

Introduction

This Design and Access Statement has been prepared to support the retrospective planning permission application for the installation of an open pergola at Flat 1, 53 Iverson Road, West Hampstead, London. The open pergola will be positioned within the rear garden of the property, aligned with the garden room office space, to provide a protected seating area from the weather and leaves/sap from the falling tree above.

Design

The pergola is constructed of solid cedar beams for a frame, and a clear roof material for protection without obstructing light/sky/nature views.

- Dimensions: The open pergola measures 3.2m in depth, 2.4m in width, with a height of 2.5m.
- Materials: The open pergola is constructed of cedar posts. There are five vertical posts with seven horizontal posts to form the “frame” of the pergola. To form the “roof” are two pieces of clear polycarbonate sheets that are joined in the middle. Along the side of the roof is a metal gutter with piping down to ground behind the rear post to ensure rainfall is properly distributed. These materials ensure the pergola looks as natural and open as possible, while still offering protection to enjoy the garden regardless of weather.
- Finishes: There are hooks on the top beams under the roof to support a string of lights. There are 20 2W bulbs (“festoon lights”) controlled via a dimmer, as to minimise light pollution, but to enable the area to be well-lit in the evenings. Additionally, there is a 3kw infrared heater screwed onto the middle post.

The installation of the pergola was a part of a redesign of the garden, to take it from previously pavers and a plastic deck and no plants, to make it enjoyable and promote additional nature via addition of planters (raised and in ground), potted plants and trees, and a green roof on the garden office.

Access

The open pergola will be located within the rear garden of the flat at 53 Iverson Road, with access through the existing garden entrance.

- Vehicular Access: There will be no impact on vehicular access, as the work is confined to the rear garden and does not alter any existing parking arrangements.
- Pedestrian Access: The open pergola is easily accessible from the existing garden path. The installation will not impact any existing access routes, rights of way, or neighbouring properties.

- Emergency Access: Access for emergency services will remain unchanged, as the open pergola will not impede any existing entry points to the property

Use

The open pergola is intended to enhance the existing space, and its installation next to the garden room is to enable full use of the space year round. It will provide protection from rain as well as falling leaves and sap from the neighbouring tree to help both enjoy the space and maintain outdoor furniture. Using a clear roof will ensure that the space still feels open and doesn't cast a shadow, and the use of wood will make sure it feels natural and continuous with the rest of the plants and space in the garden.

Conclusion

This application is filed in retrospect due to a misunderstanding of guidelines and misadvice from the builders. The intent of the open pergola, as is with the garden room and the larger garden renovation, is to increase the usability of the property, while still enabling a harmonious relationship with the environment, and increasing the plant life and nature in the garden itself.