Statement and Heritage Statement was carried out in accordance with London Borough of Camden policies and guidance documents and Historic England 'Conservation Principles Policies and Guidance'.

It is part of a planning application submission. Please refer to the planning documents for full details of the development.

1.1 Consultation

The proposal has been amended further to Pre-Application advice received 31st January 2024 REF: 2023/5244/PRE and following email on 8th February 2024.

We adopted the advice of including a side extension only, with sloping roof and limited height of up to 2.8m at the boundary line.

1.2 Description of the proposal

The development comprises of a side extension with the retention of a small courtyard. A small patio at the level of the ground floor is proposed at the rear. The rear façade is altered to include glass doors opening to the patio and the existing unused rear stairs to the garden are removed. The side extension includes a rear window to the garden, rooflights and a small window facing the inner courtyard. A heat pump is proposed to be located in the garden.

The modest extension will not be visible from the street. Its scale and materials, similar to neighbouring properties, will retain the character of the conservation area and preserve the amenities of the adjoining properties.

It is proposed to significantly improve the thermal performance and comfort and reduce the environmental impact of the flat by increasing the insulation and airtightness levels, using low carbon natural materials and by replacing the existing gas boiler with a heat pump.



2.0 Site Details

2.1 Location

11 Bisham Gardens is a ground floor flat with a basement and garden located within a Victorian terrace house. The flat above occupies the first floor and the loft and has a rear terrace with stairs leading to the garden.

The house is located on the northern side of Bisham Gardens, a terrace with similarly styled 3 storeys brick houses. It is adjacent to Highgate High Street and backs Waterlow Park to the south.



Google Maps satellite view 2024



Street view 2023

11 Bisham Gardens

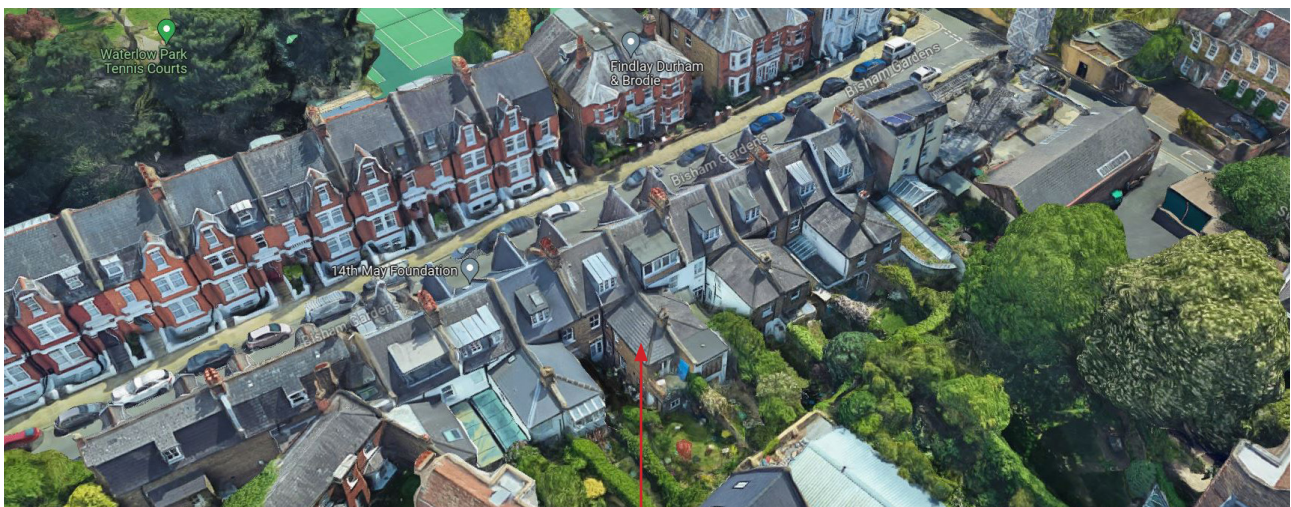
2.2 History and Context

Bisham Gardens is part of the historic core of Highgate Village and is within the Highgate Conservation Area.

As highlighted in the Conservation Area Appraisal, Bisham Gardens “differs from other streets in the village, due to the speculative 19th century nature of its densely and uniformly developed terraces and semi-detached properties”. The houses, built on the site of Bisham House are characterised by red brick facades influenced by Dutch architecture. Their repetitive design includes projective square bays and third floor gable windows.

The side and rear elevations of Bisham Gardens include yellow brick outriggers that were developed and extended overtime with a mix of materials and forms.

The development of the house since its construction at circa 1878 – 1885 included the addition of an early 20th century rear bathroom forming a terrace for the upper flat with external stairs leading to the garden. The property was divided into two flats many years ago and a Certificate of Lawfulness for its use as two self-contained flats was applied for and granted in 2019.



Google Maps 3D view 2024

11 Bisham Gardens

2.3 Planning History

No. 11 planning history:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2019/4372/P	11 & 11A Bisham Gardens London N6 6DJ	Use of property as two self-contained flats.	FINAL DECISION	18-11-2019	Granted

Nearby properties relevant successful planning applications:

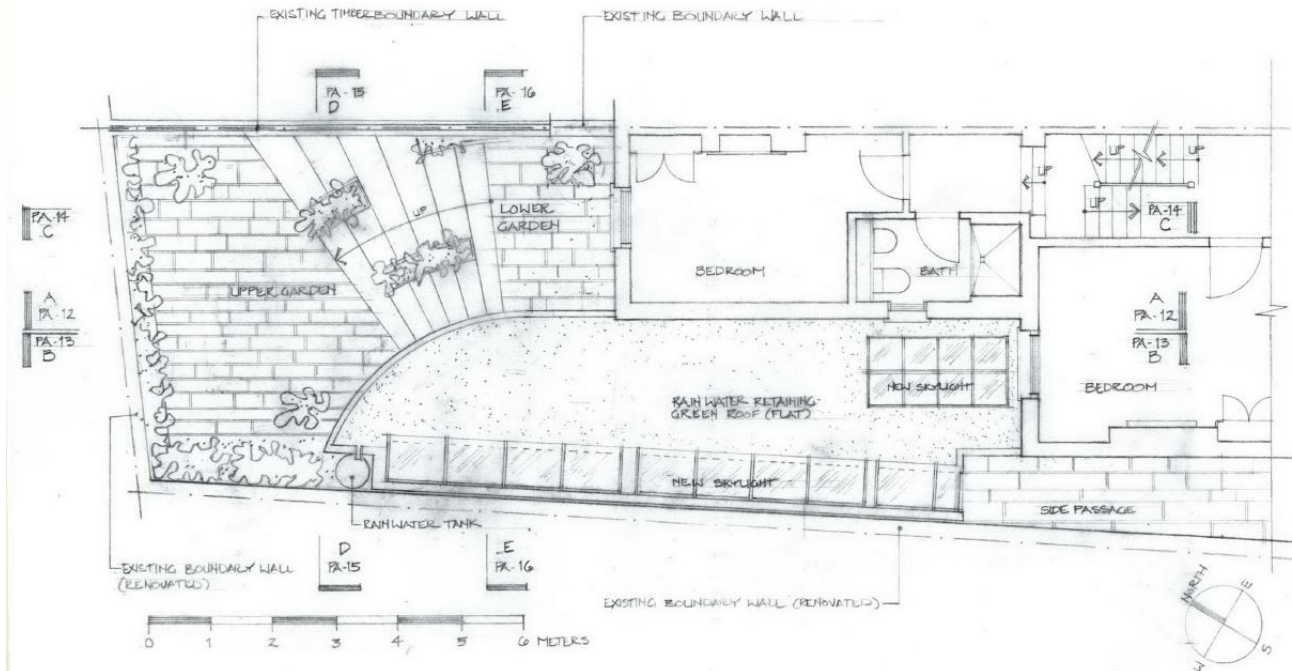
Application Number	Site Address	Development Description	Status	Date Registered	Decision
2008/5858/P	5 Bisham Gardens London N6 6DJ	Alterations and extensions including the erection of a two storey side extension, single-storey rear extension and alterations to the front dormer window in association with the single-family dwellinghouse (Class C3).	FINAL DECISION	09-01- 2009	Granted

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2020/0797/P	5 Bisham Gardens London N6 6DJ	Replacement of box rooflight on rear extension by reconfigured one with raised parapet walls, replacement of windows on ground floor rear extension and rear dormer	FINAL DECISION	18-03-2020	Granted
2020/2922/P	5 Bisham Gardens London N6 6DJ	Various alterations including works to the front wall, entrance path, steps and porch area finishes, replacement front door and fanlight.	FINAL DECISION	31-07-2020	Granted
2005/5330/P	7 Bisham Gardens London N6 6DJ	Certificate of lawfulness for the proposed erection of a single-storey rear extension to existing dwellinghouse (Class C3).	FINAL DECISION	15-12-2005	Granted
2018/6373/P	15 Bisham Gardens London N6 6DJ	Erection of a single storey infill extension to the rear flank elevation at ground floor level with associated fenestration alterations.	FINAL DECISION	15-01-2019	Granted
2020/5287/P	15 Bisham Gardens London N6 6DJ	Variation of condition 3 (approved plans) of planning permission 2018/6373/P dated 26/02/2019 and as amended by 2020/0299/P dated 06/05/2020 for: erection of a single storey infill extension to the rear flank elevation at ground floor level with associated fenestration alterations. Namely, installation of boiler store to rear garden and amendments to rear garden landscaping.	FINAL DECISION	15-12-2020	Granted



2013/8234/P	19 Bisham Gardens London N6 6DJ	Basement extensions with front and rear lightwells; enlargement of dormer and new roof light on rear roofslope; alterations to ground floor rear extension and associated elevation alterations.	FINAL DECISION	08-01-2014	Granted
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Application Number	Site Address	Development Description	Status	Date Registered	Decision
2011/3276/P	21 Bisham Gardens London N6 6DJ	Retention of railings above the existing single storey rear extension to dwelling (Class C3).	FINAL DECISION	07-07-2011	Granted
2009/1247/P	21 Bisham Gardens London N6 6DJ	Erection of single storey rear and side extension to single dwellinghouse (Class C3).	FINAL DECISION	31-03-2009	Granted



2.4 Assessment of the significance of the heritage assets and settings affected

The Highgate Conservation Area Appraisal identifies its essential character as “a close-knit village crowning one of the twin hills to the north of London”. The wealth of open spaces and green surroundings in combination with the topography and urban form of mostly 18th and 19th century buildings and architectural detail is identified as contributing to the unique character of conservation area.

Within this context Bisham Gardens is a Victorian speculative development that conforms to a regular plot size and a repetitive design unlike the historic village with its relatively random pattern and bordering the open space of Waterlow park.

The terrace including no.11 is identified as making a positive contribution to the conservation area. The character and architectural details of the front facades have been mostly preserved including red brick with stone and stucco dressing, slate covered roofs, projecting square bays and repeating fenestration of third floor gable window and twin bay windows. Many original front doors have survived as well as cast iron coal holes and cast-iron railing.

The north side rear outriggers and facades are not visible from the streetscape and include a mix of ground floor side extensions, and 1 & 2 stories rear extensions with a variety of fenestration design and materials as well as roof dormers.

It can be concluded therefore that the front façade and overall form of the building have a significant contribution to the historic asset. The design of the outrigger and rear facades are of less importance as long as they do not impact on the overall character of the house. In particular the rear 20th century poor quality extension and external stairs detract from the historic character and quality of the house.

3.0 Proposal

3.1 Design & Heritage Context

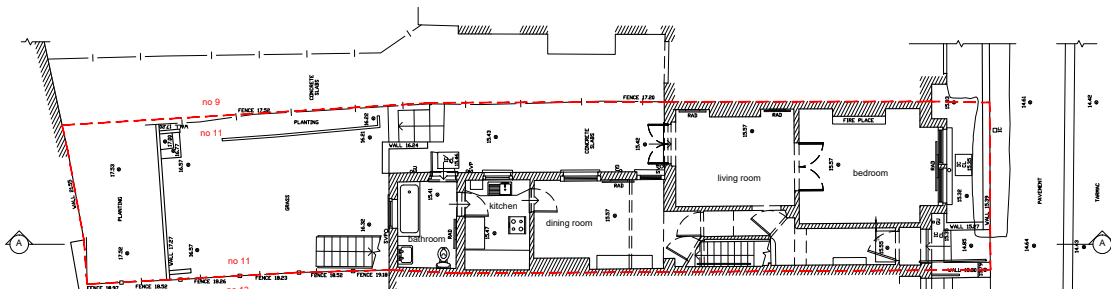
It is sought to create a quality comfortable living space that enhances and preserves the historic character of the house and settings.

No changes to the historic front façade are proposed and the original internal layout of the building is retained minimising any impact on internal historic features. The proposed side extension is similar to other developments in the terrace. It focuses on refurbishing the poor quality 20th century addition and extending to the side currently unusable dark external space.

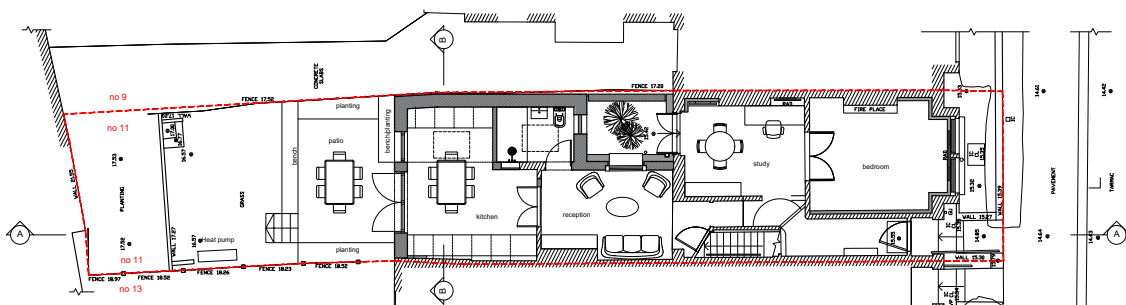
A guiding principle of the design is environmental improvements including thermal efficiency and comfort and the use of natural materials.

3.2 Layout

The proposed layout includes a side infill extension with a small internal courtyard. The design retains the historic internal layout while improving the connection of the flat to the back garden. This connection enhances the light and the view internally as well as the usability of the garden. The courtyard helps maintain a provision of light and air to the back rooms and distinguish between the addition and the original house.



Existing site plan



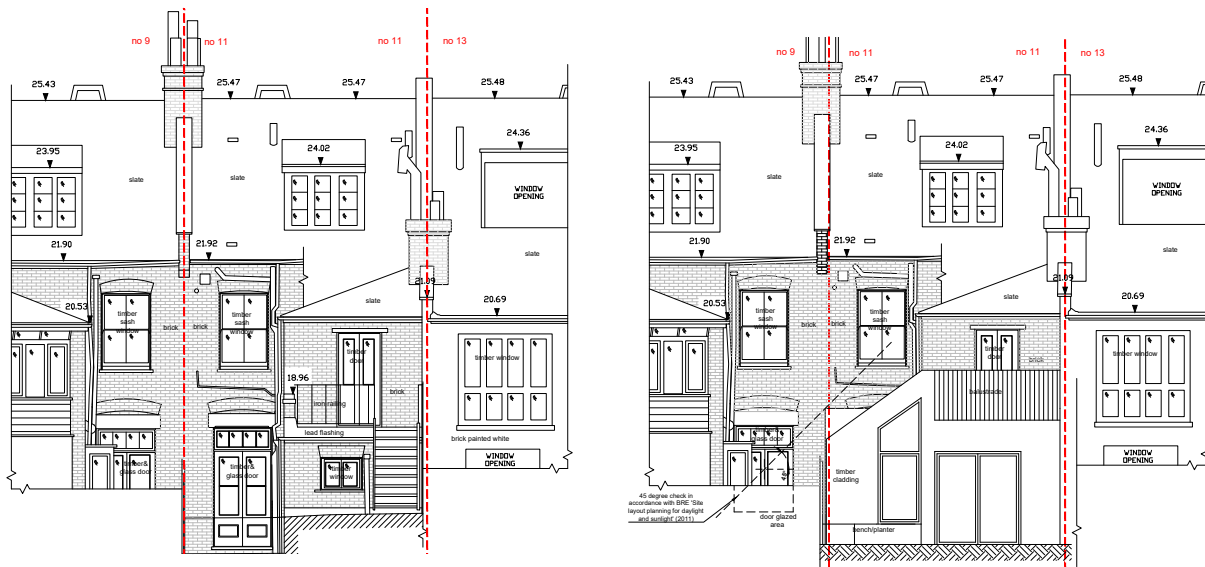
Proposed site plan

3.3 Amount

The proposed side extension is similar in height or lower than other side extensions in the terrace. It is 2.6m from external ground level at the boundary and 2.46m from the patio level sloping upwards 1.38m to form the existing terrace balustrade. This height allows to incorporate natural wood fibre insulation reducing the environmental impact of the development while providing good level of thermal insulation. It follows the pre-application advice encouraging a sloped roof and a height of up to 2.8m at the boundary.

The 45 degrees check according to BRE "Site Layout Planning for Daylight and Sunlight" (2011) indicate sufficient daylight is maintained for the rear elevations of no 9. The internal courtyard reduces further any impact on daylight and view. The daylight availability of no 9 side elevation is determined by the obstruction of the existing two storey outrigger. The proposed ground floor extension does not change or reduces further the visible sky angle from the existing side wall windows.

In agreement with the owners of the upper flat it is proposed to remove the disused existing rear stairs. These are not used or needed for building regulation compliance



Existing rear elevation

Proposed rear elevation

3.4 Appearance

The pallet of materials was chosen based on its low environmental impact and existing materials used in the terrace. The proposed finish of the existing walls in the courtyard is wood fibre external wall insulation with white render finish. Render is also proposed as the finish of the newly constructed side wall of the extension while the rear wall is proposed to be clad with timber. Triple glazed windows, rooflights and doors with external aluminium coating are proposed except for the existing double-glazed front and side sash windows which are retained. The proposed sloped roof finish is slate matching the existing roofs.

White painted bricks and white render are used in the neighbouring outriggers and rear extensions in the terrace. Timber finish is seen in no 13 windows and in the approved planning application of no 15.

The proposed fenestration of the rear elevation allows enhanced connection and use of the garden and good daylight and ventilation through openable window, door and rooflights.



Wood fibre insulation



Timber cladding



White painted bricks. no9



Render & timber windows. no13

3.5 Use

No change in use

3.6 Landscaping

A patio with planting along the boundary is proposed at the level of the ground floor with garden steps leading to the grassed higher garden area. The patio is located at the shaded south part of the garden that is less suitable for planting and it provides direct access from the flat through glass doors as well as visual connection. No trees are affected by the development.

3.7 Sustainability

The proposed project includes environmental retrofit using low carbon natural materials detailed to a high thermal standard in line with Camden declared Climate and Ecological Emergency and the Camden Climate Action Plan.

The sustainability strategy includes improved thermal performance of the existing elements following LETI retrofit guide for constraint development. The extension will be constructed with high insulation and airtightness to current building regulations values or higher. Ventilation is proposed to be addressed with controlled demand ventilation as well as sufficient ventilation for thermal comfort via windows and rooflight. The proposed heating source is a heat pump positioned in the garden. Natural materials such as wood fibre, lime plaster and timber are proposed throughout.

The flood risk in this area is defined as “very low risk” by the environment agency.

.3.8 Access

The development aims to improve the accessibility within the flat and from the flat to the garden. This would include wider doors and circulation areas, elimination of the existing internal steps, accessible shower and same level access to the garden patio.

The access to the flat from the street remains as is. The internal courtyard will retain maintenance access to the rear façade.

4.0 Conclusion

We believe that the proposed extension and retrofit will enhance and improve the quality of no.11 ground floor flat and the mid terrace house. The front façade and views from Bisham Gardens will be preserved and the modest scale and sub-ordinance of the extension in relation to the main house will retain the character and appearance of the conservation area. The scale of the proposed extension is in line with neighbouring developments in the terrace and would not adversely impact on the adjoining properties amenities.

Replacing the dilapidated existing 20th century extension with a high performing construction together with environmental improvements to the existing flat will help address the climate crisis by reducing heating demand and carbon impact while improving the health and comfort of the occupants.

The use of natural materials will make a further positive impact and the improved accessibility within the flat and to garden will enhance the quality of life of the residents and increase the benefit of the existing garden.