

JANUARY 2011 DESIGN & ACCESS STATEMENT



Proposed Refurbishment:
ALTERATIONS TO FIRST FLOOR
REAR WINDOWS AND CREATION OF A TERRACE
45 Redington Road, London NW3 7RA

INTRODUCTION

This statement accompanies a planning application requesting the alterations of two rear elevation windows to doors to allow the use of a flat roof above existing extension to be used as a terrace. The purpose of this statement is to demonstrate that the proposed works are well considered, of an appropriate scale of development and conform to the planning policy set out by the London Borough of Camden.

LOCATION AND SITE

A substantial 2-storey detached dwelling house with attic and basement situated at the south-western end of Redington Road. The property is not a listed building; however it is located within the Redington/Froggnal Conservation Area.

DESIGN APPROACH

In 2005 we applied and were granted permission for the erection of a two storey glazed rear extension (ref.: 2005/2337/P) on the lower ground and upper ground floors of 45 Redington Road. This proposal takes into consideration the existing flat roof above the extension and suggests it could become a terrace to the two rear first floor bedrooms.

MATERIAL AND DETAILING

The existing two storey glazed rear extension is constructed from steel, glass and aluminum cladding in dark grey color. The proposed banister to the balcony suggests the use of seamless glass balustrades, which complements the design of the existing extension.

RELEVANT POLICY CONSIDERATION

Replacement UDP 2006

The Development Plan Policies are contained within the Camden Replacement Unitary Development Plan (saved) adopted June 2006 and also the policies of the London Plan as adopted and amended.

SD6 – Amenity for occupiers and neighbours
B1 – General Design Principles
B3 – Alterations and Extensions
B7 – Conservation areas

Camden Core Strategy 2010 - 2025
CS6 Providing quality homes

SUMMARY

Overall we believe that the works are considered to preserve the character and appearance of the host building.

The enlargement of the 2 windows into doors would be positioned as per the existing and would be of timber framed and painted white to match the existing.

Given the fact that both neighboring buildings are divided into flats the proposed terrace would not increase the degree of overlooking which exist currently and therefore would not be harmful to neighbor amenity.