

# Planning Design Statement

Revision 04

**14 A Redington Road  
London NW3**

## **Contents**

1

2

Introduction

Demolition  
Photographs of existing Site  
Photographs of surroundings  
Proposal  
Previous planning history  
Proposed house and location  
Design and massing  
Relationship with adjacent properties  
Materials  
Disabled access  
Sustainability and environmental considerations  
Energy Efficiency  
Treatment of boundary  
Existing Trees  
Landscaping  
Car parking  
Refuse Storage  
Appendix A – photographs of new-build houses in area  
Appendix B – aboriginal report

## Introduction

The Planning Design Statement will seek to identify the architectural design and build form for the proposed development of 14a Redington Road in the context of the locality. The Statement explains how the reasons for refusal of the previous planning application (LPA 2005/4500/P) and the Appeal Decision dismissal reasons (APP/X5210/E/2016016) have been addressed.

## Site Analysis

The site is located on the north side of Redington Road on the north-east boundary of the Redington/Frognaal Conservation area. The Conservation area is situated to the west of Hampstead, London NW3 within the borough of Camden. The site is also on the extreme western edge of the Hampstead and Highgate Ridge Area of Special Character as defined in the Unitary Development Plan.

The character of the Conservation area is one of a high quality Victorian and Edwardian residential suburb together with more modern designs. The houses are predominately large detached and semi-detached with a variety of formal and free architectural styles typical in the latter 19th and early 20th centuries.

The area is also noted for mature trees and dense vegetation forming 'Avenues' and 'Gardens' within a contoured landscape.

The Redington/Frognaal Conservation area was originally designated by the London Borough of Camden in 1985.

A Conservation area statement was agreed by the Executive of Camden in January 2003 following public consultation.

The site is boarded to the north-west by 16 Redington Road, a two storey grade II listed building of 1889, by Arthur A Mackmurdo. It has a plain six-bay front with tall sash windows below a mansard roof with dormers. The wings and separate studio were added in 1927 by Maxwell Ayrton. There are also 1970's extensions. The house is set back at the rear of the plot in an elevated position and is 28m from the road. No. 16 is enclosed from the street by a high brick wall and fence.

To the south east the site is boarded by 14 Redington Road a 1959 two storey dwelling with basement, composed of brick with a green copper roof, which is itself boarded by 12 Redington Road of 1877-8 in an old-fashioned Italianate with four stories and roof with dormers.

14 Redington Road was granted planning approval in July 2006 for demolition of the existing building and the erection of a new two storey plus attic and basement dwelling house (Planning Ref 2006/1565/P).

The Redington/Frognaal Conservation area statement categorises 14 and 14A Redington Road as neutral buildings, which neither contribute nor are detrimental to the Conservation area

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The site area measures 522m<sup>2</sup> (0.05 hectares).

The existing dwelling comprises a two storey structure with painted brickwork walls, flat roof set behind raised parapets and white painted casement/pivot timber windows. A single storey garage is attached to the north-west side of the dwelling.

The existing dwelling is set 7.5m from the public footpath with the ground floor position 1.8m below pavement level.

The front and rear gardens are enclosed by mature trees and hedging, the prominent species being conifers.

## Demolition of existing house

The existing property is a two storey house with single storey attached garage.

Issues raised in Planning Policy Guidance PPG15 – Conservation area control over demolition have been addressed:

- 4.25 The property is within a Conservation Area. An application for Conservation Area Consent has been submitted.
- 4.26 It is our opinion that the existing house plays no part in the architectural or historic interest of the area. The demolition of the house would not be detrimental to the area as a whole.
- 4.27 The existing building does not make a positive contribution to the area. It is proposed that the demolished building be replaced with a house of more architectural merit that would enhance the street scene and area.
- 4.28 The existing building is classified as neutral in the Redington / Frogna Conservation Area statement which means that it neither contributes to nor is detrimental to the locality.

The merits of the proposed new house compared to the existing house can be summarised as follows:

The new house is of a more confident architectural form. The existing house dates from the 1950s and is of a low standard in construction quality, design and proportions.

The proposed building will sit modestly on its plot and not compete with the houses around it whilst being of high architectural quality. It takes account of its relationship with number 16 and other near buildings as well as surrounding architecture and colours.

The form of the proposed building is sympathetic to its location and takes account of its importance in the street scene. The style of the existing house does not enhance the Conservation Area.

Hampstead has a reputation for accommodating quality contemporary architecture. Replacing a mediocre house with a well designed modern building will continue this tradition.

The proposed house has been designed for the site and modern living requirements. The existing house is too small for the site and it has been constructed in an unsympathetic manner. In order for the existing property to meet with current requirements it would have to be converted and extended further. It seems likely that this would result in a building that completely lacked cohesion of no architectural merit.