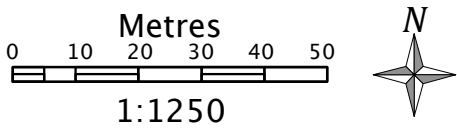
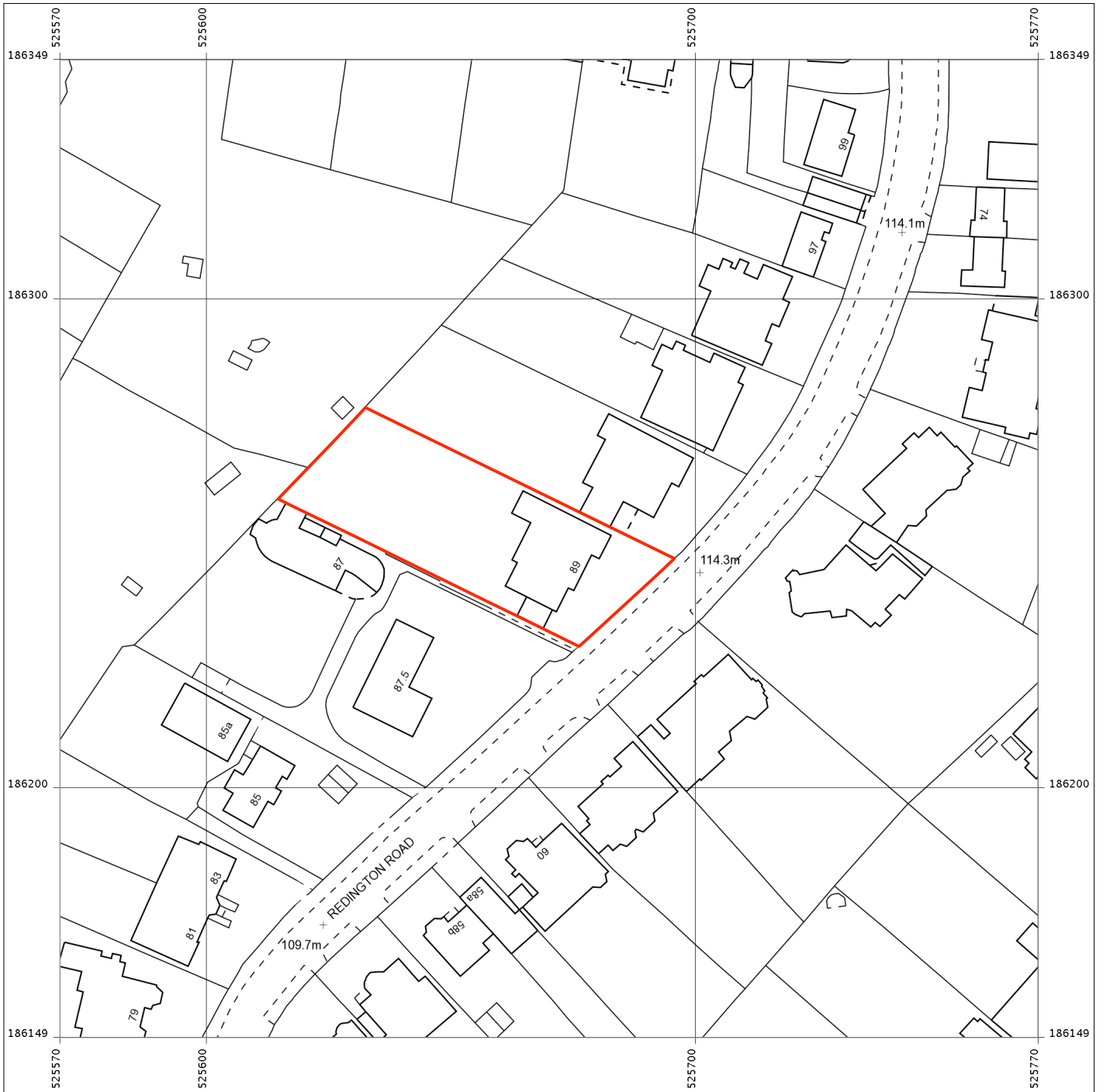


**DESIGN & ACCESS
STATEMENT**

**89C REDINGTON ROAD
NW3 7RR**

April 2010

Prepared by Zakaninki Projects Ltd
17 Heath Drive London NW3 7SL
02077942896 info@zakaninki.com



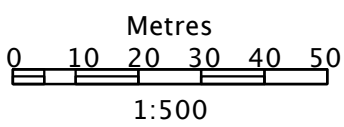
89c Redington Rd NW3 7RR

Drawing no. 001

Location Plan

1:1250 (A4)

March 2010



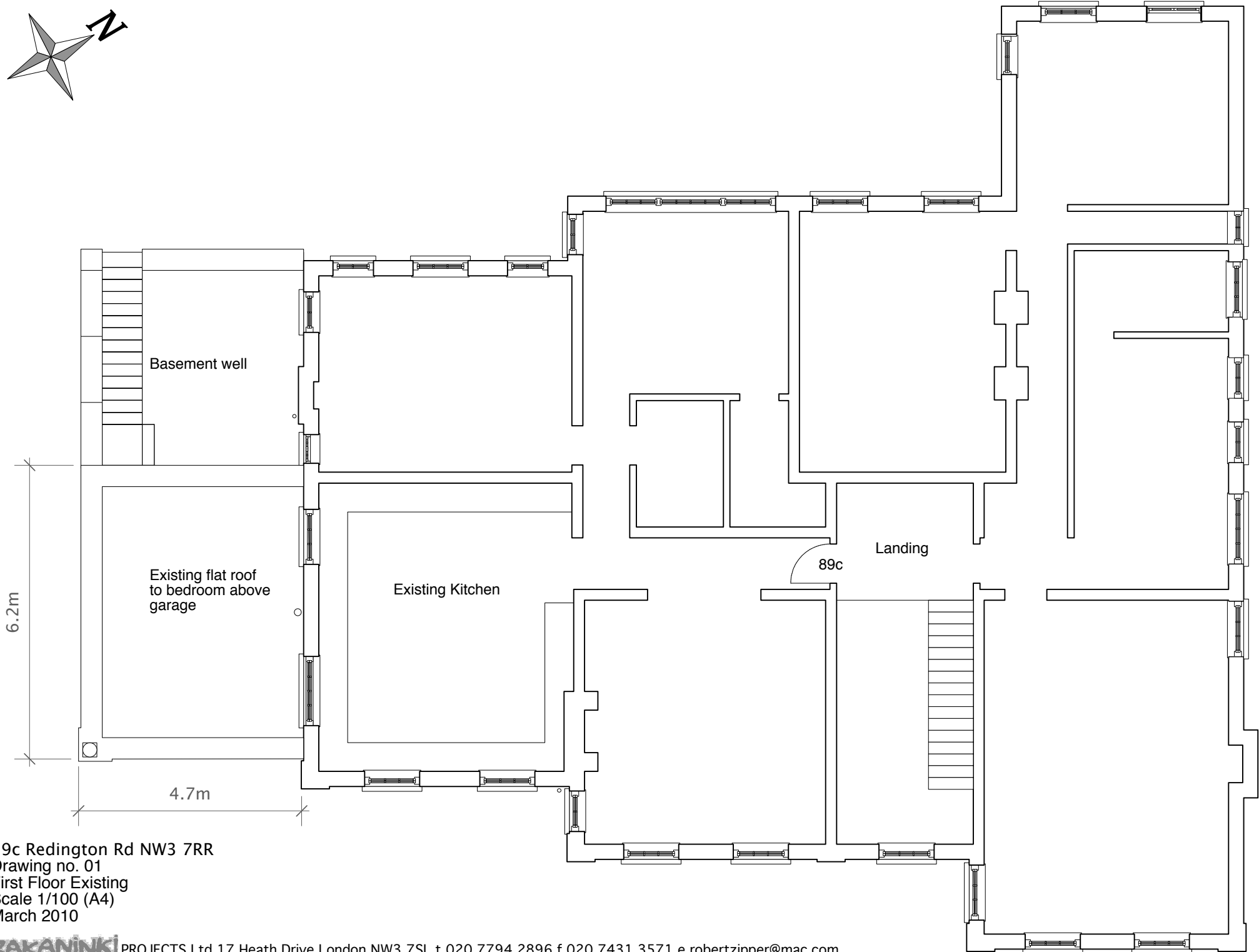
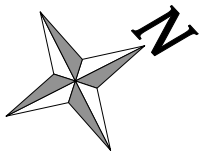
89c Redington Rd NW3 7RR

Drawing no. 001

Site Plan

1:500

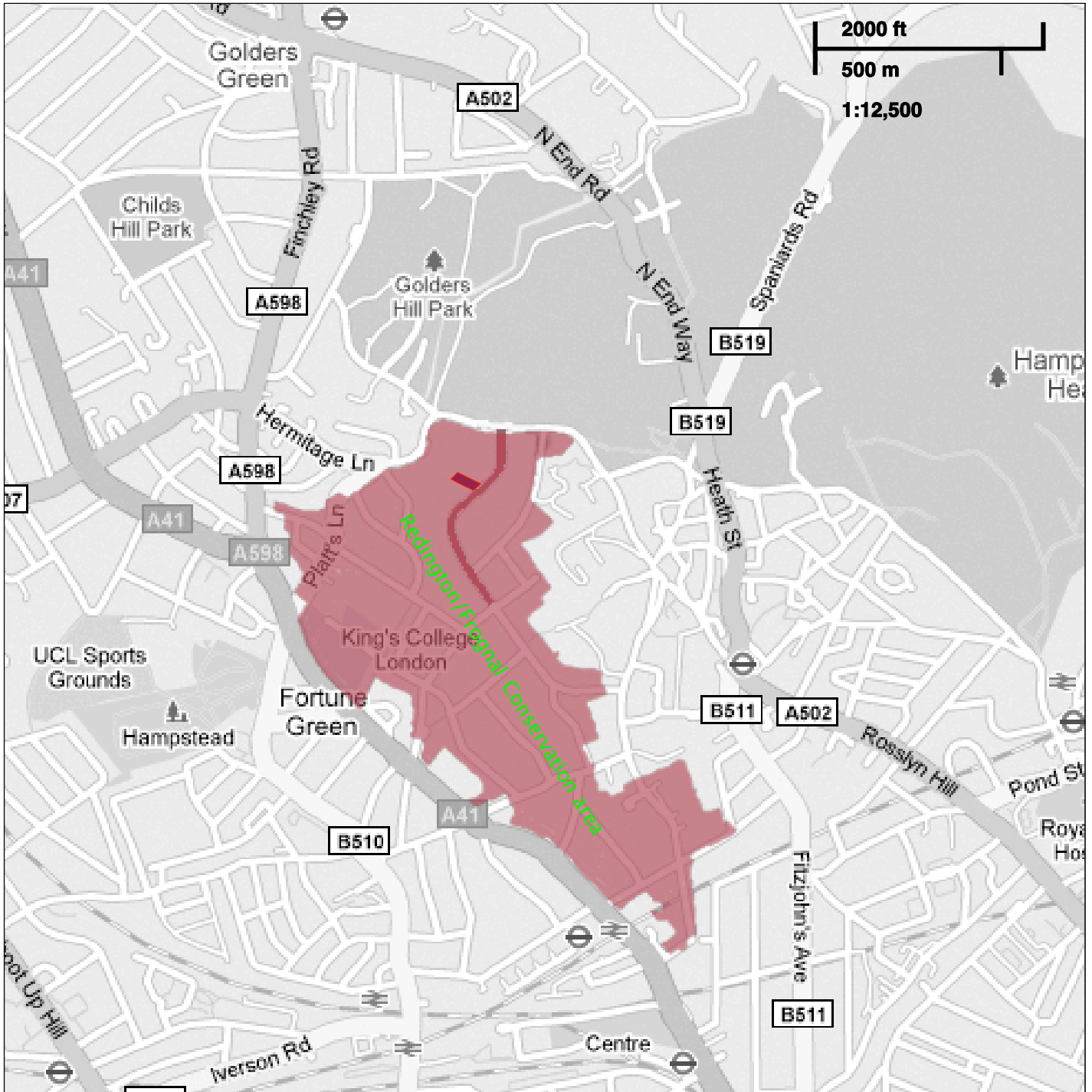
March 2010



89c Redington Rd NW3 7RR
Drawing no. 01
First Floor Existing
Scale 1/100 (A4)
March 2010

This Design and Access Statement has been prepared to support a planning application for a roof terrace above the garage at:
89 Redington Road, London NW3 7RR.

The property falls within the curtilage of the Redington/Frognaal Conservation area.



89c Redington Rd NW3 7RR

D&A no. 01 (A4)

March 2010



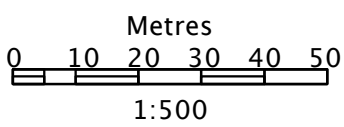
89c Redington Rd NW3 7RR

Drawing no. 02

Front (SE) Elevation Existing

Scale 1/100 (A4)

March 2010



89c Redington Rd NW3 7RR

Drawing no. 002

Site Plan

1:500 (A4)

March 2010

Design Approach:

The proposal refers to relevant sections of
**London Borough of Camden
Replacement
Unitary Development Plan
Adopted June 2006
and
Camden Planning Guidance 2006**

The application defers to the following
guidelines:

Camden Planning Guidance 2006, Balconies and terraces,

41.29. Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.

41.30. Balconies/terraces should not be introduced where they: result in an unreasonable amount of additional overlooking into any habitable rooms or the gardens of neighbouring properties; result in an unreasonable loss of sunlight/daylight to habitable rooms of neighbouring properties; have an adverse effect on the townscape or character of the building as a result of being visually intrusive or of an unsatisfactory design.



89c Redington Rd NW3 7RR

D&A no. 03 (A4)

Existing House

March 2010



89c Redington Rd NW3 7RR

Drawing no. 03

Side (SW) Elevation Existing

Scale 1/100 (A4)

March 2010

EXISTING



PROPOSED



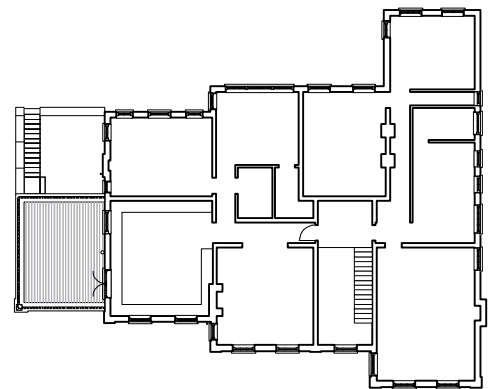
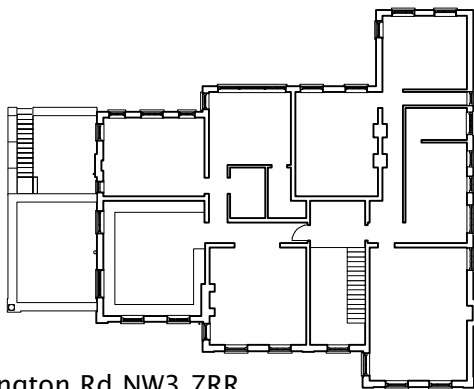
FRONT
SE facing



SIDE
SW facing



REAR
NW facing



FIRST FLOOR
PLAN

89c Redington Rd NW3 7RR

D&A no. 04

Plans

1/400 (A4)

March 2010



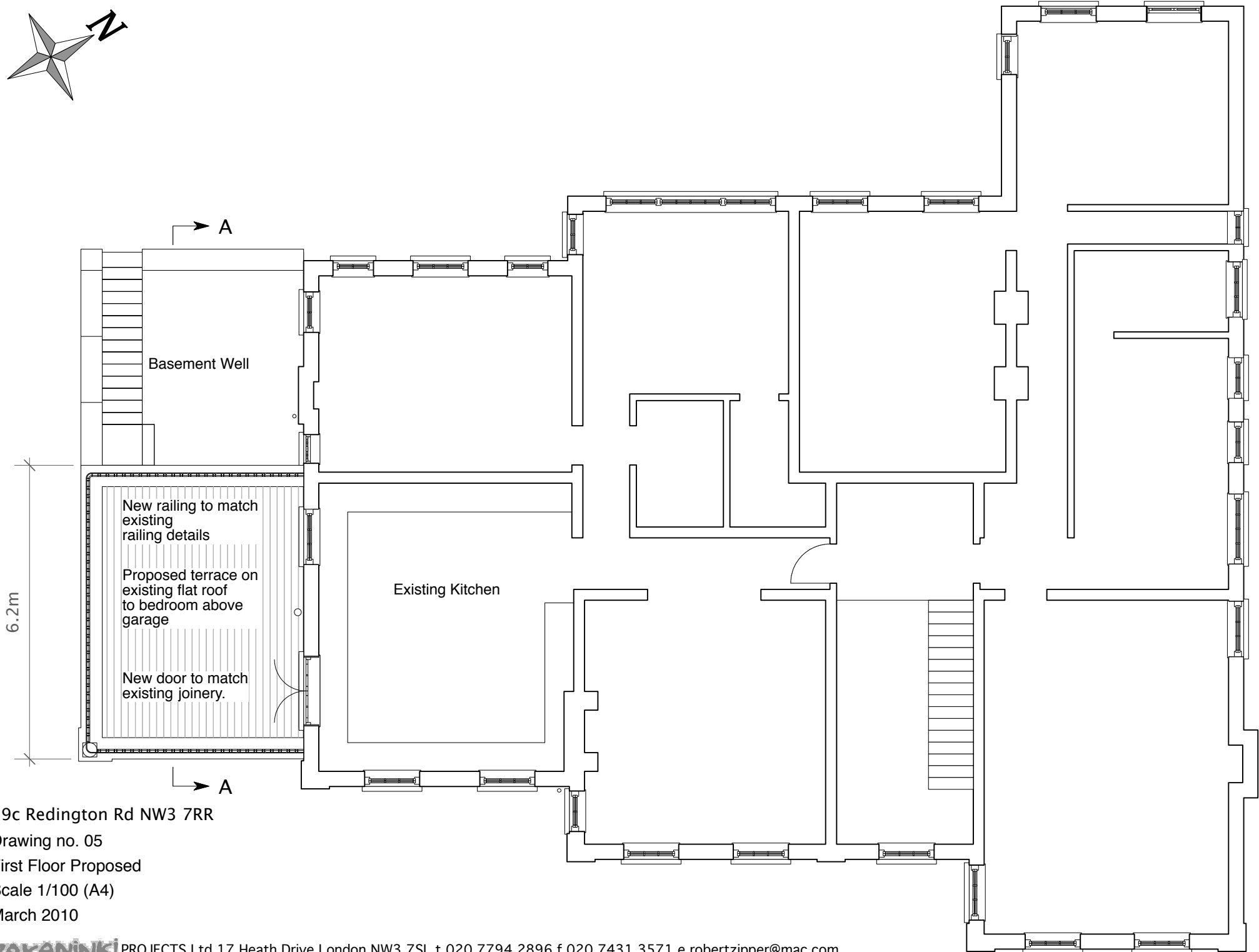
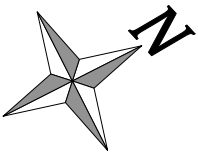
89c Redington Rd NW3 7RR

Drawing no. 04

Rear (NW) Elevation Existing

Scale 1/100 (A4)

March 2010



6.2m

89c Redington Rd NW3 7RR

Drawing no. 05

First Floor Proposed

Scale 1/100 (A4)

March 2010