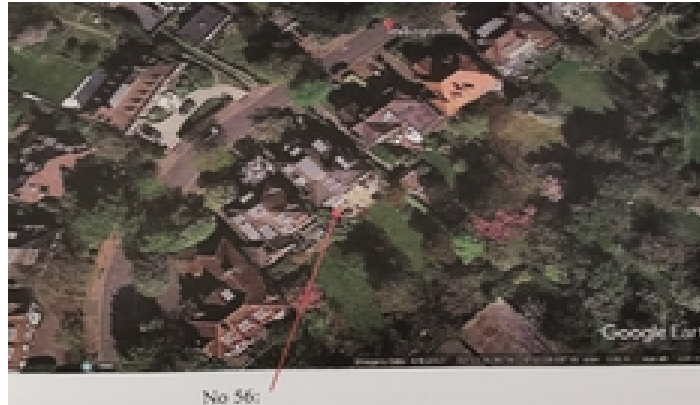


Design and Access Statement

56 Redington Road

Planning Application PP ref: 12901623
Title number: 142369

Location: 56 Redington Road, Hampstead, Camden, Greater London, NW3 7RS



description of the existing property or site:

Construction Date: 1908/9

Features: Detached house. 1908-9. By CHB Quennell. Red brick with brick pilasters having shaped panels to angles and central bay. Tall tiled hipped roof with central tripartite sash dormer, tall brick slab chimney-stacks and overhanging bracketed eaves. Not quite symmetrical design. 2 storeys and attic. 3 windows. Ground floor right hand bay forms an entrance porch, the pilaster forming a pillar, with 2 columns supporting an entablature (continued on right hand return opening) with raised brick swan-neck pediment having a lugged brick plaque; part-glazed panelled door with round-headed light. 1st floor, a flush framed sash with exposed boxing. Central bay has a 5-light canted bowed bay of sash windows through the ground and 1st floor; 1st floor has bracketed eaves following shape of bay. Similar sashes to left hand bay.



Previous alterations: Year 2000, Kitchen and 2 bathrooms refurbishment. No structural changes

Design principles and concepts behind the proposed development:

Scope of proposed development: Fix all the roof leaks, replace the identified broken tiles and repair localised damaged flashing. The scope and the relationship between properties and public/private will remain unchanged.

Scale of the proposed development: Scale and height, width and length of the roof will not change.

How public/private spaces will be landscaped in the proposed development: the appearance and architectural style of the proposed development (repair of the roof) will not change. Red roof tiles to match the existing tiles will be used (see image below).



How local context has influenced the overall design: The local context has influenced the choice of the new tiles.

Access to the development site: vehicle and disabled access to buildings, spaces and public transport will not be changed.

Historical and architectural importance of the listed building: the desire to maintain the physical features of the roof has strongly influenced the choice of roof tiles to replace the broken ones.