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Our Ref: JE/th/6788

17th May 2007

Design and Access Statement

In support of a Planning Application for the addition of a garden room at the rear of:

22 REDINGTON ROAD, LONDON, NW3

1 Location

The property is located in the London Borough of Camden in Redington Road, a residential road, characterised by large detached single-family dwelling houses, generally comprising two storeys and roof. The site is occupied by the existing family home of the applicant which is currently undergoing major refurbishment.

2 Use

The house is and will remain a single family dwelling, in line with its current use and that of the vast majority of properties in the road. The proposed garden room is an ancillary area to the main house for interaction between the garden and the house.

3 Amount

The proposal will involve excavation underneath the existing tennis court to provide the space required. The impact to the surrounding area will be minimal.

The size of the proposed room is proportioned to the area of the existing house and the design has carefully observed root protection zones which are in force around major trees in the vicinity.

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4 Layout

The proposed garden room will occupy space to rear of the house, deliberately situated to look directly out onto the garden. The layout has been considered in such a way that the space becomes a natural extension of the house.

5 Scale

The proposed scheme respects the overall scale of the house and the surroundings. Its subterranean design means it has no impact on any of the contextual buildings or the house itself. The whole proposal is limited to one storey and the scale of the major elevation which can be observed only from the garden, is entirely in keeping with that which is existing.

6 Landscaping

The proposal has been designed to coincide visually with a terraced step within the garden design. This step breaks up the visual impact of the vertical wall to the rear of the garden which functions as a retaining wall for Oakhill behind. This step is therefore important to the garden scheme and as such forms part of the elevation for the proposed garden room.

The room is very much designed with the garden in mind and interaction between the room and the garden is a crucial aspect of its function. The main elevation has been designed with full height glazed panels which will have internal benefits, allowing the garden to become an integral part of the room, even when the doors are closed; from an external point of view, these sections of glazing will help to soften the height of the wall and reflect the soft elements of the garden.

7 Appearance

The only aspect of the court which directly affects its appearance is the boundary fence which will be a visually permeable wire net the same as the existing treatment. The appearance of the fence and tennis court will be obscured and softened on the boundaries with 18 and 20 Redington Road through the implementation of a well considered planting scheme. The land surrounding the tennis court will be finished and surfaced in an appropriate way, providing a pleasing environment for all users and non- users alike.

The enlargement of the garden room will not in any way alter the external design appearance of the garden room as approved in planning application ref: 2006/5722/P dated 23rd February 2007.

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8 Access

The property is accessed from Redington Road via pedestrian and vehicular gates. Safe access and egress will be provided with low level brickwork and open railings to allow good visibility to each vehicular access point. Security and pathway lighting will be automated to allow safe pedestrian access at night.

Level access will be provided through to the rear of the property both internally and externally. Level access through to the proposed garden room is via the kitchens to the ground floor.

In addition access and emergency escape via the garden doors will be available as an alternative means.