



Supporting Design Statement

Installation of new boundary treatment comprising of a low-level brickwork wall with infill metal railings and 2no. new access gates with brickwork piers all facilitated by the removal of 2no. existing trees and existing boundary stone wall

at

61 Redington Road, Hampstead, London, NW3 7RP

Introduction

This statement has been prepared by Ashby Design Ltd on behalf of Mr and Mrs Burns to support a full planning application in relation to boundary treatment proposals at 61 Redington Road, Hampstead, henceforth referred to as the application site.

A full planning application is sought for the purpose of improving the appearance of the front of the existing plot. The property, including the building and landscaping, is currently undergoing extensive refurbishment and modification following the grant of planning permission for the conversion of the existing property into two residential dwellings under planning application ref: 2022/1962/P.

This document should be read in conjunction with the following drawings prepared and submitted by Ashby Design Ltd:

- 552_22_FUL_PL1000 - Site Location Plan
- 552_22_FUL_PL1001 - Existing Site Plan
- 552_22_FUL_PL1002 - Proposed Site Plan
- 552_22_FUL_PL10.01 - Proposed Boundary Wall Plan and Elevation
- 552_22_FUL_PL10.02 - Existing Contextual Streetscene
- 552_22_FUL_PL10.03 - Proposed Contextual Streetscene

The Site

This application relates to a four-storey detached property built in the Edwardian era, located on the west side of Redington Road. The building is neither statutorily listed nor locally listed and lies in an area that is predominantly residential in character.

The existing frontage is predominantly hardstanding with planting at the edges and a low boundary wall in stone. The boundary wall has two openings at either end, providing vehicular access to the sloped driveway and further vehicle/ pedestrian access to the upper section of front garden to a further informal parking area and access to the existing residential units.

The site is located within the London Borough of Camden and is situated within the Redington/Froggnal Conservation Area.

Surrounding Context & Analysis

There is a significant amount of variation in boundary treatments along Redington Road both in terms of height and style. These include brickwork walls (some with infill metal railings), wooden fencing and hedges. As such, it can be concluded that there is no prevailing style of boundary treatment along Redington Road.

The council encourages the combination of low brickwork boundary walls and hedges as a boundary treatment in the conservation area, where it is considered the prevailing character, however, whilst there are some examples of this type of boundary treatment along Redington Road, it is certainly not a dominant feature of the streetscene.

Looking closer to the application site, the neighbouring properties feature more consistency in terms of their boundary treatment. No's 63, 57 and 59 are all bounded by the characteristic red brickwork that can be associated with the Redington/Frognaal Conservation Area. No. 61 (the application site) has a low-level stone wall with limited planting behind which does not integrate with the surrounding development.



Boundary Treatment to 57 & 59 Redington Road

Design Proposals

The proposed development would replace the existing boundary treatment with low level brickwork, brick piers with re-constituted stone coping, black metal railings and metal gates for vehicle and pedestrian access.

Due to the increased height and the fact it will run across the full extent of the front of the property, the boundary treatment will appear more significantly enclosed than the existing boundary treatment, however, the house will become more visible from the street both above the railings as well as through the railing of

the gates, contributing to the special character of the Redington/Frogna Conservation Area. To facilitate the new boundary treatment, an existing chestnut tree is proposed to be removed with which further details are provided in the accompanying Arboricultural Statement provided by Landmark Trees. A survey of the tree has been carried out, including its status and justification for its removal.

In line with planning policy, the tree to be removed will be replaced as part of the landscaping strategy for the site. Further details of these proposals can be found within the accompanying drawings provided by Charlotte Rowe Design.

The design of the proposed boundary treatment responds to the context of the neighbouring properties to both sides. Given the sloped nature of Redington Road, the heights of the brickwork piers, low-level brickwork walls and entrance gates vary in height.

To form a seamless transition to the boundary walls of each of the neighbouring properties, the brickwork piers have been set out in accordance with the heights of which they fall adjacent to, ranging from 1.6m - 2m in height. The low-level brickwork walls range from 0.9 – 1.05m in height with infill metal railings painted in black to reduce the visual impact of the proposals. In doing so, views can be retained into the plot and vice versa.



Proposed Boundary Wall and Entrance Gates

In terms of materiality, red brickwork is a common feature of the Redington/Frogna Conservation Area, and the specification of the brickwork will match that of the main house. All metal railings and gates are to be painted black and all coping stonework is to be of re-constituted stone. All chosen materials are prevalent in other properties along Redington Road and will respond positively to the character of the Redington/Frogna Conservation Area.

Summary

61 Redington Road, due to its characteristic features typical of the conservation area, and its position set back from the pavement, contributes to the special character of the area. Its current boundary treatment is a stark contrast, with a low-level stone wall and limited planting, inconsistent with the identified character of the conservation area.

The design proposals put forward aim to restore characteristics of the surrounding area, offer security to its user, and have been designed to integrate seamlessly into the existing streetscene. The choice of materials has been chosen to reflect the materials also proposed for the refurbishment of the main property, in the interests of providing continuity to the overall appearance of the area.

The plans submitted with this application and the reasons given within this statement demonstrate that the proposals put forward have been well considered, are sympathetic to the local vernacular and would not be detrimental to the character or appearance of the Redington/Frognaal Conservation Area.

We therefore ask that the application be looked upon favourably.