

# Design Statement – 113 Bayham Street NW1

## 1.0 Consultation and history

This application is submitted to regularise the works at 113 Bayham Street which have been undertaken without due regard to the planning consent previously granted.

Enforcement action was taken on the property and we have been working with Mr Bakall and the planning officer to reach an agreed scheme. Very sadly the illness of Mr Miller has meant that it did not prove possible to conclude his inputs during the considerable time that we have been in discussion. Mr Bakall was left with no option other than issue enforcement action, we understand that this was instigated to avoid the scheme, as built, running past the four year time lapse.

Although enforcement notice was issued, a rectification scheme has been agreed in principle with Mr Bakall and the design officer, and several meetings have been conducted. This scheme represents the final agreed scheme that returns the interior layout to a more realistic number of units and moderates the external appearance of the building both in cladding and fenestration.

## 2.0 Design history/Introduction

The original scheme, for which permission was granted, was largely clad in glass blocks within a steel frame. This was later superseded by a timber clad scheme which was dealt with under the previous permission without resort to an additional application, it was not deemed a material change. These agreements pre-date our involvement as consultant.

The installed timber clad scheme was not faithful to the agreed design with window positions being altered.

This reliance on timber as the primary cladding material produced a visually heavy façade above the existing brick public house. It should be noted that this was a consented scheme.

Buschow Henley were not party to the initial scheme and have been instructed to redesign the facades to meet the approval of the design officer.

Additionally the internal works have compromised the planning permission with bedsits being created. Again Buschow Henley have been instructed to redesign the interior layouts within the restrictions of the building to produce a scheme to meet the planning departments requirements.

## 3.0 Approach

Given the History of the scheme the approach to the new design has been to elevate the building to a level of sophistication that had not originally been envisaged, aiming to produce a scheme with a positive impact on the conservation area, modern but finely detailed.

Meetings have been held with the design officer, planning officer and the enforcement officer and an approach agreed in principle. It was agreed that it was reasonable to work within the restrictions of the frame as installed on the proviso that the details met the expectations of the design officer.

## 4.0 Bulk

The original scheme clad in timber had an a massive impact on the street, overbearing and out of context. It was agreed that the new scheme should therefore take its lead from the original glass scheme to allow its appearance to be more lightweight and reflective.

Since the original submission the neighbouring building in Greenland street has been extended by a further storey and full length mansard addition changing the context somewhat and ensuring the corner plot remains very distinct from the surrounding buildings.

## **5.0 Cladding**

Having tested the impact of timber on the façade it has been generally agreed that a glass treatment is more appropriate as it will achieve a 'lighter weight' appearance.

The new scheme is over clad in sealed glass unit. The glass sits below trimming steels at roof level which will be painted dark gray. These steel will mask the rainwater goods to a large extent and will be used to soften the skyline edge reducing the impact of the roof build up.

The Facades are then clad in modular unit of glass that are framed at each opening with grey painted steel flats formed into reveals. The doors will be metal framed, finished to match the steelwork in this portion of the façade.

## **6.0 Fenestration**

The fenestration within the extension as noted above will be dark grey sliding double glazed units. All uPVC windows elsewhere on the façade will be replaced with painted timber sashes.

## **7.0 Plan**

The Works as built had included a large number of additional units. This has now been rationalised to produce a more realistic mix of one and two bedroom apartments.

## **8.0 External works**

The external works are proposed to remain largely as built with the addition of a glass handrail to replace the existing black steel balustrade.