



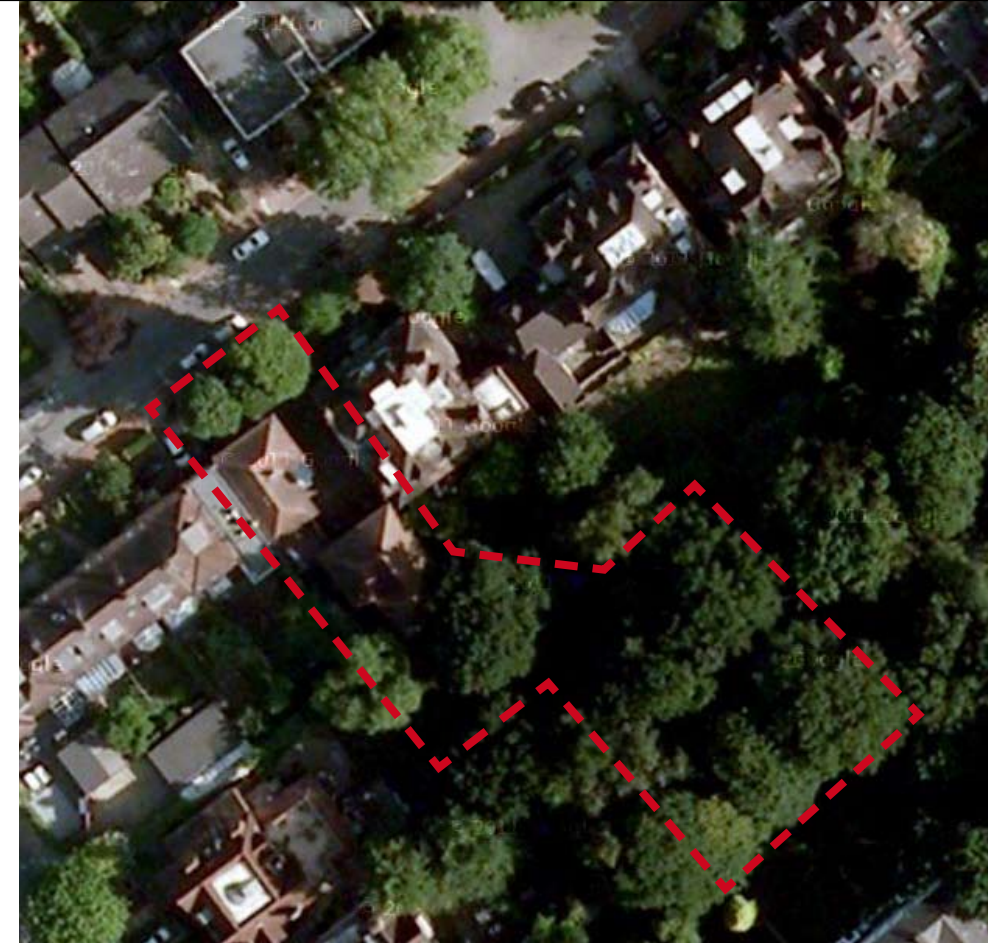
16 - 17 Redington Gardens, NW3
Design and Access Statement
January 2013

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Introduction - Design Rationale

The site comprises two houses constructed in the 1970's. The houses sit rather uncomfortably in front of one another and form part of the conversion of No. 15 Redington Gardens into flats. The properties are within the Redington/Frognaal Conservation Area but are not identified as being of any particular note.

The two existing houses are approached via a shared drive with No.15 to an open parking area shared by No's. 16/17. The gardens have been awkwardly divided into two separate areas and are largely dislocated from the building interiors.

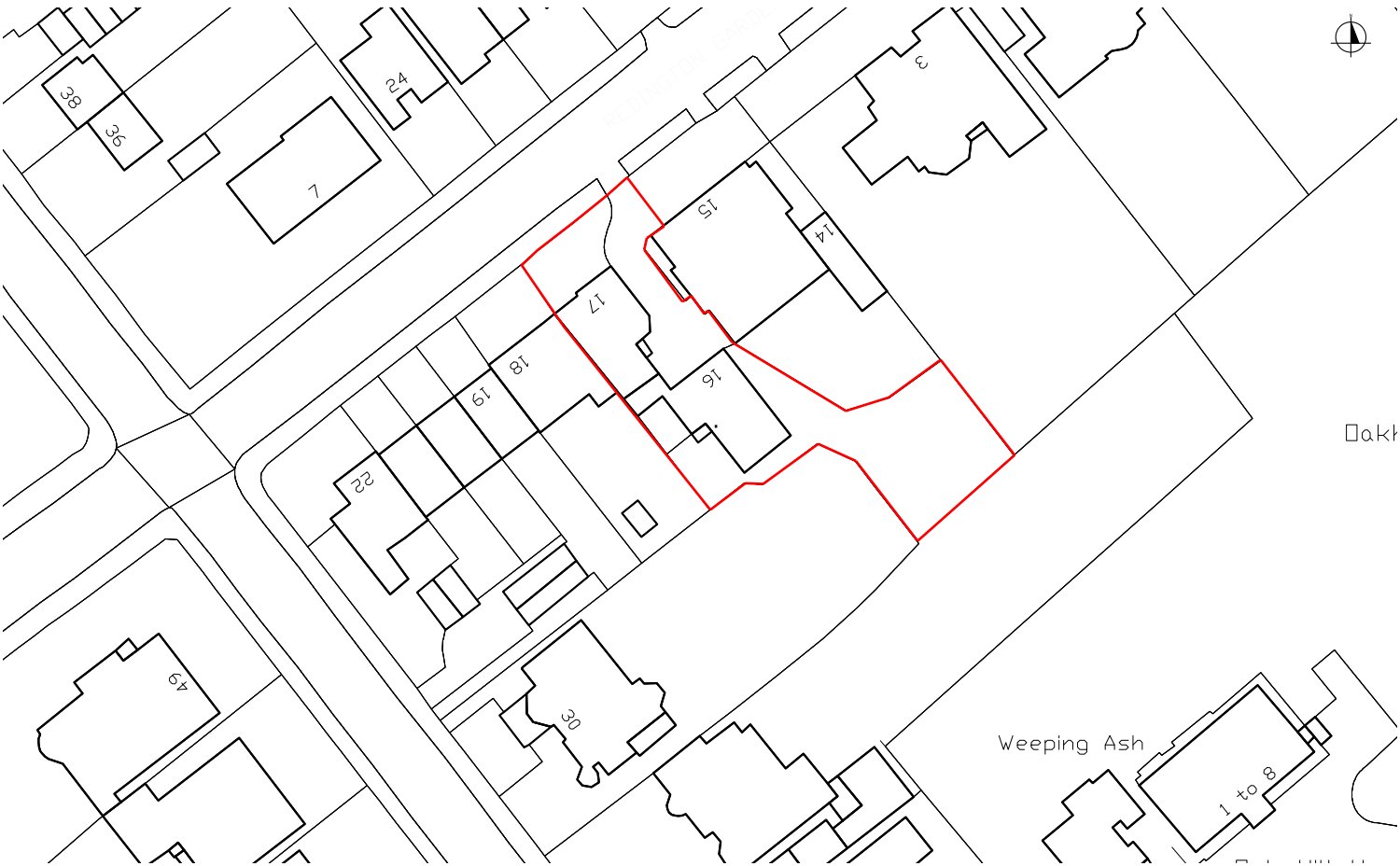
The accommodation within the houses is severely compromised with living areas at first floor level and bedrooms located at ground and lower ground floors. It is not considered that the existing buildings make a positive contribution to the Conservation Area.

The proposals are to redevelop the two existing houses into a new build single family house.

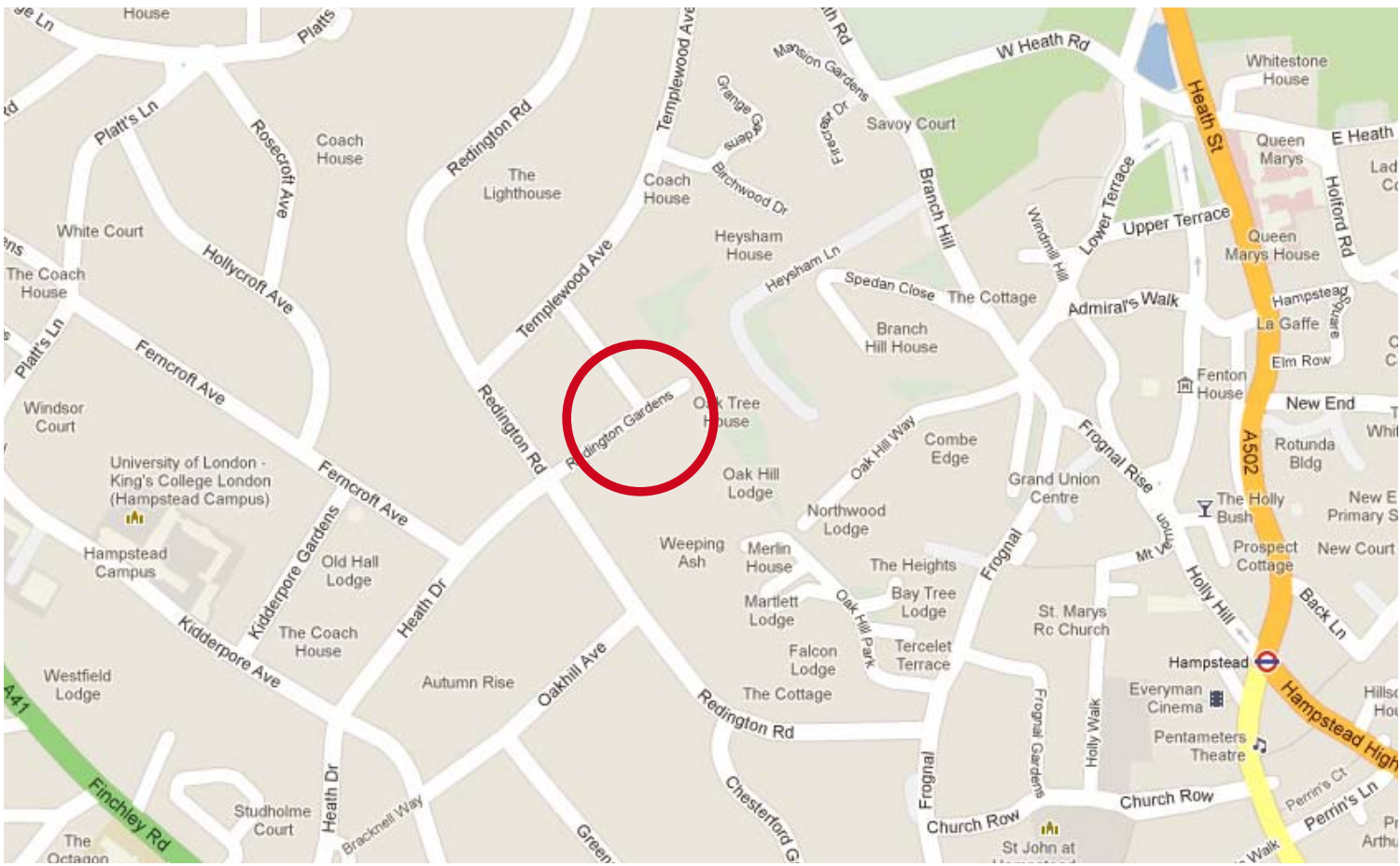
Due to the location of mature trees at the front and rear of the properties and daylight and sunlight consideration of No.15 the design of the new house largely follows the established footprint and massing of the existing houses.

The design presents a formal façade to the street and interior rooms are arranged around a series of garden courtyards along an architectural promenade. This culminates at the principal reception room which has been orientated to connect with the previously dislocated rear garden .

The design is essentially modern although adopting the conventional form of brickwork and hipped roofs in a composition which is more airy and open than the traditional vernacular would offer.



Site plan



Location



Aerial view from South



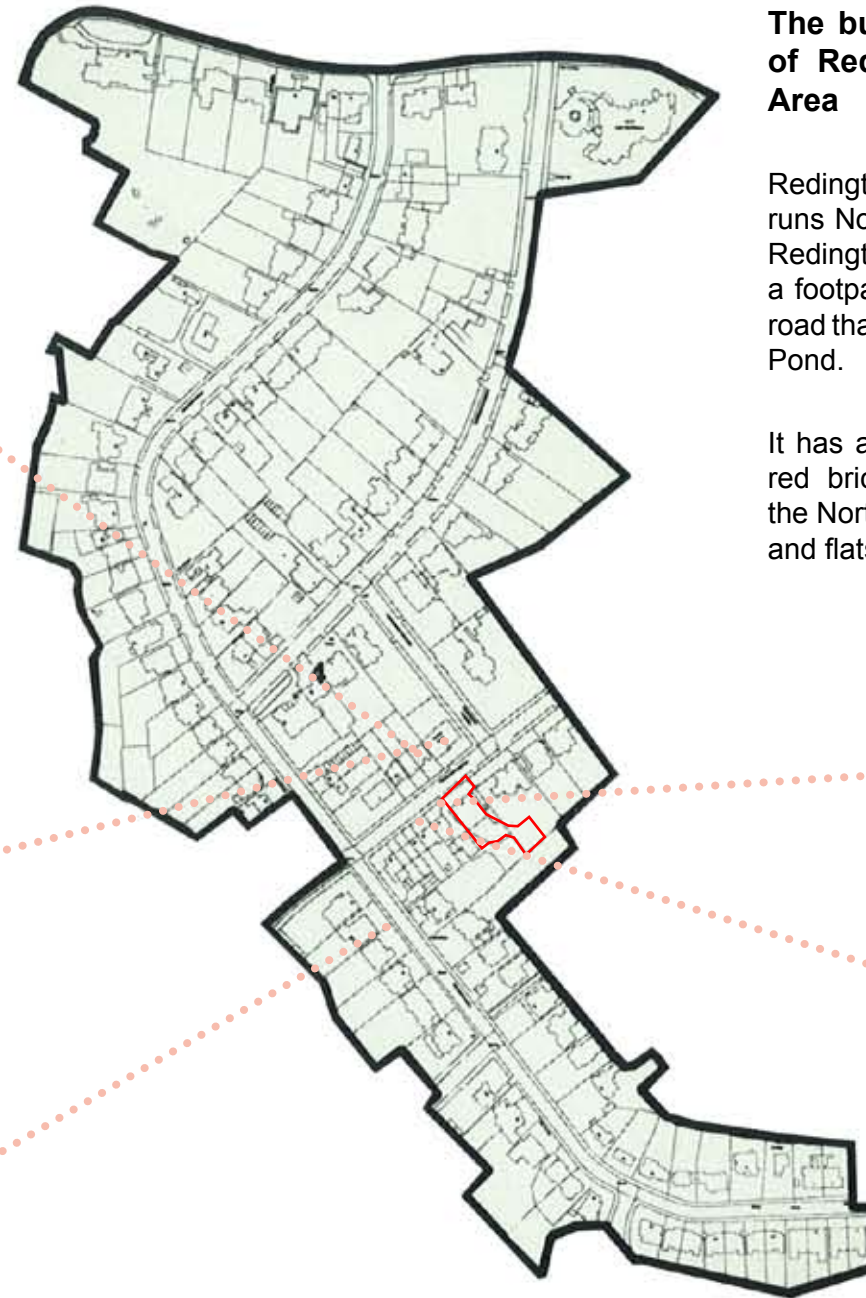
Aerial view from East



Aerial view from North



Aerial view from West



The buildings sit within Sub Area 4 of Redington/Frogna Conservation Area

Redington Gardens is a short road that runs North-East from the junction between Redington Road and Heath Drive. There is a footpath to the North-Eastern end of the road that links to Branch Hill and Whitestone Pond.

It has a mix of large detached 3/4 storey, red brick, neo-Georgian houses towards the North-Eastern end and post-war houses and flats to the South-Western end.



HERITAGE STATEMENT AND JUSTIFICATION FOR DEMOLITION:

A Heritage Statement and justification of the demolition of existing buildings in accordance with the criteria in Planning Policy Statement 5 (PPS5) is given in the Planning Statement.

Entrance to parking
courtyard



View from street



Neighbouring
building



Parking courtyard





View 1



View 2



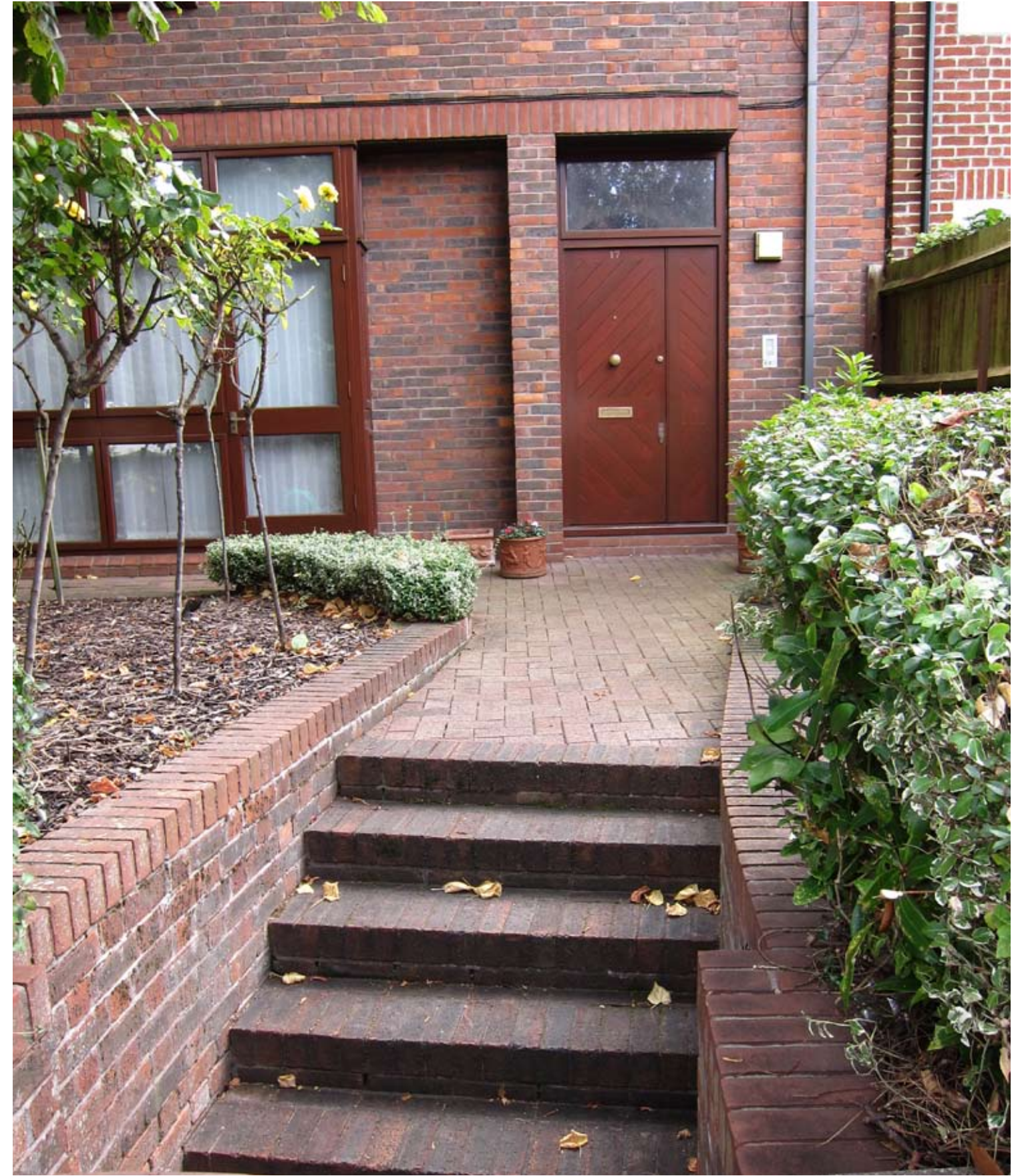
View 3



View 4



View 5



View 6



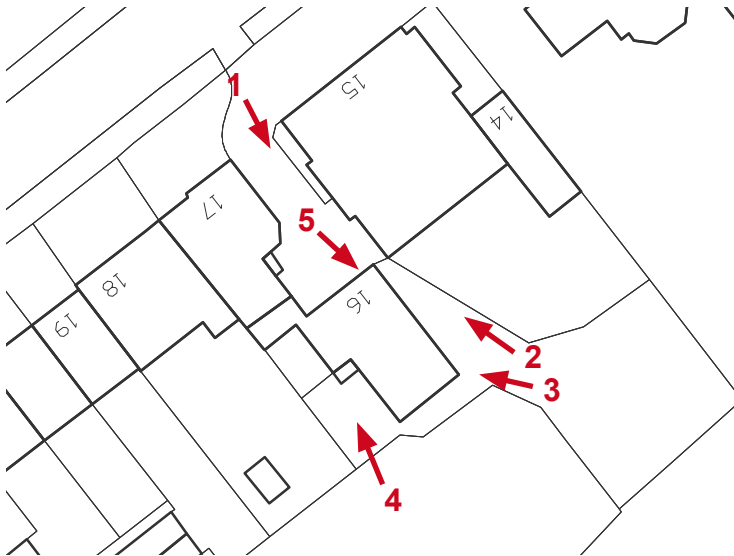
View 1



View 2



View 3



View 4



View 5



1. Top level garden boundary



2. Top level garden



Southern edge



3. Middle garden



4. Middle garden



5. Top garden



6. Seating area for the back house



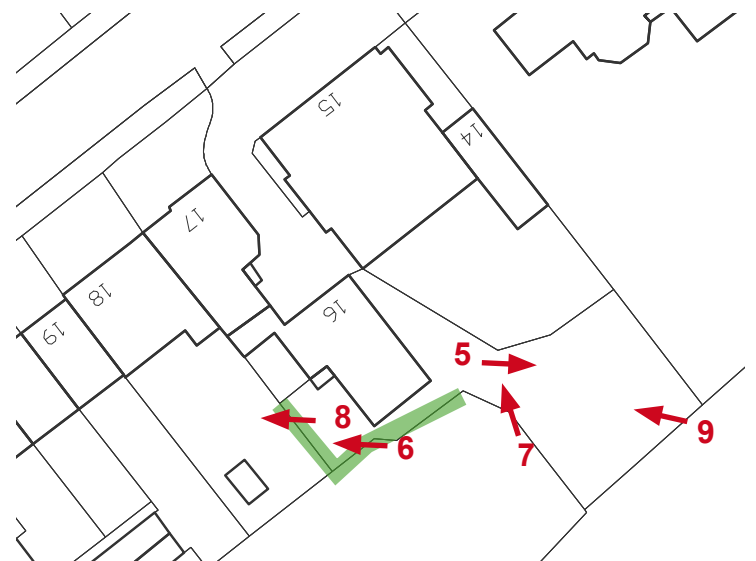
7. Boundary fence and view of back house



8. Perceived overlooking of garden



9. Top garden boundary view



Western edge



Two cramped houses
largely dislocated from
their gardens

Existing trees
restrict new
development

Close proximity to
neighbouring buildings
restrict development in
terms of daylight/sunlight

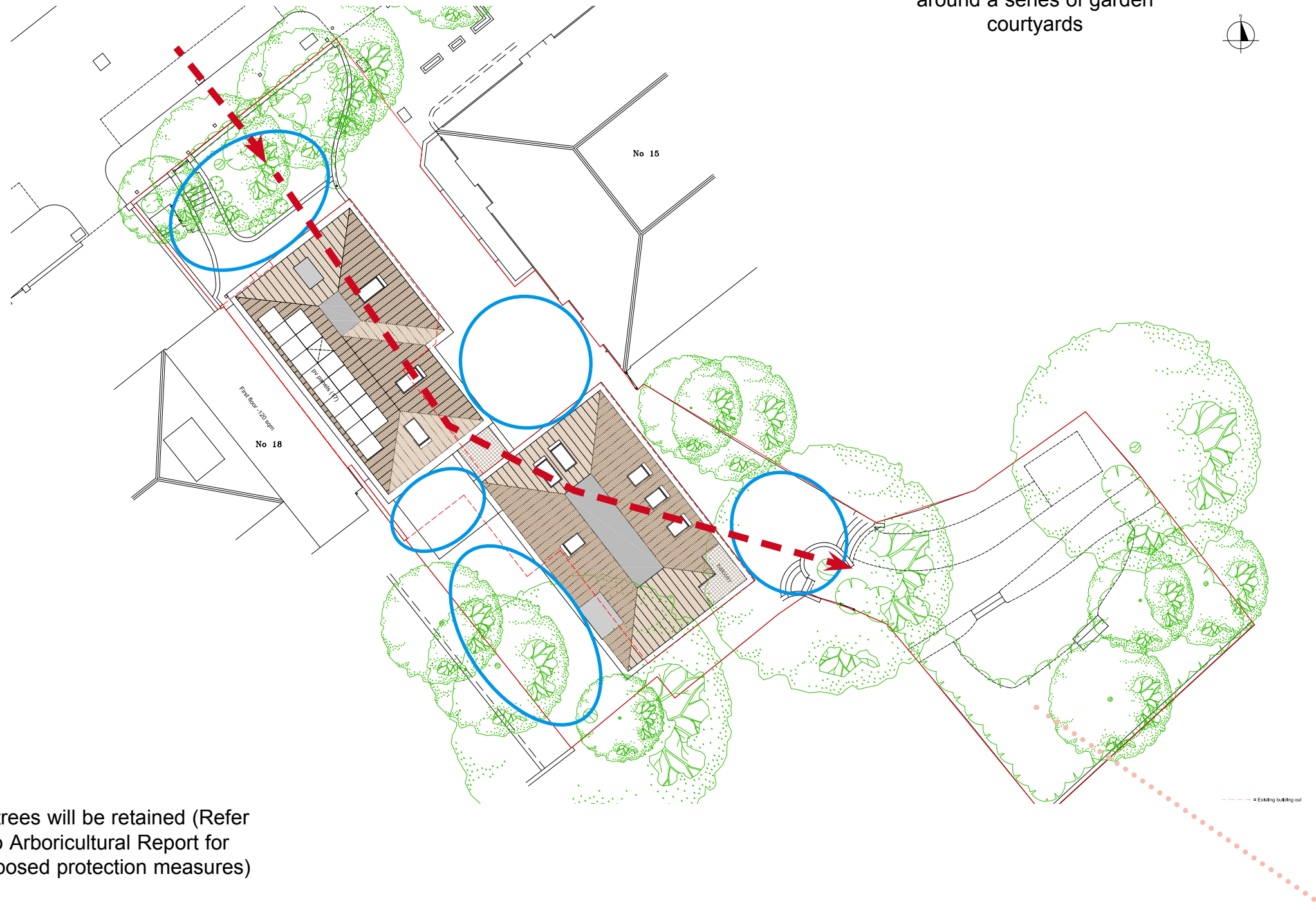
New house largely respects
height bulk and mass of existing
buildings

Accommodation is arranged
around a series of garden
courtyards

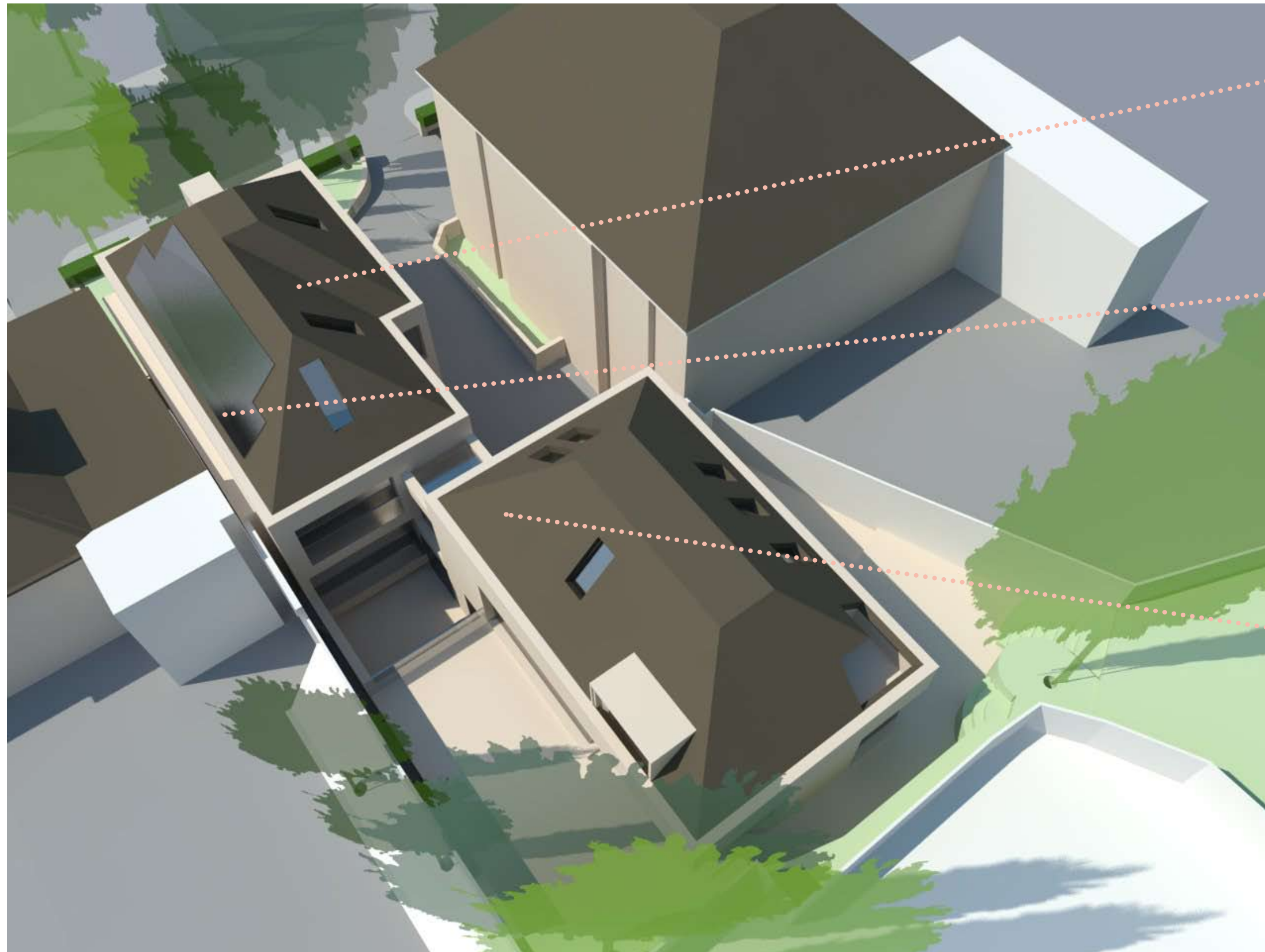


An architectural promenade
connects upper and lower
gardens

All trees will be retained (Refer
to Arboricultural Report for
proposed protection measures)



Existing mature garden



Pitched roof presents a traditional character to surrounding townscape

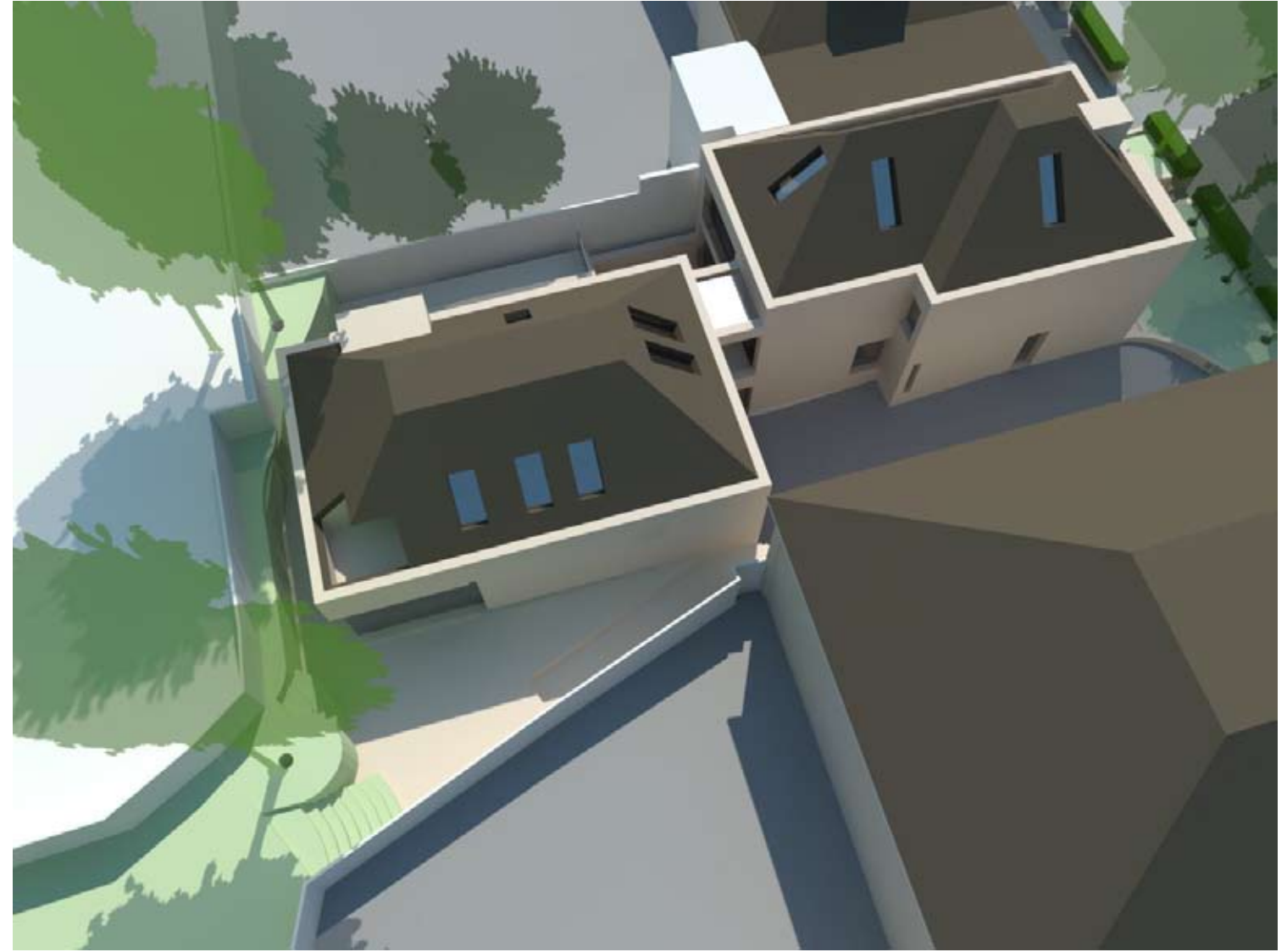
PV Panels

The proposal follows a similar footprint and massing of the existing

Developing as a single building allows insertion of courtyards bringing daylight into previously dead zones



View from Redington Gardens



View from North



View from West



View from Redington Gardens

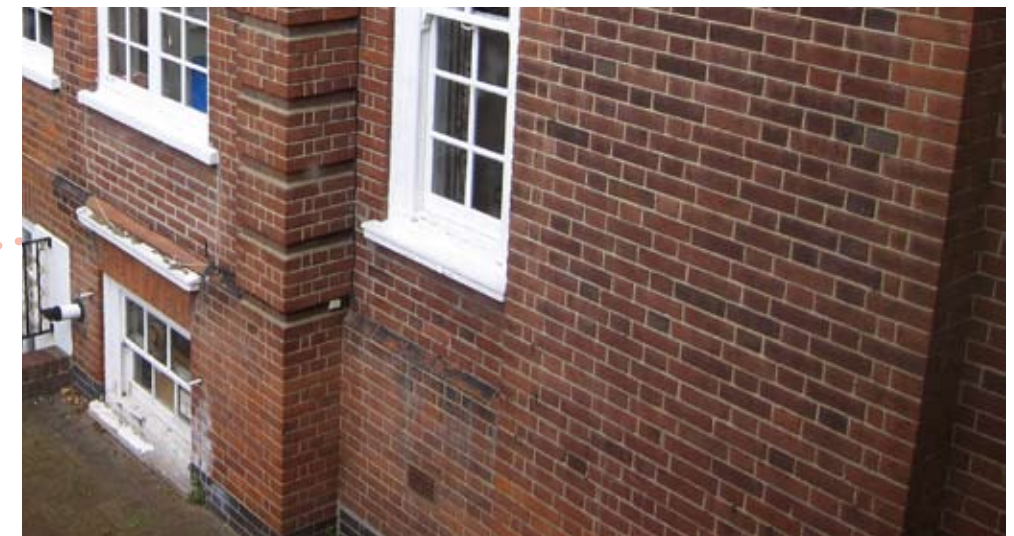
Living rooms arranged around
courtyard terraces



Front garden retained maintaining existing streetscape



Bronze cladding (roof)



Red brick of the same characteristic of surrounding buildings



Thin framed windows

Access Statement

The following is a brief design stage access statement which will be developed at the detail design stage to ensure the maximum accessibility of the building.

Public Transport

Hampstead is served by the Northern Line, in addition to numerous local bus services. Further bus routes operate along Finchley Road to the south west of the site.

Cycling

London Cycle Network routes pass nearby the house. Ample secure cycle storage is provided at the side entrance level.

Access into the building

The existing landscape at the front of the site does not allow level access but level access is achieved via a side entrance.

Lifetime Homes Standard

The overall layout is designed to Lifetime Homes Standards and it is the intention to develop the detailed design to meet those standards at the appropriate time.

A detailed schedule follows.

Sustainability

The development proposes to offer an exemplar building in terms of sustainable design.

It is understood that the Borough of Camden has determined that a minimum of Code Level 4 rating under the Code for Sustainable Homes will be required for this proposed residential scheme.

The scheme will achieve the required Code Level 4 and use innovative technology to achieve carbon reduction and energy conservation.

The applicant has appointed a Sustainability Consultant to advise on sustainability and has provided a separate Sustainability Statement.

- The use of whole house mechanical ventilation with heat recovery.

Step 2 – Be Clean:

The building services will be selected for efficient use of energy where possible:

- Due to the year round heating requirement for the swimming pool and hot water, a combined heat and power unit (CHP) will be provided, generating both heating and electricity
- Intelligent control systems will optimise the performance of the building services to suit occupancy patterns
- Low energy lighting with dimming and daylight control where appropriate
- High levels of insulation to tanks, pipes and ducts

Energy Strategy

A strategy has been adopted using the accepted hierarchy of low energy design:

Step 1 – Be lean:

The building will incorporate passive measures to minimise the energy demand, including

- Be Lean (11.0% savings over baseline)
- Energy efficiency measures to improve the building fabric and services: high performance U-Values (0.20 for walls, 0.15 for roof, 0.15 for the ground floor and 1.4 for windows in W/m²K),
- Good air tightness (maximum of 3 m³/m²/hr at 50 Pa)

Step 3 – Be Green

Be Green (21.3% savings over Clean case): Green energy generation to include a photovoltaic system to generate electricity for the scheme.

The residential part of the scheme will meet the mandatory requirement for a Level 4 rating under the Code for Sustainable Homes by achieving a 30.0% improvement in CO₂ emissions over Building Regulations.

	Lifetime Home Standard	Provision
1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300 width	The spaces can be reconfigured to attain 3300mm width.
2	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	Car parking is provided within an integral garage with level access to living accommodation.
3	The approach to all entrances should be level or gently sloping	The existing landscape at the front of the site does not allow level access but level access is achieved via a side entrance.
4	All entrances should: a) be illuminated b) have level access over the threshold c) have a covered main entrance	Entrance provision will be in compliance with the standards
5	a) Communal stairs should provide easy access and b) where homes are reached by a lift, it should be fully wheelchair chair accessible	Circulation will be in compliance with the standards. Staircases comply with Part M of building regulations and building could be adapted to accommodate a lift.
6	The width of the doorways and hallways should conform to the following Doorway Clear Width Corridor passage way 750mm 900mm (head-on approach) 900mm 900mm (no head on approach) 775mm 1050mm (no head-on approach) 750mm 1200mm (no head-on approach) The front door should be 800mm, there should be 300mm to the side of the leading edge	All doorways will be in compliance with the standards
7	There should be space for turning a wheel chair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.	There is more than satisfactory circulation space provided within the house to accommodate wheelchair users
8	The living room should be at entrance level	The living accommodation at entrance level.
9	In houses of two or more storeys, there should be a space on the entrance level that could be used as a convenient bed space	There is space for conversion if necessary.
10	There should be a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future.	There is a ground floor w/c that can be fitted with provision for enabling a shower.
11	Walls in bathrooms and toilets capable of taking adaptations such as handrails	Will be in compliance with the standards
12	The design should incorporate a) provision for a future stairlift b) suitable identified space for a through-the-floor lift from ground to first floor, for example to a bedroom next to a bathroom	There is provision for a future stair lift and adequate space.
13	The design should provide for a reasonable route for a potential hoist from a main bedroom to a bathroom	There is ample space for this if necessary
14	The bathroom should be designed to incorporate ease of access to the bath, WC and washbasin.	Will be in compliance with the standards
15	Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	Will be in compliance with the standards
16	Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm) from the floor	Will be in compliance with the standards

Associated Statements and Reports:

R818-550-120402	Acoustic Report
R818-571-120402	Arboricultural Report
R818-575-120402	Construction Management Report
R818-577-120403	Energy Report
R818-577-120403	Sustainability Statement
R818-577-120403	Sustainable Homes Report
R818-526-120910	Lighting Report
R818-510-120418	Planning Statement
R818-550-120328	BIA Screening Report
R818-550-120328	BIA Scoping Report
R818-550-120828	Ground Investigation Report