

21102- 34 Bisham Gardens, Highgate, London N6 6DD

Rev 0- 04.11.21

Design and Access Statement

***Proposal:** The proposal is for the conversion of the existing Office into a three bed residential property. Internal alterations along with proposed new external French Doors to the rear garden area.*

Background

The property comprises the Ground Floor and Basement Level of an end of terrace property, originally being a house constructed over basement, ground , first & second floors which we estimate to have originally been constructed in the mid to late 19th Century. The basement and ground floors were converted to form offices in the mid 1970's.

The property has yellow stock facing brickwork walls to the front, side and rear which have been painted to the front elevation, timber sliding windows and a pitched slate roof. The property has the benefit of a large rear courtyard garden.

The property has been used as an office since conversion and has been rented latterly to Rackham Construction Ltd who have recently stopped trading due to the current environment. The freeholder has now decided to sell the offices on with the benefit of change of use to residential.

Use

Existing use: Office.

Proposed use: Residential

Amount/ Scale

Existing floor area: approximately 115 square metres.

Existing garden area: approximately 46 square metres.

Proposed floor areas remain unaltered through the proposed conversion.

Layout/ Appearance

The proposed internal layout has been carefully developed to achieve light and well ventilated spaces. The proposals have been careful to ensure minimal impact on the exterior of the property, only a French Door set is proposed to the rear, this is within an existing window opening and will enhance the connection to the existing rear garden space.

All proposed new habitable rooms have openable windows providing ventilation and natural light.

The location of the proposal is within a predominately residential street within close proximity to local services. It is a suitable and appropriate location for a residential conversion.

Conclusion

In conclusion, the proposal is for the conversion of the existing offices into residential.

The proposals have been carefully developed to ensure high quality of space to the proposed residential spaces, with each habitable room having a window for natural light and ventilation. The existing rear garden space will provide private amenity space to the property. The location of the proposal suitable for conversion to residential being close to local services and on a street that is predominately residential.

Access Statement

Access remains altered.