

Design Access Statement

Gordon House
6 Lissenden Gardens
London
NW5 1LX

Gordon House
6 Lissenden Gardens
London
NW5 1LX



Contents

- 1.0 Introduction
- 1.1 Planning Policies
- 1.2 Location
- 1.3 Existing Buildings
- 1.4 Surrounding Area and Context
- 2.0 Design Approach
- 2.1 Existing Approvals
- 3.0 Design Proposal
- 4.0 Access statement
- 5.0 Conclusion



This proposal proposes the addition of a 2 Bed 3 Person unit at First floor to the Northern end of the building to those approved under the following Applications:

2014/2183/P Certificate of Lawfulness (6 Units at first floor)

2016/4935/P Full Planning (9 Units over second and third floors)

Following extensive ground investigations and it has been found necessary to remove the existing brickwork walls at first floor and replace with a lightweight structure.

Materials approved under Application 2016/4935/P will be maintained with the exception that the metal cladding will replace the black painted brickwork

The proposal incorporates all the principles as set out by the planning constraints covered in

App No 2016/4935/P

1.0 Introduction

1.1 Planning Policy



- CS1 Distribution of Growth
- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- DP1 Mixed use development
- DP2 Making full use of Camdens capacity for housing
- DP16 Transport implications of development
- DP 22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camdens heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP31 Provision of and improvements to open space and outdoor sport recreation facilities
- DP 32 Air quality and Camdens clear zone
- CPG1 (design) Section 1
- Camdens Planning Guidance (CPG 2) Housing 2011
- Camdens Planning Guidance (CPG 3) Sustainability 2011
- Belsize Park Conservation Area 2010
- Policy 3.4 London Plan – Optimising Housing Potential
- Policy 3.5 London Plan – Quality and Design of Housing Developments



The Site is located on the junction of Lissenden Gardens and Gordon House Road

1.2 Location

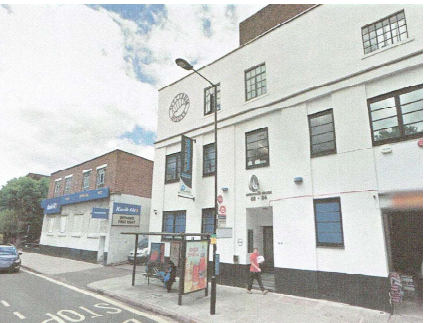
**Gordon House
6 Lissenden Gardens
London
NW5 1LX**

The site sits within the Dartmouth Park Conservation Area.

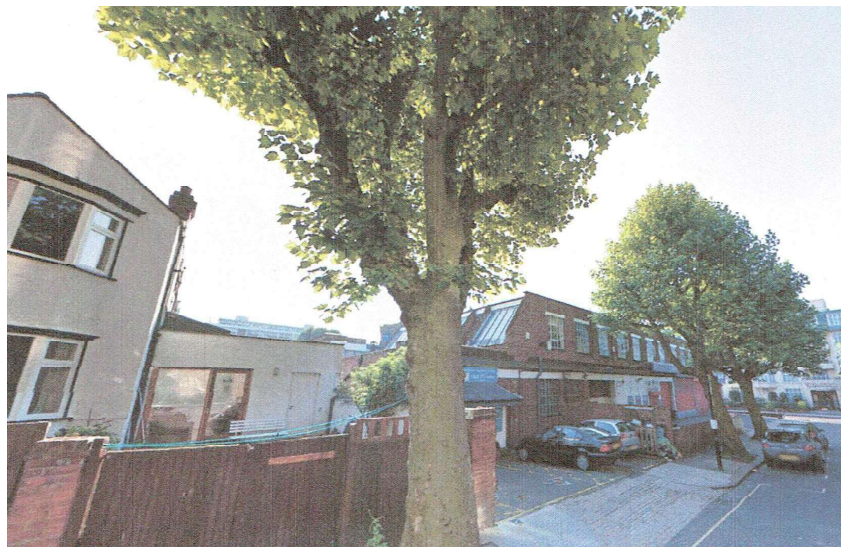
Prior to the previous applications of which App No 2014/2183/P has been implemented the building consisted of a Kwick Fit garage at ground floor with offices over.

Bounded on the North by No 23 Glenhurst Avenue, Salcombe Lodge to the West and Heathview to the South side of Gordon house Road.

The building is currently rendered at ground floor and consists of red brick at first floor.



1.3 Existing Buildings



View from North



View from Gordon House Road