

9 BISHAM GARDENS. London N6 6DJ

Design, access and planning statement in support of the planning application to amalgamate two flats back into a single dwelling. Erection of a ground floor side extension, remove the redundant external timber stairs and amend the existing conservatory and rear elevation.

28th November 2024

This document is in accordance with the requirement set down by the DCLG.

Included within this application,

Existing drawings:

Location plan	SV00
Ground floor & Section A-A	SV01/ A
Ground floor plan	SV02
First floor plan	SV03/ A
Second floor plan	SV04/ A
Rear elevation	SV05

Proposed drawings:

Ground floor & Section A-A	GA01/ A
Ground floor plan	GA02/ A
First floor plan	GA03/ D
Second floor plan	GA04/ C
Rear elevation	GA05/ A
Side elevation	GA06/ A

CONTENTS:

1. INTRODUCTION
2. SITE
3. HISTORY
4. THE PROPOSAL
5. DESIGN
6. USE
7. LAYOUT
8. SCALE
9. LANDSCAPING
10. APPEARANCE
11. VEHICULAR ACCESS
12. INCLUSIVE ACCESS
13. REFUSE AND RYCLING
14. DAYLIGHT
15. CONCLUSION

1. Introduction

The proposal is for the amalgamation of two flats back into a single dwelling along with the erection of a ground floor side extension, removal of the external timber stairs and improving the existing conservatory and rear elevation.

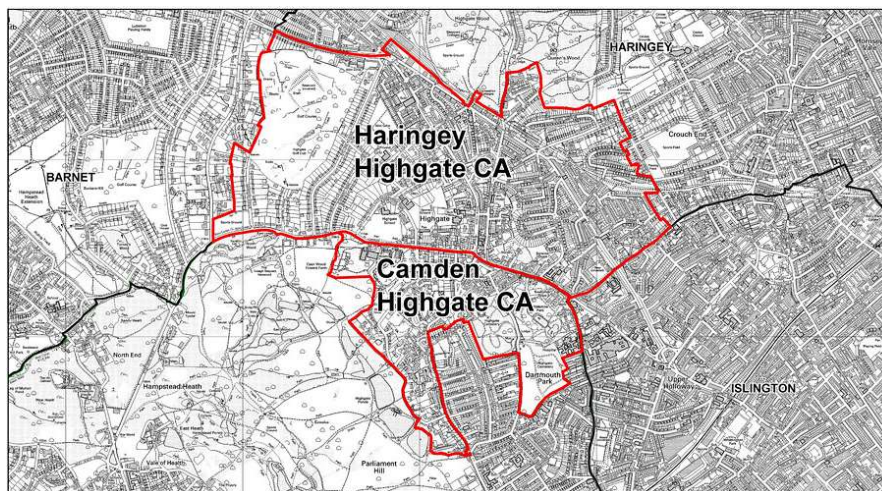
The property has been split into two flats consisting of a ground floor flat and a separate upper floor maisonette. The rear garden is divided into two giving both flats access to private external space.

Both flats had been on the rental market and are in need of refurbishment. The garden and external areas are in poor condition, the planting is overgrown, the boundary fencing dilapidated and there is a mix of damaged concrete and ceramic paving.

The new owner, Highgate residents for 25 years and N6 residents for 25 years before that, intend to return the property into a single-family home for their own use. The internal refurbishment and redecoration of the upper floors are currently being undertaken and the intention is to complete the ground floor alterations once planning approval is determined.

2. Site

The property is not listed however it falls within the Highgate Village conservation area which is located in both the Haringey and Camden boroughs.



Highgate Conservation Area map 2007

Extract from the Highgate Society Highgate Conservation Area designation

The Highgate Conservation Area was designated on 21 December 1967, and is overseen by both Haringey and Camden Borough Councils. The original boundary in Haringey encompassed the Village core and the Bishopswood area, the Gaskell Estate, together with the area bounded by Southwood Lane, Jacksons Lane, the central part of Archway Road, Muswell Hill Road, and Wood Lane up to Queen's Wood. The Camden side included part of Highgate Village, Fitzroy Park, Waterlow Park, Highgate Cemeteries and Whittington Hospital. On the Haringey side, the Area boundaries were extended in 1990 to include the upper and lower parts of the Archway, the Miltons and the Shepherds Hill sub-areas, and again in 1994 to include part of Stanhope Road in the Shepherds Hill sub area. Similarly, Camden Council designated West Hill and the eastern part of the cemetery, including Holly Village, as part of its Conservation Area in 1978, and extended the Area to include the Whittington Hospital site in 1992. This year also saw the designation of the separate Holly Lodge Estate Conservation Area, adjacent to Highgate.



Section of the Camden Highgate Village Conservation Area Map



Google Earth view

Bisham Gardens falls to the south and west of the High Street with Waterlow Park is to the South. The property is mid terrace and lies on the north side of Bisham Gardens.

The buildings were constructed in the late 19th Century and are characterised by red brick facades with white painted stone and stucco dressings and with slate-covered roofs influenced by Dutch architecture. The terrace is a repetitive design with projecting square bays containing two windows at ground and first-floor levels, and a third-floor gable window, in front of a mansard roof. The entrance bays are recessed, and the houses have retained their original fenestration with small fixed lights in the upper sashes.



Street view of the property

To the rear the properties generally have a two-story yellow brick outrigger in a variety of forms which is of less architectural interest. The majority of the properties on the north side of Bisham Gardens have infilled the ground floor side (or have permission to) and unlike the rest of the terrace the garden at no 9 is currently split into two.

No 9 along with the rest of the Bisham Gardens properties are considered 'positive buildings' and any proposed work should seek to enhance and protect the heritage environment.

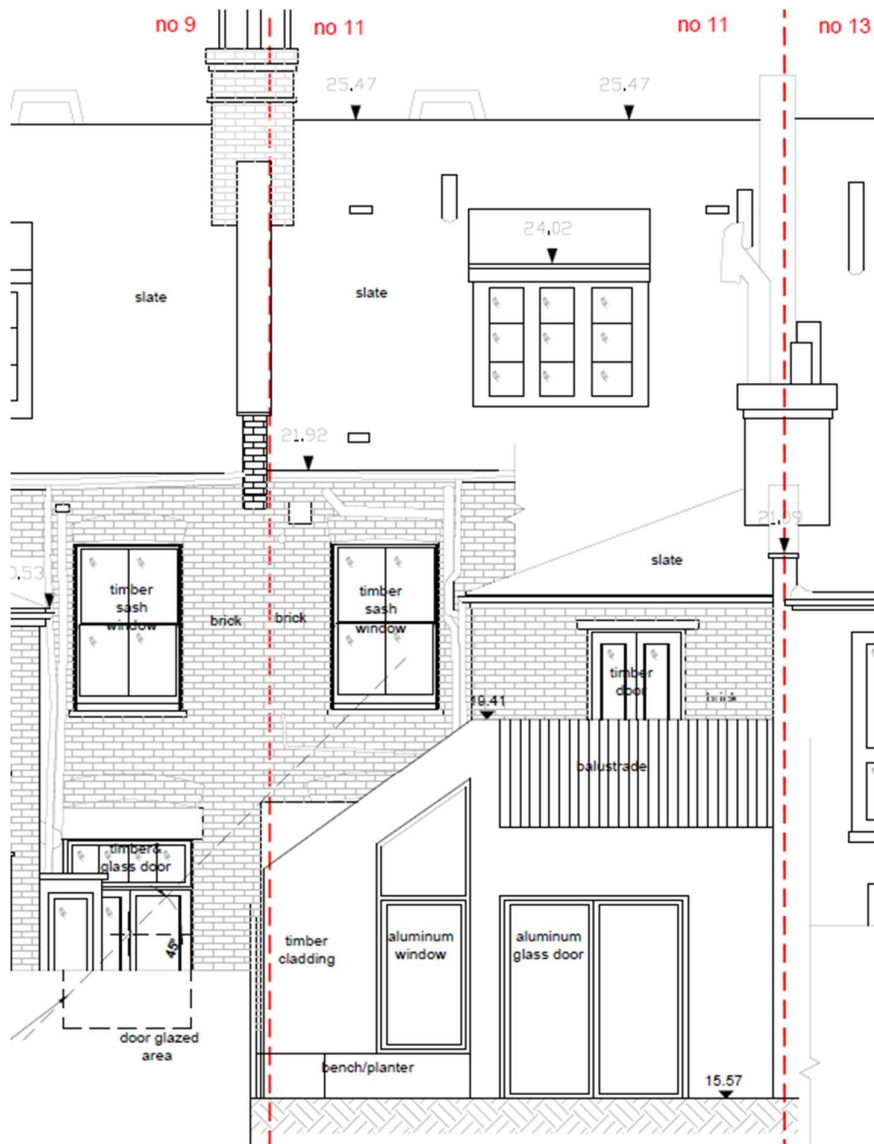


Projecting bay window on the existing side elevation

3. History

Beside minor works to trees in the rear garden there is no planning history relating to this property and no formal consent to convert the property into two flats.

The surrounding properties are all residential and most of the properties to the north side of Bisham Gardens have already constructed a rear side extension. The immediate neighbour at 11 Bisham Gardens has just obtained approval ref 2024/2568/P and approved 30/08/2024



HBD Architects approved rear elevation 11 Bisham Gardens

Approvals to properties either side of 9 Bisham Gardens

2024/2568/P	11 Bisham Gardens London N6 6DJ	Erection of a ground floor side extension with internal courtyard and alteration of rear elevation	FINAL DECISION	24-06-2024	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

4. The Proposal

The internal refurbishment and redecorations of the upper floors is currently being undertaken.

The proposal is to remove the unsightly external staircase, the existing external WC and bathroom at the rear of the ground floor and construct a side extension similar to the proposal at no 11 and already constructed at no's 5 & 7 to the east and 13, 15, 19 & 21 to the west.



Existing rear staircase over redundant external WC

The scheme retains the historic features and layout to the front of the house and combines the spaces at the rear to form better family rooms and improve the aspect and access into the garden.

The proposed boundary to no 11 has been designed to be the same

height as the approval to the neighbouring property and the pitched roof in the same composite slate tiles as the main building and like the proposed no 11 extension roof.

The existing rear conservatory will be retained however the removal of the staircase and landing will improve its appearance and the privacy of the neighbour's garden.

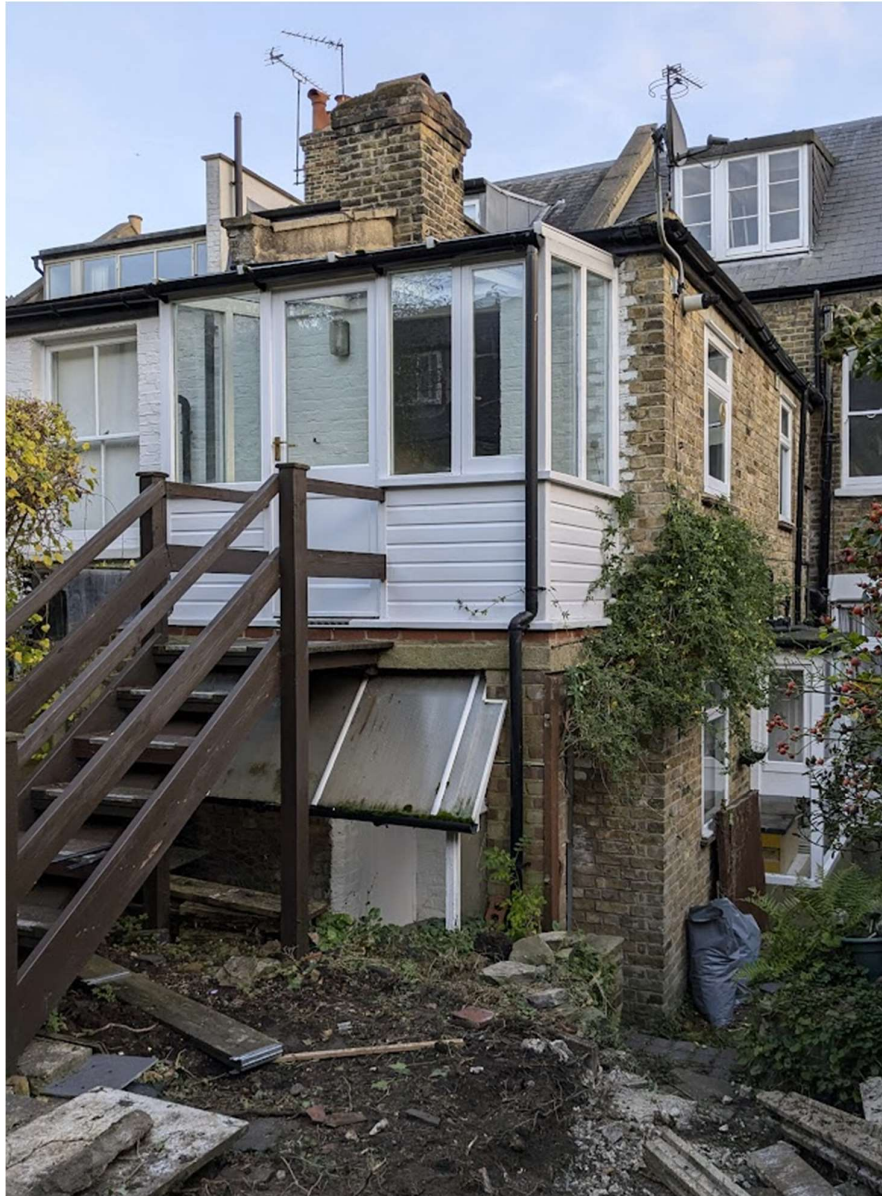
The proposed rear elevation has been designed to maximise the garden outlook which is unfortunately lacking in the current arrangement. The brick finish in London yellow stock is in keeping with the finishes to the existing rear outrigger and are a significant improvement to the existing messy and unsightly arrangement.

5. Design

The front and most of the rear external parts of the property remain as existing however they will benefit from the refurbishment which will include the addition of roof and wall insulation and double-glazed units in the existing sash windows.

The proposed rear external changes are designed to enhance the building and therefore its surroundings. The removal of the dividing fence in the middle of the garden and the reinstatement as a single garden will help define the property.

The appearance of the rear of the property will be significantly improved with the new side extension and its connection to the garden.



Existing rear outrigger, conservatory and staircase

6. Use

As stated earlier we believe the property was split into 2 flats some time ago however there is no formal record of this change.

It is proposed to amalgamate the two flats, thereby returning the building to its original configuration as a single dwelling and in this case, though we seek its approval it would probably not be a material change of use in planning terms. The proposed use of the building will remain within Class C3 and there would be no change in the character or the use of the land.

7. Layout

There is no proposed change to the layout of the upper floors as part of this application. The changes at ground floor will improve the usability of the entrance level and provide better family accommodation.

The removal of the existing rear ground floor bathroom and redundant external WC along with the addition of the side extension will provide much better access and views to the garden.

8. Scale

The proposal is modest in scale and extends to the line of the existing rear of the property and approximately 1.0m less than the neighbouring building at no 11.

The scale of the extension is similar to the neighbouring buildings where the side extensions have been undertaken and the proposal will have no adverse effect on the surrounding properties, the scheme will in fact improve and enhance the terrace.

9. Landscaping

Removing the central fence, the external timber stairs and landing and reinstating the rear as a single garden is a significant improvement to the rear of the terrace.

The existing overgrown and unmanaged planting along with the mix of concrete and crazy paving will be removed. The boundary fence will be reinstated where it is missing or damaged and the lower terrace and steps up to the garden will be finished in stone paving.

The slim space adjacent to the rear outrigger is incorporated into the side extension thus making better use of this space. The approach and connection to the garden will be improved.

The new rear elevation will provide better access and views of the garden, and this will benefit the property.

No trees will be affected by the proposals.

10. Appearance

As stated previously, there will be no effect on the surrounding properties in respect of the front of the building. The public appearance of the property will be unchanged.

The poorly designed rear, the external staircase and the projecting glazed window on the existing side elevation have no architectural merit and harms the character of the conservation area. The removal of these and the removal of the outside WC and ground floor bathroom along with a better designed arrangement at the rear will benefit the conservation area and surrounding properties.



Proposed rear elevation

11. Vehicular access

There is no proposed change to the parking arrangements as part of this application.

12. Inclusive access

The access to the property will not be altered however the building does not lend itself to wheelchair users.

The proposals improve access through the ground floor and into the garden.

13. Refuse & Recycling

The property, like all the properties in the terrace, use wheelie bins for general waste and recycling and these are housed in the small front gardens. There are no proposed changes to the refuse collection arrangements.

14. Daylight

The side extension lies to the northeast of 11 Bisham Gardens and is no higher than their approved side extension, it also complies to the BRE's 45 degrees guidance.

The extension extends no further into the garden therefore there will be no impact on sunlight or daylight to either of the neighbouring properties.

15. Conclusion

The removal of the external staircase, external WC and unsightly glazed side window along with the proposed new side extension will improve the appearance of the property. In addition, the reinstatement of the single garden will enhance the property and the characteristic of the conservation area.

The proposal is therefore a positive contribution to the surrounding properties and the conservation area.