

DESIGN AND ACCESS STATEMENT (DAS-01)

Site Address : The House, Lissenden Gardens, London, NW5 1ND
Proposal : Erection of roof and side extension



Date	Revision	Date
v1	Local Community Engagement Meeting	5th November 2016
v2	Dartmouth Park Resident Design Review	12th November 2016
v3	Issued for Planning	14th November 2016

DRAWINGS AND SUPPORTING INFORMATION

Information	Name	Drawing Number	Revision
Site Plan	Site Plan	S-01	1
Existing Drawings	East and West Elevation Existing	0510_21_30	D
	North and South Elevations Existing	0510_21_31	D
	Roof Plan Existing	0510_20_23	C
	Ground Plan Existing	0510_20_25	B
	First Plan Existing	0510_20_26	B
Proposed Drawings	West Elevation Proposed	A-01	1
	South Elevation Proposed	A-02	1
	East Elevation Proposed	A-03	1
	North Elevation Proposed	A-04	1
	Ground Plan Proposed	A-05	1
	First Plan Proposed	A-06	1
	Second Plan Proposed	A-07	1
	Rood Plan Proposed	A-08	1
	Site Plan	A-09	1
Supporting Information	Design and Access Statement	DAS-01	v3

RELEVANT PLANNING HISTORY

The House, formerly known as The Cottage replaced a group of uninhabitable and derelict buildings that were demolished to make way for a new two storey family home.

2006/4779/P - Demolition of existing residential single-storey building (Class C3) and adjacent garage, and erection of a new two-storey, three-bedroom residential dwellinghouse (Class C3) with adjacent storage area (with associated conservation area consent 2006/4780/C). Granted 26/02/2007.

2006/4780/C - Demolition of existing residential single-storey building (Class C3) and adjacent garage. Granted 26/02/2007.

2006/0611/P - Demolition of existing residential single-storey building with roof accommodation (Class C3) and adjacent storage area, and erection of a new two-storey three-bedroom residential dwellinghouse (Class C3) with adjacent storage area. Refused 11/04/2005.

The property shares its northern boundary with Parliament Hill School (PHS), a secondary school and sixth form for girls maintained and controlled by the London Borough of Camden. In January 2014 the school unveiled plans for a £19 million redevelopment of the school, encompassing the construction of two new buildings to replace a number of the older ones. Full Planning Permission (2014/7683/P) for the redevelopment was granted on 29th June 2015.



Existing view from Lissenden Gardens towards Parliament Hill School



Proposed view from Lissenden Gardens towards Parliament Hill School showing new teaching block behind The House

SITE DESCRIPTION

The application building is a two storey residential dwelling constructed primarily in red brick with elements of render and timber cladding. It includes 3 terraced areas at first floor level and a green sedum roof.

Planning permission was granted in 2007 for the demolition of the existing residential single storey building on the site and the construction of the application building. Construction works were completed in 2010.

The application site is located at the northern end of Lissenden Gardens, south of the grounds of Parliament Hill School. To the east and west, the site is bordered by Clevedon and Parliament Hill Mansions, both five storeys high and characterised by distinctive red brick, stained glass windows and ornamental chimneys, built in the Edwardian style.

Directly south of the site is a Designated Private Open Space (Site No.218) as listed in the London Squares Preservation Act. The space currently consists as a tennis court with shrubbery on three sides.

The application building is not listed and does not adjoin any listed buildings, but is located within the Dartmouth Park Conservation Area.





The House, Lissenden Gardens, NW5 1ND

PROPOSAL

Roof Extension

The proposal for the roof extension comprises of two separate, but inter-connected blocks that help maintain the existing modular character of the building.

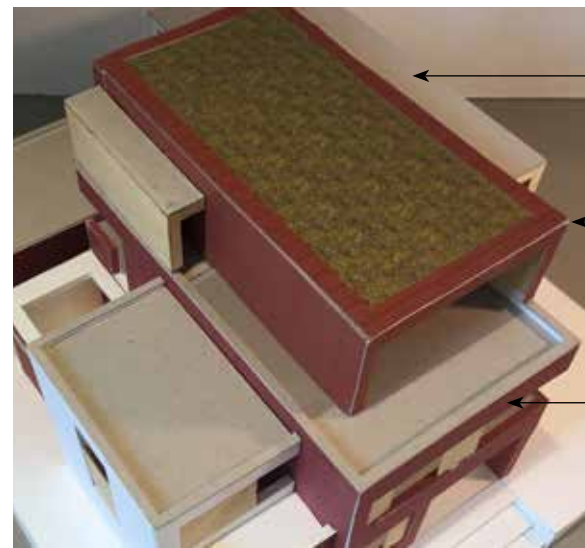
The bulk and mass of the extension is reduced through the 'roof block' and 'stair block' being of different materials and of different heights.

The proposed single storey extension to the roof of the property is accessed by an enclosed staircase located on the east side balcony. The 'roof block' interconnects with the separate 'stair block' maintaining the modular character of the building.

A brick extension to the eastern side encloses the bottom of the stair and extends 'the body of the building' to support the lighter weight rooftop forms.

The additional massing is kept to the 'body of the building' set back from the parapet.

The stair has been located to the eastern side to allow the west facing white rendered element to remain unchanged.



Timber clad 'block'

Metal clad 'block'

'Body of the building'

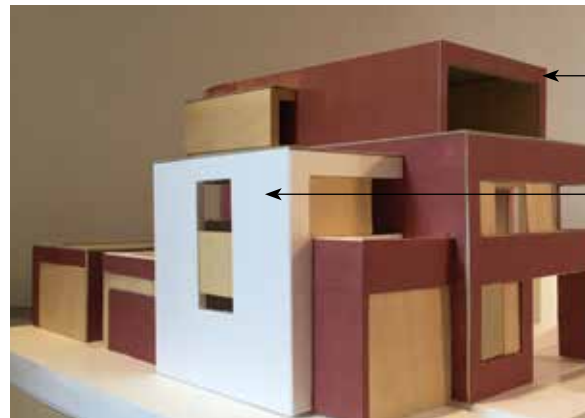


Roof 'block'

'Body of the building'

Stair 'block'

East side balcony



Massing 'set-back'

Rendered element 'unchanged'

The composition of balcony, flat roof, set back and extension offer an unimposing aspect to the building setting.

Windows will only be located on the north and south faces of the extension to avoid a direct line of sight from the extension and the adjacent mansion blocks prevent overlooking and avoiding any potential loss of privacy.



Extension
 'Set-back'
 Flat roof
 Balcony

The roof form is simple and flat, echoing the geometry and articulation of the host building.

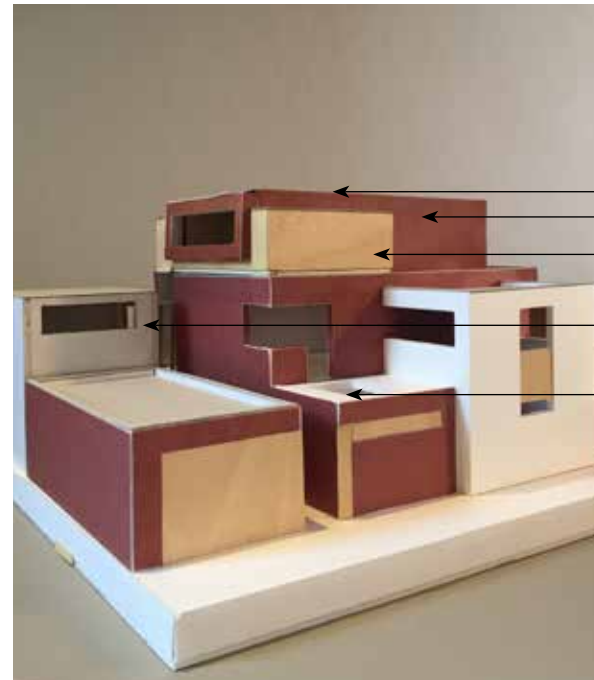
The design of the extension will complement the existing two-storey base and will be part clad in timber to tie-in with the cladding to the existing building and part clad in red coloured metal.

Rear Extension

The addition of a two storey extension to the rear of the property. Access to the extension is gained from the ground floor level and the first floor level.

Modifications to the Existing Building

- Installation of a new window in the south facing elevation
- Installation of a window in the north facing elevation
- Installation of rooflights in the north west facing balcony



Flat roof
 Red metal cladding
 Timber to match existing
 Two storey rear extension
 Rooflights

The setting of the 5 storey mansion blocks that flank the site to the east and west will not be negatively affected by the bulk and mass of the proposed roof extension.

The extension would increase the height of the building by less than a storey due to the existing roofs raised central area and would be circa 4m lower



PHS building higher than proposed extension



The mansion block is 2 and half stories higher than the proposal



Raised central area

than the proposed parapet level of the new PHS building.
The proposal to introduce a complimentary but different cladding material to the roof extension relates the design to the adjacent mansion blocks where the upper storey materiality changes from that of the base.

The proposed use of red coloured metal to clad the bulk of the roof extension is a modern interpretation of the he adjacent mansion blocks whose



Upper storey clad in different but complimentary material to base

upper storey is clad in vertically hung clay tiles.
Metal is a traditional roofing material although the consented scheme for the school building to the north uses red metal cladding to the façades.



Proposed Ribbon Building North West Elevation clad in red coloured metal panels

Another motivating factor in selecting the red metal is that it complements the red tones of the brick base.



The host building is located a sufficient distance from neighbouring properties to ensure that it is unlikely to result in any significant loss of daylight / sunlight.

The section drawing shows that the proposal does not infringe a 25 degree line taken from the centre of neighbouring ground floor windows.

91 - 100 Parliament Hill Mansions

The House, Lissenden Gardens

42 - 51 Clevedon Mansions

