

DESIGN STATEMENT

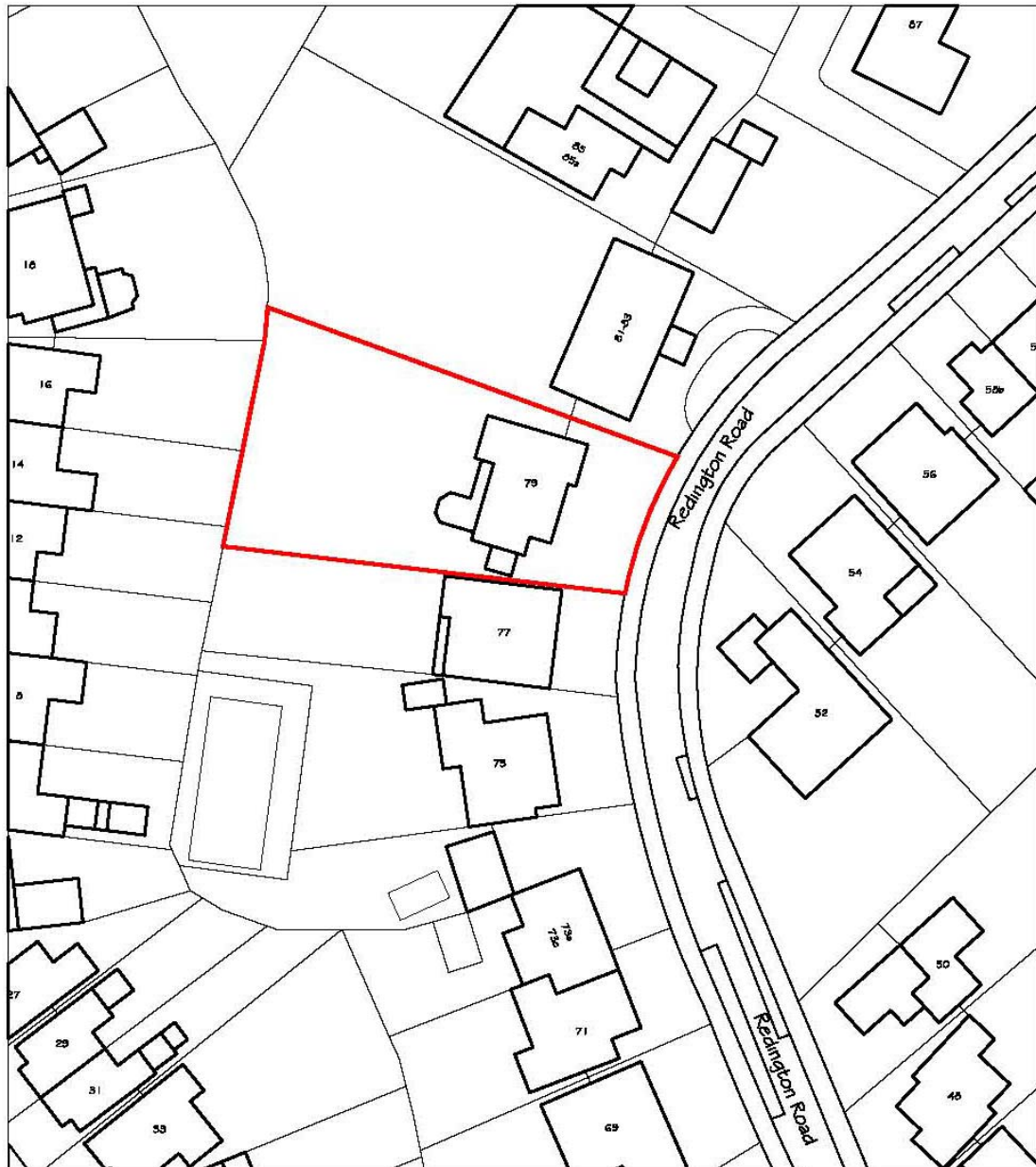
November 2012



Flat D, 79 Redington Road, NW3 7RR

INTRODUCTION

An application is being made for planning consent to install conservation style rooflights to an existing property in Redington Road, Hampstead. The existing property is a converted dwelling containing 4 self-contained flats on 3 stories. The building is not listed, but is located in a Conservation Area. This Design Statement is appended to that application to explain the relevant planning considerations in its support. Consent has previously been granted in April 2012 (Ref 2012/0856/P) for erection of a new dormer window and installation of 2 No. roof lights on the rear elevation of this same property.



Ordnance Survey with plot outlined

PROPOSAL

The building is situated within a Conservation Area and therefore careful consideration has been given to placement of the new proposed rooflights. These have been located wherever possible in positions which will be hidden by existing features of the building: one serving an ensuite bathroom is located on a roofslope which faces a roof return; rooflights serving a loft bedroom are on side facing roofs, one behind an existing chimney; two rooflights to the vaulted lounge are located on the high level rear facing roof and one of these is located behind an existing chimney. All other proposed changes are purely internal to the property and do not require planning consent.



View of existing property from rear garden



Rooflight proposed on hidden roofslope



Detail view of rear roofslope