

Design and Access and Heritage Statement

Proposed Development to 15 Bisham Gardens N6 6DJ

20th December 2018



Introduction

The following planning submission to Camden Planning Department is for the proposed development to a house at 15 Bisham Gardens N6 6DJ.

The proposal has been amended further to Pre-Application advice received on the 18th October - REF 2018/1862?PRE

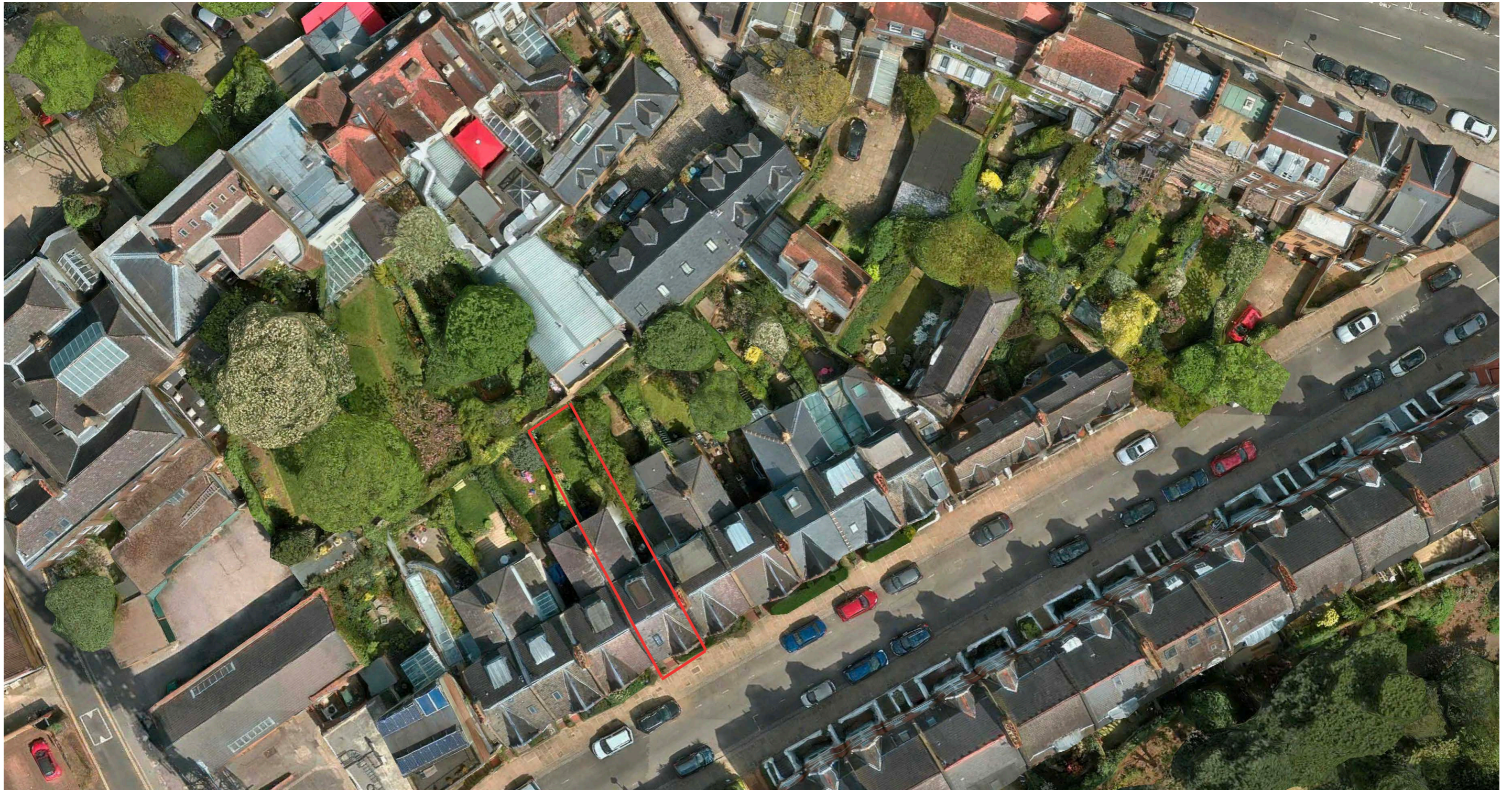
The property is a three storey five bedroom terraced house, the house has not been previously extended, although a small outbuilding has been demolished at the rear of the property. The house is single occupancy.

The proposal comprises the following:

Extension : A full width side extension extending as far as the existing outrigger.



Location Plan



15 Bisham Gardens



Aerial view looking north east

15 Bisham Gardens



Aerial view looking south east

15 Bisham Gardens



Aerial view looking south west



No. 15 Bisham Gardens





Side Passage - wall to right No. 13's side extension



View of rear from back garden



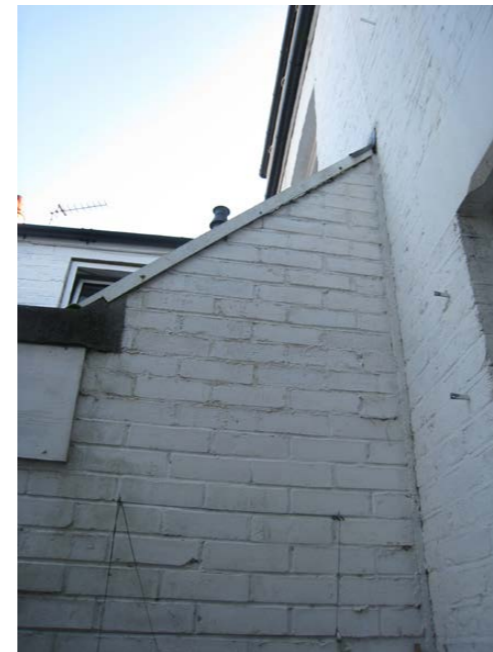
Boundary condition with No. 13



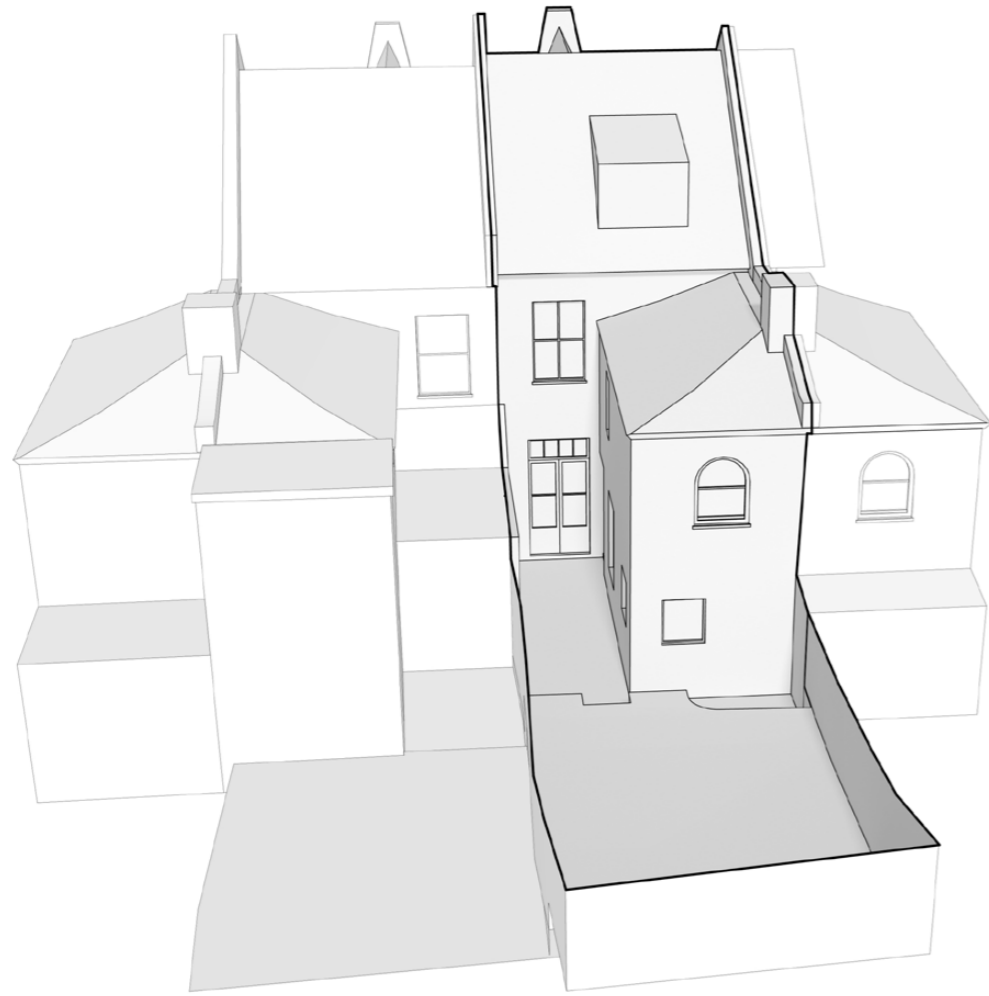
Boundary condition with No. 17



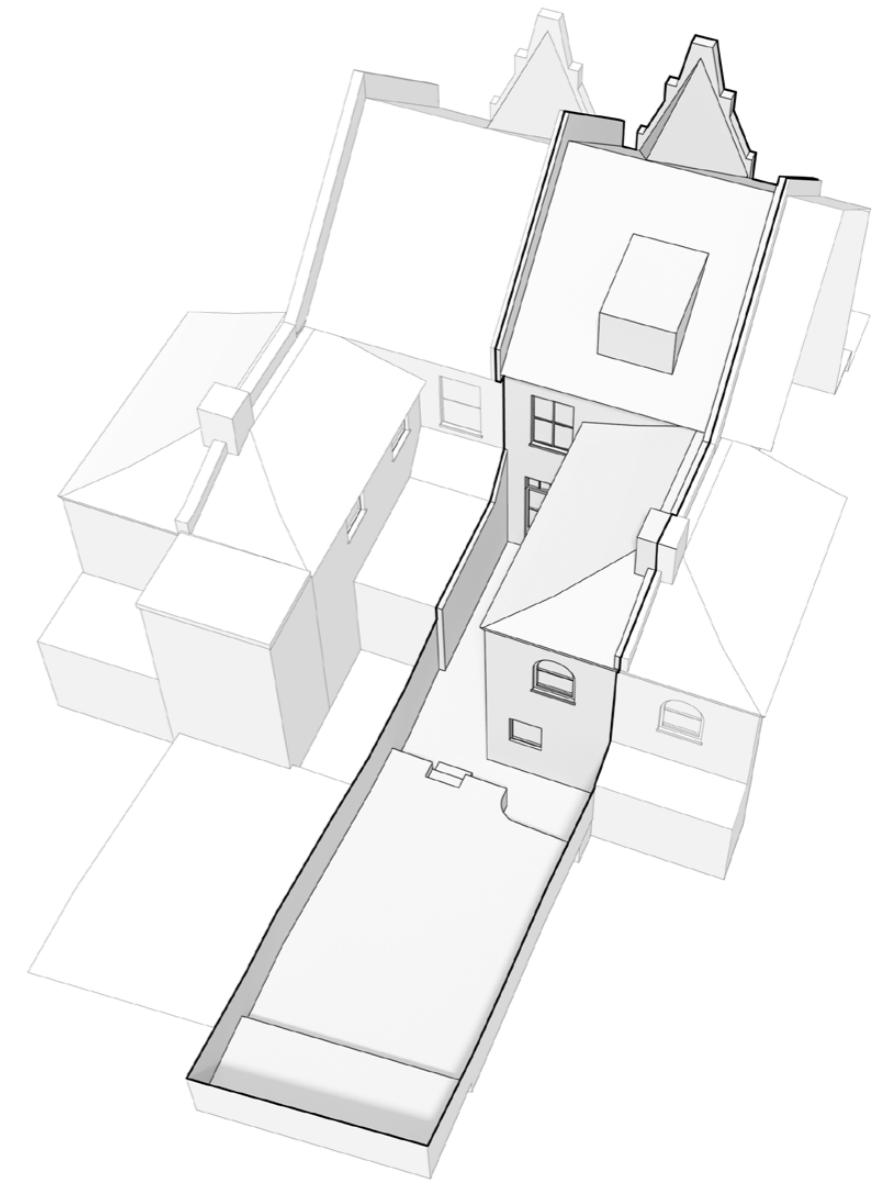
Boundary condition with No. 13



Side passage with No. 13 - View of neighbours side extension



Southern Perspective view of Garden and adjoining property

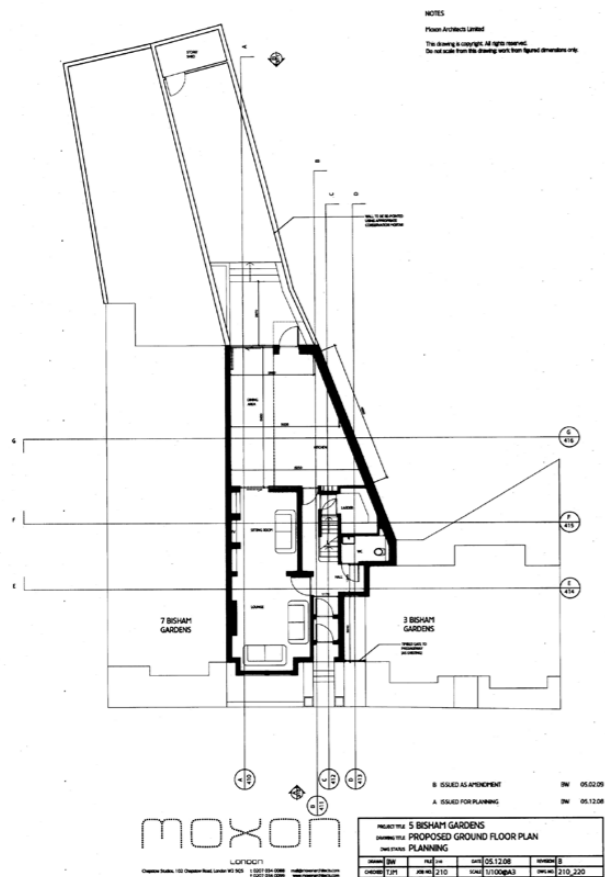


South Eastern Perspective of Site

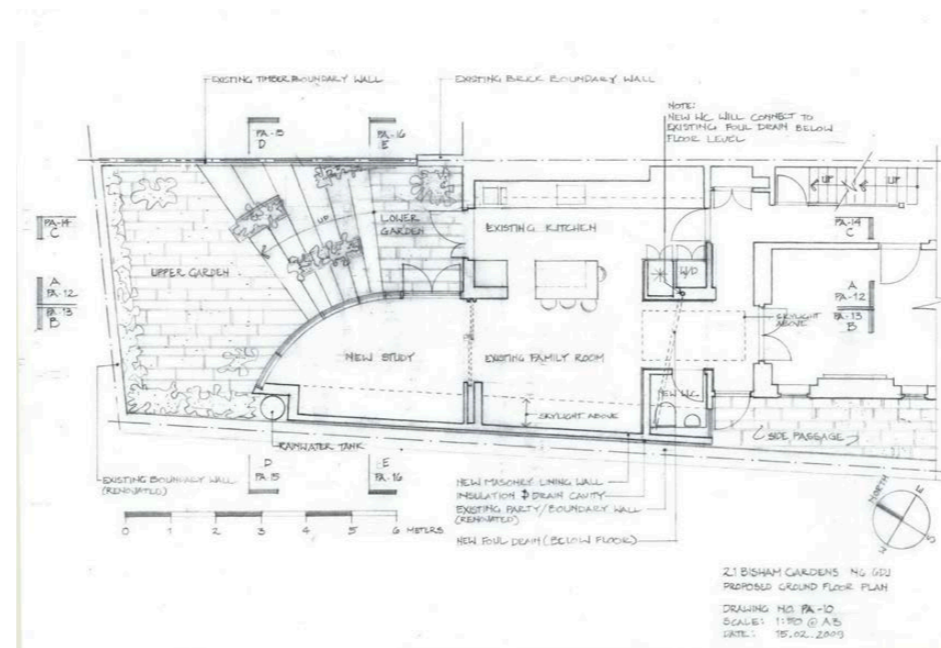
Recent successful Planning Applications in the street

Application Number	Site Address	Development Description	Status	Date Registered	Decision
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

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
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Application Number	Site Address	Development Description	Status	Date Registered	Decision
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



No. 13 Planning History

There is no planning history for the side extension or the two storey rear extension to the original outrigger at 13 Bisham Gardens.

No. 15 Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2010/6263/T	15 Bisham Gardens London N6 6DJ	FRONT GARDEN: 1 x Magnolia - Fell.	FINAL DECISION	19-11-2010	No Objection to Works to Tree(s) in CA

The only planning history that has been found on Camden's planning website for 15 Bisham Gardens is for the felling of a tree in the front garden.

Client Brief

Our client wishes to extend their existing three storey five bedroom terraced house to accommodate their family of five. The proposed single storey side extension will provide much needed additional living space on the ground floor - the house has a disproportionately small living area given the number of bedrooms.

The existing kitchen area is to be re-organised and a dining area created overlooking the north facing garden. Additionally our client wishes to maximise the amount of natural light into the property and a rooflight is proposed over the side extension to provide natural light to the family room, along with a long narrow rooflight to ensure the kitchen area has adequate natural light.

The proposal is also to incorporate a new WC on the ground floor.

Context

The property is on the north side of Bisham Gardens and is within the Highgate Conservation Area. The property is a single family dwelling. It is constructed from red brickwork with a rendered and white painted stucco band on the front facade. The side elevation and rear section of the house has been painted white, with timber sash windows to the front and rear. The roof over the main house is of slate roof tiles.

The neighbours house at No. 13 has previously been extended at the side and a two storey rear extension added to the original outrigger.

Design - Scale and Form

Further to the pre-application advice - 2018/1862/PRE the scheme has been amended to a flat roof punctuated with a rooflight to provide natural light to the kitchen and rear living room. The rooflights enable the height of the external walls of the extension to be restricted without compromising the spatial quality of the new interior. The elevation has been adjusted to respond to the flat roof.

The proposal has been developed to restrict the massing along the boundary with the property at No. 13. The party wall would be raised to just over 3m (including the parapet) above the natural ground level taken at the rear of the main house. This allows for a parapet above the height of the neighbours existing flat roof. The neighbours side extension steps up where it connects to the rear of the house with a sloping rooflight. The proposed side extension steps up at the same location to accommodate the line of the neighbours rooflight.

A green roof was considered, but due to the small area of roof and it's orientation a green-roof is not felt to be appropriate in this instance.

Materials

The new external walls are built in brick to complement the existing brickwork. Large composite aluminium/ glazed sliding doors provide much improved visual connectivity to the garden with a black stained timber panel and fascia.

It is proposed to finish the new flat roof with a roofing membrane with a finish colour of slate grey.

Landscaping

The landscaping has been adjusted to incorporate the winter flowering cherry (Prunus x subhirtella 'Autumnalis'), the tree is a mature specimen with multiple stems. The typical lifespan of a cherry tree is 20-30 years.

The planting along the boundaries is a mixture of shrubs and climbers, and an overgrown blackcurrant. It is intended to retain the existing planting where possible.

Access

Access to the property from the street has not been changed. Access to the rear garden improved with a level threshold to the outside and new external steps with equal risers to access the raised garden.

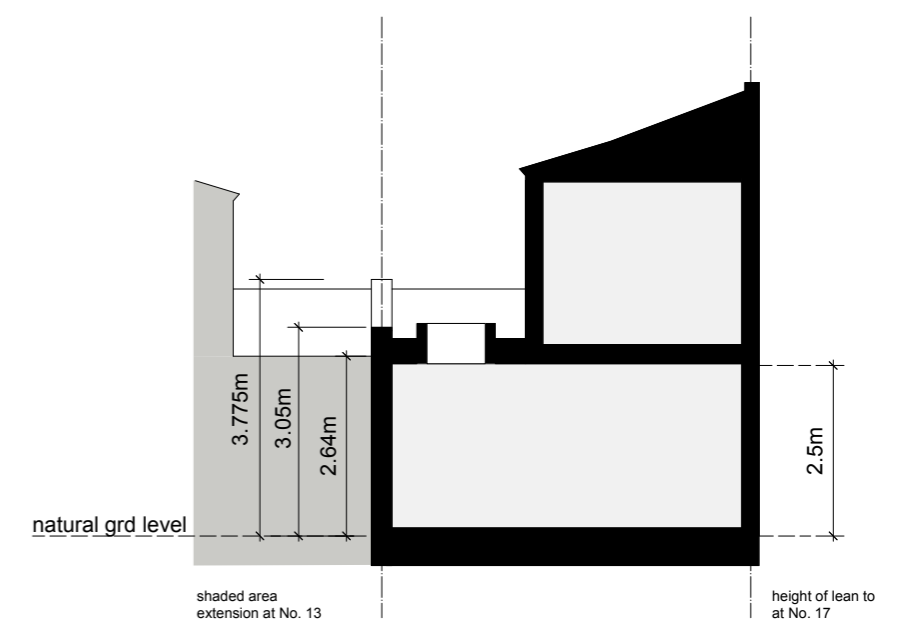


Fig. 1 - Section Massing Diagram
dimensions include the parapet along the boundary



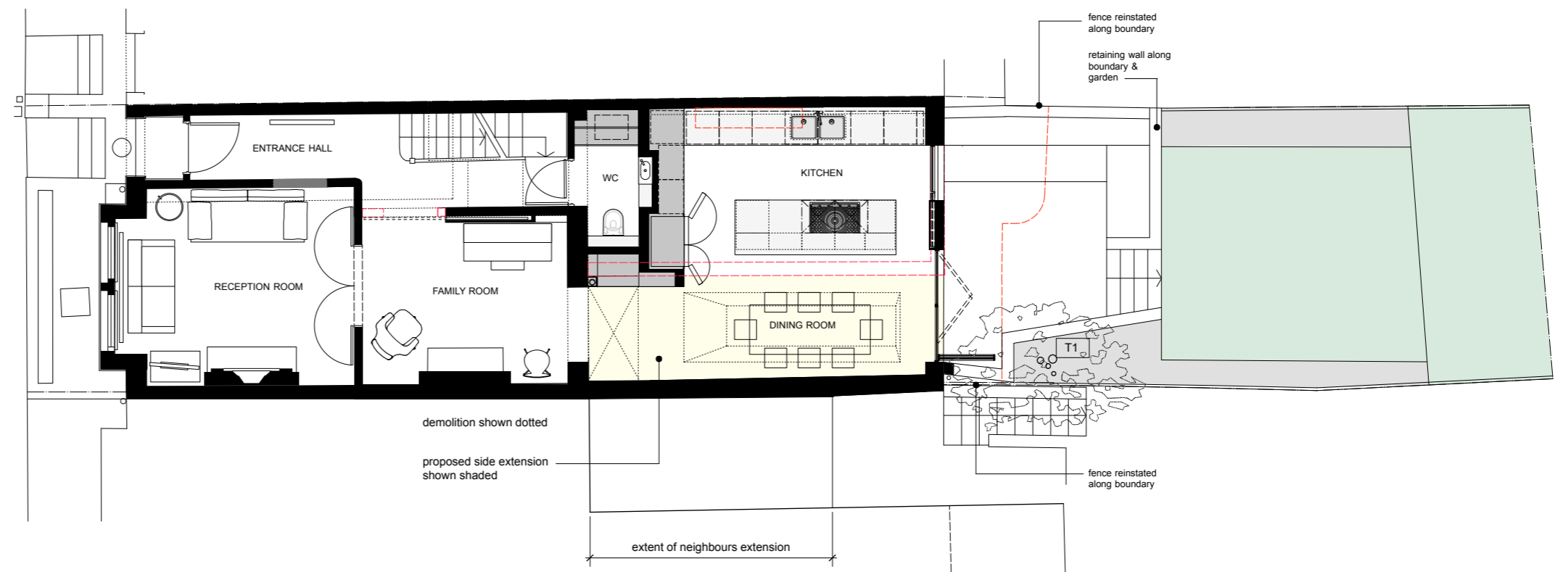
Flat ceiling with rooflight



Cut away axonometric



View from Family Room

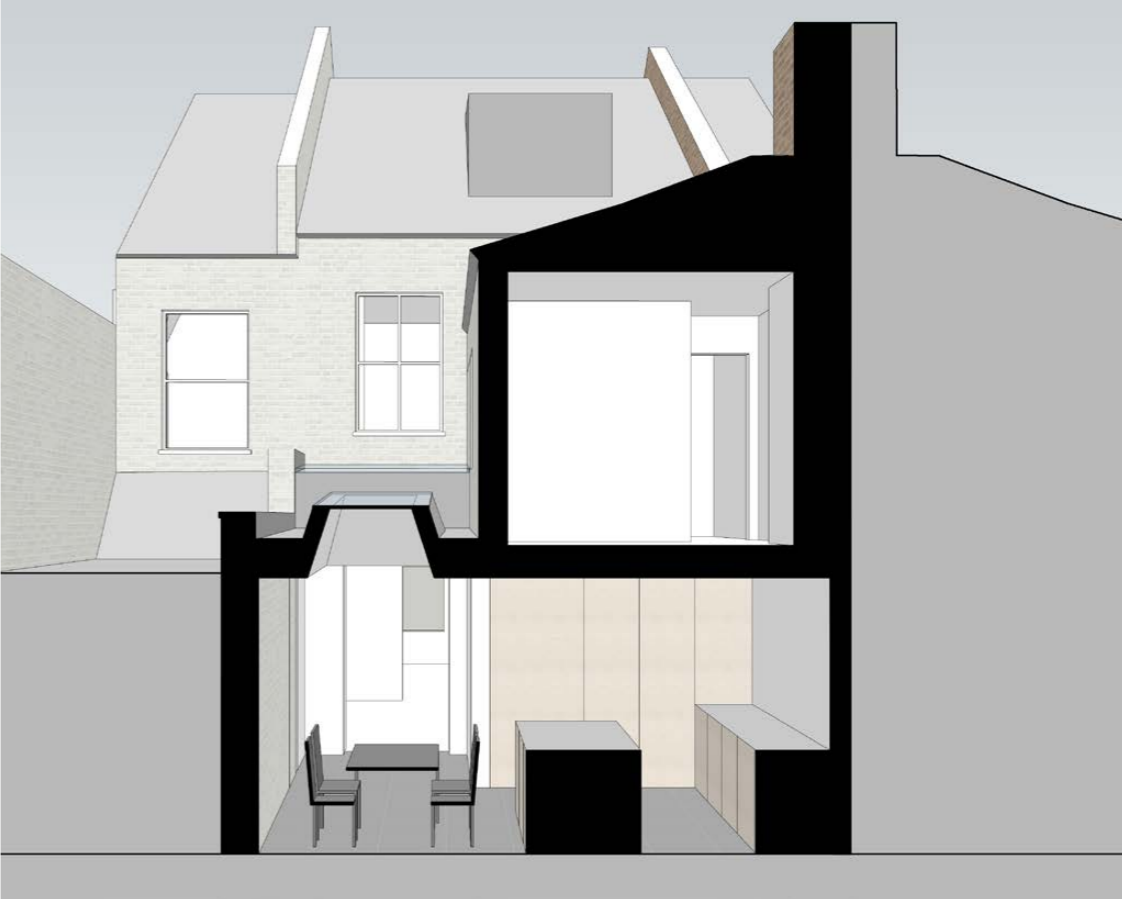


Ground Floor Plan

Sectional Views



Sectional Perspective - Long Section



Sectional Perspective - Cross Section



Rear View : Proposed



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