



RER/X/DA/01
17 September 2013

26 REDINGTON ROAD, LONDON, NW3 7RB

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

- This Design and Access Statement has been prepared in support of a Planning Application, the proposed works include: a first floor rear extension, formation of a covered side passage along the north-west side of the house, modification of the front garden terrace, renewal of the timber sash & casement windows & doors, a general internal remodelling and associated external alterations.
- The house is not listed but it is deemed to make a positive contribution to the character and appearance of the Redington & Frognal Conservation Area, though the roadside garage and parking forecourt “would benefit from enhancement” according to Camden’s “Redington & Frognal Conservation Area Statement” published in 2004.
- The only planning history published on Camden’s website relating to this house is for the pruning of trees in 1986 and 1999.



Photo 1 – Front elevation of house (behind the hedges and trees) taken from Redington Road.



Photo 2 – Front elevation of house taken from the front garden.

2.0 DESIGN STATEMENT

2.1 Use

- The house comprises four storeys and its lawful use is residential.

2.2 Amount

- The rear extension at first floor level is proposed to be extended from the existing first floor wing by 2.45m, which will be the same width as the existing wing and provide an additional floor area of 10.7m². The roof profile would be a continuation of the existing, with a hipped roof formed at the end. See photo 4 below of the area where the extension is proposed.
- The covered side passage along the North-West side of the house is proposed to occupy the gap between the houses (with no. 28). The width of the gap is 1.1m, though this will include the wall required to support the new flat roof. The floor area of the side passage, including a store, will amount to 18.2m². See photos 5 and 6 of the existing side passage.
- The front garden terrace is proposed to be modified to improve the access into the front reception rooms on the ground floor and provide better natural light to the existing basement. A lower terrace is to be formed to provide access to the basement level. See photo 3 below of area where the lower terrace is to be formed.
- The basement is not proposed to be enlarged, though the floor level is to be lowered 0.66m to improve the quality of the accommodation.



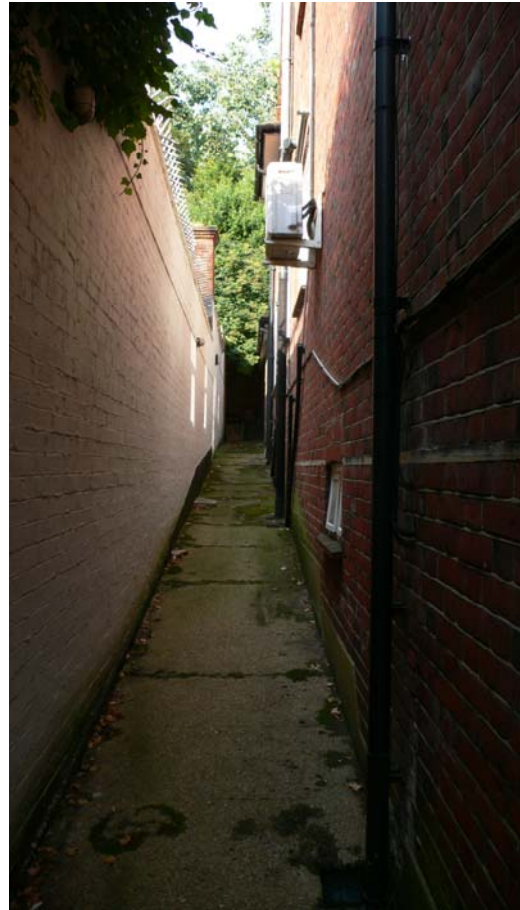
Photo 3 – Front terrace and front garden looking towards 28 Redington Road.



Photo 4 – Rear of house taken from rear garden looking NW.

2.3 Layout

- The layout of the house is to be reconfigured to provide improved levels of accommodation and amenity more suited to a modern family home. The kitchen area will be the focus of the home and this will be opened up to the amenity provided by the rear garden.
- The covered side passage would link the existing basement to the ground floor of the house.



Photos 5 and 6 – gap between no. 26 (on right) and No. 28, looking NE.

2.4 Scale

- The rear extension would not affect the integrity of the existing house as it would be in harmony with the original form and character. It does not overlook or overshadow No. 28, as that property has a large flat roof adjacent to the boundary.
- The covered side passage at the side of the house is modest and does not adversely affect the significance of the gap between the buildings.
- The adjacent house, No. 28, would not suffer any loss of sunlight or amenity as a result of these extensions.

2.5 Landscaping

- The existing front and rear gardens are not affected by these proposed works; the area of hard landscaping would not increase.
- There are no trees in the garden or in close proximity to the house affected by these proposed works.

2.6 Appearance

- The casements and sashes in the external windows and doors are proposed to be replaced with double-glazed panes to improve the thermal performance of the building. The material and finish of the new sashes and casements will match the existing.
- The new external windows and doors will match the material and finish of the existing.
- The extension at the rear of the house will be in facing brick and clay tiles to match the existing.
- The roof of the covered side passage and store at the side of the house will have a single-ply membrane finish, with the wall at the front in a rendered finish.
- The existing hipped roof above the new kitchen area at the rear of the house is proposed to be replaced with glazing to provide natural light. The roof is North-East facing and would not be visible from any of the neighbours nor from the outside of the house itself.

2.7 Context

- This house is in a low-density residential neighbourhood on a steep slope on the western side of Hampstead. The difference in levels between the street and the rear garden is over 6m.
- The house was built in late 19th century / early 20th century and is part of a group of detached / semi-detached houses (no's 16-28, even numbers) that are set back from Redington Road and are behind dense vegetation. While these houses are not architecturally consistent, they are all characterised by the period, use of material, generous size and substantial plots.

2.8 Sustainability

- The new building elements will be thermally efficient in accordance with current building regulations.
- The house currently suffers from a poor level of thermal insulation. This will materially improve during the course of the refurbishment of the house.
- The heating services are all to be replaced as they are reaching the end of their functioning lifespan. The replacements will be efficient and will significantly improve the performance of the house.

3.0 ACCESS STATEMENT

3.1 Pedestrian access

- The access from the street to the new front door would not be any different to the existing, though the entrance hall leading from the new front door would be more spacious compared to the existing.
- The house is within walking distance from key services and amenities.
- The house is within a controlled parking zone; there is an existing single subterranean parking garage accessible from the street.

3.2 Public transport

- The property has a PTAL rating of 3 (moderate).
- Hampstead tube station (Northern Line) is 866m away, Finchley Road and Frognal Station (Overground) is 946m away, buses on Finchley Road are 600m away.

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