

Design & Access Statement – 39 REDINGTON ROAD

Supporting Information to Planning Application

The Project & Site

This document describes proposals for the alteration and improvements to 39 Redington Road. 39 Redington Road is located in a conservation area in Hampstead, Postcode - NW3 7RA, lined with large detached houses on either side. Currently it consists of 4 floors (including basement) with five bedrooms and 6 bathrooms, multiple living spaces and a double garage. The proposal would involve the extension of the current first and second floors above the existing garage (visible from the street) including extensions to the existing front, rear and north facing side facades and roof.

Key elements described in the proposals are as follows:

To balance the elevation of the house, on both first and second floor levels by removing the sloping roof and adding an addition pitch identical to the existing roof above the garage, much more in keeping with the style of houses along the road.

Design

The new pitched roof and extended walls to replace the existing sloping roof match the existing sections of the house with a pitched roof, and neighbouring house roofs. The new windows will compliment the existing first floor windows and all materials used will match that of the existing walls and roof.

Noise pollution

It is not foreseen that the proposal will produce any increase in noise levels beyond those of the existing use.

Light pollution

It is not foreseen that the proposal will produce any increase in light levels beyond those of the existing use.

The existing character and appearance of the area

The 39 Redington Road site is situated on the corner site of Redington Road and Oakhill Avenue within one main style and design era.

The houses on both of these roads are large detached houses, and of traditional red brick construction with pitched tiled roofs.

To enhance the appearance of the house to the front and rear, the design involves replacing an existing sloping roof section with extended walls, and a new roof to match and compliment the existing pitched roof of 39 Redington Road and neighbouring properties.

Summary of proposal

In summary, we feel that this proposal:

- Aims to conserve and build upon the nature of the area
- Enhances the front façade so it balances the feel of the house and complements the existing street façade
- Will not raise noise levels
- Will not contribute to light pollution of the surrounding buildings