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Design & Access Statement

Insertion of windows to the rear of 3 Bisham Gardens

PLANNING APPLICATION
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1.0 Existing Building



Fig. 1: Street-facing facade of No.3

1.1 Summary

The existing house is situated towards the High St end of Bisham Gardens. The house and its neighbours each have four storeys, one of which is a basement. Many basements along the street have been converted to form self contained units. This is the case at number 3, which has a separate entrance accessed via steps from the street. The basement, number 3a, is held on a lease for the freehold for which belongs to number 3.

The houses to the eastern end and in the middle section of Bisham gardens were all built to a uniform style and continue to display a consistent uniform appearance on the street side, though not to the rear. Dwelling houses on the street are primarily terraced houses. Many on the north side of the street have extensions, but those to the south have a flat rear, with space restricted by proximity to the boundary of Waterlow Park.

Due to the irregular shape of the land available for development, the depth of the plots of both numbers 1 and 3 is very much shallower than the depth of the plots of the other houses on the north side of the street. As a result, the developers were forced to populate these plots with a pair of semi detached houses, each of which were just one room deep. To compensate, these houses are double fronted, From the street the difference in the internal arrangements of these two houses is very well concealed due to the use of consistent build materials and style.

The depth of plots 1 and 3 is constrained by a large brick structure accessed via a yard leading off Highgate High St. It is three stories high and has no windows. (Fig. 3).

Due no doubt to the physical appearance of this brick structure the original developers designed numbers one and three in such a way that all six non basement rooms in each had a single south facing window fronting the street. This has resulted in relatively poor levels

of natural lighting. During the post-war period, Camden approved the insertion of French Windows to connect a ground floor room of No. 3 to the rear garden and patio (fig. 4). This has made the room much lighter. Similarly, approval has also been given for the insertion of an opening of the left hand ground floor room of number 1, connecting it to a small conservatory.

1.2 Planning History

2014/4312/P

Date: 12/08/2014

Proposal: Formation of one window on first floor and two dormers on second floor at the rear.

Decision: Granted



Fig. 2: Small rear extension accommodates a staircase.



Fig. 3: The three-storey structure constrains the rear garden and outlook from No. 3

2.0 Proposals



Fig. 4: French windows have been incorporated to introduce more light into the ground floor living room.



Fig. 4: Blank wall above french doors.

2.1 Summary

It is the intention of the applicant to introduce more light into three of the four upper storey rooms by the insertion of a window in the overlies blank wall of the right-hand room (as seen from the street) on the first storey and the insertion of velux roof lights into the mansard roof that forms the rear wall of the two upper stories. The chimney stack to the rear is to be reduced in height as not to block light to the proposed rooflights.

2.2 Design Principles

The design intention is to replicate where possible the upper storey windows of surrounding properties to stay in keeping with the existing context.

The window at first floor shares its composition with original windows found on the existing street facing facade of number 3.

The roof lights are conservative in size, as not to unbalance the existing composition of the building, and to maintain the privacy of neighbours.

The scope of the works is restricted to the insertion of these additional windows and the lowering of the chimney stack. The application does not involve adding to the overall physical dimensions of the property.

2.3 The scale of the development

The application does not involve any alteration to the scale of the property.

2.4 Intended use of the development.

The application does not involve any alteration to the layout of the development. Due to the very limited depth of the plot - the distance between the rear elevation and the brick wall in the adjoining plot is thirteen feet at its maximum - the proposed alterations will not cause overlooking from the upper rooms either onto the structure to the rear of the property or to adjacent properties.

2.5 Use of materials

The proposed window to the rear of the first floor will take the form of a wooden sash window, inserted within the current uninterrupted rear elevation of brown stock bricks.

The proposed timber roof lights will be unobtrusive, with black external profiles and set in a metal flashing surround.

The chimney stack will be rebuilt by reusing using the original recycled bricks from the development.

2.6 Local context

The proposal respects the established street scene and material palette, introducing features which, where possible, replicate original features on the existing period building itself.

3.0 Access

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No change of access to no. 3 is included in this application. An agreement has been reached with a neighbour to allow construction materials will be taken through their garden and garden gate giving access to the street.

4.0 Conclusion

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The proposal seeks to increase the light quality in the dwellinghouse with the sensitive introduction of openings in the existing building envelope. The openings are proportioned and scaled to enhance, not disrupt the existing building composition. Similarly, the material palette is considered to harmonise with the existing. No increase in floor area or access is proposed.

5.0 Appendices

Planning drawings:

Location Plan:

191 - LOC - 001 - Location Plan

Existing:

191 - EX - 100 - Existing Ground/First Floor Plans
191 - EX - 101 - Existing Second Floor/Roof Plans
191 - EX - 201 - Existing Elevations and Existing Section AA

Proposed:

191 - AP - 100 - Proposed Ground/First Floor Plans
191 - AP - 101 - Proposed Second Floor/Roof Plans
191 - AP - 201 - Proposed Elevations and Proposed Section AA