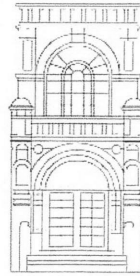


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DESIGN AND ACCESS STATEMENT

for

minor material amendment to planning permission ref: 2010/0664/P granted on 7th April 2010 to retain the boundary trellis profile to the upper section of Oak Hill Way elevation

at

**22 REDINGTON ROAD,
LONDON, NW3 7RG**

March 2012

Ref: 6788/D&A Statement

DESIGN AND ACCESS STATEMENT



1. Introduction

The property to which this application relates is 22 Redington Road, London, NW3 7RG. It is a large detached single family dwelling house which sits within a substantial plot and has a large garden to the front and rear. The building is not listed but lies within the Redington Frogna Conservation Area.

The topography of the local environment is varied. The property is situated on a steep slope, whereby the ground level at the rear of the site is significantly higher in elevation than the front of the site, the Redington Road elevation. The north western boundary of the site is bordered by Oak Hill Way, a footpath which runs steeply uphill from Redington road linking it with the vehicular accessed section of Oak Hill Way a short distance uphill.

It is this boundary with the footpath which is the subject of this planning application. Planning permission (2010/0664/P) was granted on 7th April 2010 for 'erection of trellis on top of Oak Hill Way boundary wall of residential dwelling'.

2. Design principles & concept

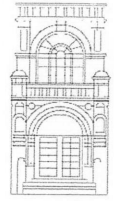
The proposal is to retain the boundary trellis profile to the upper section of Oak Hill Way elevation and alter the lower section as previously approved. The approved altered profile to make the trellis semi-obscure with hit and miss slats is to be carried out to the entire length of the trellis. The trellis is required by the occupants of 22 Redington Road for the purposes of safety and security, and for privacy in respect of views from public land.

My client is obligated by an extant enforcement action to carry out the alterations to the trellis and to this end we have been co-ordinating with the installers to get the trellis altered. It has become apparent that the approved section of trellis to the upper part of Oak Hill Way is in fact taller than the existing and to implement this would require great wastage, accordingly we are applying for this amendment which will be far less wasteful and will still provide the same level of screening required by yourselves.

3. Use

There is no change of use proposed.

DESIGN AND ACCESS STATEMENT



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4. Layout

Retention of the existing profile of the upper section only will mean an overall reduction in height is proposed to reduce the visual impact of the trellis and enhance the appearance of Oak Hill Way footpath. The alteration to the existing trellis design to create a hit and miss slatted detail will remain as previously approved.

5. Scale

By reducing the height and bulk of the trellis, the proposed profile will reduce the visual impact of the boundary.

6. Landscaping

The extensive high quality landscaping that was approved in the previous application has now been installed. The landscaping scheme softens and enhances Oak Hill Way, however the trellis is required for security and privacy purposes.

7. Appearance

The proposal is to reduce the impact of the boundary wall. In doing so, there will be little detrimental impact on the visual appearance. In fact, it is considered to significantly enhance the environment of Oak Hill Way.

8. Access

There are no proposed changes to the access to the property.