

Design and Access Statement

Address: The House, Lissenden Gardens, London

May 2020

Site Description

The application building is a three- 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.

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.

Relevant planning history

2018/0404/P - Insertion of double doors to 2nd floor southern elevation for maintenance purposes as a non-material amendment of planning permission 2016/6238/P dated 17/03/2017. Granted 22/02/2018

2017/3816/P - Details of green roof required by condition 4 and sample materials required by condition 7 of planning permission ref 2016/6238/P (dated 17/03/2017) for the erection of single storey roof extension; single storey rear extension to the north east corner; 1st floor infill extension to the east elevation; and installation of new window to ground floor front elevation. Granted 11/07/2017

2016/6238/P - Erection of single storey roof extension; single storey rear extension to the north east corner; 1st floor infill extension to the east elevation; and installation of new window to ground floor front elevation. Granted 17/03/2017

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.

Design and Access Statement

Address: The House, Lissenden Gardens, London

May 2020

Pre-application advice

Advice was given by telephone by Mr. Tom Sild from LB Camden Planning Department via telephone on 05.05.20. He confirmed that whilst the proposal to construct a pergola was uncontentious and likely to be granted planning permission the fact that the building is in a conservation area requires that a householder planning application be submitted.

Proposals

The proposal is to construct a timber pergola in the garden of the property to provide privacy from overlooking from the adjacent mansion blocks. The pergola attaches to the white render band above the windows on the east side of the property and is supported by timber posts set into the ground.

- The pergola does not cover an area greater than 50 per cent of the total land around the original house
- The pergola will be no more than one storey high
- The pergola size is 5.8m long x 3.65 wide x 2.5m high
- The structure of the pergola is open at the sides and the top

The pergola will be set back approximately 9m from the front boundary of the property. A mature laurel hedge and timber fence enclose the property along the front boundary providing privacy to the garden space behind. The height of the hedge and fence will obscure the pergola rendering it partially hidden from view from Lissenden Gardens.

The height of the timber fence along the side of the property forming the boundary to Clevedon Mansions and The House will be increased from to 2.5m to align with the top of the pergola to provide additional privacy.

Sustainability

FSC - certified timber will be specified which ensures that material used in the pergola is sourced from forest that are managed responsibly.

FSC is a global, not-for-profit organisation dedicated to the promotion of responsible forest management worldwide.

The FSC system is recognised by BREEAM and the UK Government Timber Procurement Policy. They are the only forest certification scheme member of ISEAL Alliance, the global association for sustainability standards.

Biodiversity

The construction of the pergola provides an opportunity to enhance biodiversity in the local area by providing a framework for climbing plants to grow over it. Plants improve air quality, absorb carbon dioxide, and help to regulate city temperatures; vegetated areas reduce surface water run-off and flooding risk; and insects such as bees provide valuable pollination services.