

## Previous Planning History

At the 2 March 2006 Committee meeting the Councillors voted against granting planning permission, by 4 votes to 3, to a traditional style scheme recommended by Development Control Planning Services. The refusal was by reason of bulk, massing, replicated design of the approved scheme at No 14 and proximity to the Grade II listed building at No 16. The Councillors commented that a modern design would be welcomed. No objection was made to demolition of the existing building.

An Appeal was dismissed by the Inspector on the grounds of the proposed building's mass, dominant roof and uninspired design. The Inspector wishes to see a development of the highest architectural quality reflecting the architectural flair and innovation of the area which would add to its rich and diverse character. The Inspector states that architectural innovation in the area would be lost if too many buildings were permitted which sought merely to replicate the designs and ideas of the past. There are many modern designs in the Conservation Area, please see Appendix A.

The owners of No 16, that objected to the original Application, have put in writing that they would like a modern building on the site and have no objection to the new building being roughly 3m higher than the existing building.

A new Application is now being submitted. Discussions and site visits have taken place with Camden's Planning and Conservation Officers and their advice and comments have been taken into account in the new Application. The new Application takes into account the comments of the Councillors, their reasons for refusal, the Inspectors views, and any previous objections.

Firstly an innovative design has been used for the new building. It has been designed by Richard Webb, who has two other new build house designs approved within the Conservation Area. The new house is of a sustainable build and energy efficient. (See separate Sustainability and Energy Efficiency Sections).

The house has been designed so that approximately half of its floor space is at basement level. The house has the appearance from the road of a ground and first floor building with a flat green roof and a small second storey that is placed on the side of the building next to No 14 but, subservient to it.

The building is stepped, so as to be subservient to No 16, ( which is at a much higher level than the proposed building, being 6 m higher at ridge level than the first floor roof of the proposed building), and so as to remove any issues in relation to a dominant roof or mass and bulk. The footprint follows the existing building exactly at the rear and closely on all other planes. Indeed the proposed building has been moved further away from No 16 than the existing building. The building lines of No16 and the proposed building are approx 20m apart.

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The original refused Application was for a proposed building 5m higher than the existing one. The proposed building is less than 1.50m higher at the new first floor roof level and approximately 4.00m at second floor roof level. A drawing showing the outline of the existing building, the refused Application and the new Application are submitted to show how the mass,bulk and siting issues have been dealt with.

Materials have been selected so that the proposed building both contributes architecturally to the area whilst at the same time does not detract from No 16. This has been achieved by the use of render and brick that blends in with its neighbours colouring

The proposed building acknowledges its critical location on the road, the architecture of No16 and the relationship between the two buildings and those in the area.

## Proposed House and Location

The proposed scheme is to demolish the existing dwelling at no 14A and erect a new single-family dwelling house, comprising 4 bedrooms and amounting to approximately 474sqm (gross internal area). The house will consist of a ground and first floor building with a flat green roof and a smaller second storey. There is also a basement which constitutes 211sqm of the 474sqm.

The proposed new house sits in the same location as the existing property and occupies almost the same footprint.

## Design and massing

The principles which have governed the redesign of the replacement dwelling comprise:

- Redington/Frognaal Conservation Area statement
- The Hampstead and Highgate Ridge Area of Special Character Statement
- High quality design and finishes for conservation area setting
- Respect of adjacent neighbours amenity
- Relationship to listed building at 16 Redington Road and objections to previous application
- Landscaped setting
- Mass and bulk
- High quality design.
- Sustainable development using a design-led approach to optimising the use of previously developed land - London Plan Policy 2A.1
- Efficient use of stock reducing the number of vacant, unfit and unsatisfactory dwellings - London Plan Policy 3A.3
- Principles of Design for a compact city by maximising the potential of the site, creating or enhancing the public realm, respecting local context, character and communities and respecting the natural environment - London Plan Policy 4B.1
- Sustainable Design and Construction of the highest standards regarding use of land, conservation of energy, materials, water and other resources making the most of natural systems and conserving and enhancing the natural environment - London Plan Policy 4B.6 **See Energy Efficiency and Sustainability Section.**

**The Adopted Unitary Development Plan 2000** has also been taken into account.

- Policy EN1 - general objective of protecting the environment
- Policy EN13 - encouraging high standards of design. Paragraph 4.40 states that a **'well-designed building can improve the quality of the existing environment, reinforce local distinctiveness and create a sense of place'**.
- Policy EN14 - the range of criteria to be considered in ensuring that new development appropriately addresses its setting, including:

- a. The character of the area.
- b. Prevailing architectural style.
- c. Scale and proportions of the surrounding development.
- **Policy EN14, Paragraph 4.41 - 'the local and historic character should be the context from which good design of new development derives inspiration; tradition will normally provide a guide for bulk scale together with conformity to established street patterns, facades, activities and uses.'**

**Additional influence on design was taken from The Emerging Revised Unitary Development Plan 2006**

- **Policy B1 - general policy setting out general criteria to be considered in assessing the design merit of proposals, including:**
  - a. Buildings lines and plot sizes.
  - b. Existing pattern of routes and spaces.
  - c. Height, mass and bulk of neighbouring buildings.
  - d. Design of neighbouring buildings.
  - e. Quality and appropriateness of detailing and materials used.
  - f. Provision of visually interesting frontages at street level.
- **Paragraph 3.08 - 'The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative and imaginative designs can play an important role in the enhancement and renewal of the built environment. Unless a development site is within an area of homogenous architectural style of a high standard that is important to retain, high quality contemporary designs within the policy framework will be welcomed.'**
- **Paragraph 3.11 - 'the height, scale, massing proportions and bulk of development should be informed by, and respect, the local area and adjoining buildings'.**

## Impact upon the Street Scene

In arriving at a design the impact on the street scene is of paramount importance.

The character of the Redington/Frognaal Conservation Area and surroundings is one of a high quality Victorian and Edwardian suburb interspersed with contemporary modern designs (see Appendix A). The residential properties are predominantly large detached and semi-detached with a variety of formal and free architectural styles typical in the latter 19<sup>th</sup> and early 20<sup>th</sup> Century together with more recent modern designs. The Officers' report for the refused scheme confirms that the Redington/Frognaal Conservation Area Statement categorises No. 14A Redington Road as a neutral building, which neither contributes nor is detrimental to the conservation area.

The site at present is well landscaped and heavily screened. The surrounding area is noted for mature trees and dense vegetation forming 'avenues' and 'gardens' within a contoured landscape and, with new planting, will continue to do so.

## Analysis of surrounding area

Neither No. 14A nor 16 Redington Road are wholly characteristic in our view of this part of the Conservation Area. The scale and design of no. 14A results in a weak contribution, with any contribution being lost behind extensive conifer planting. No. 16 is more horizontal in composition and is set back from the highway to a substantial degree.

Walking along Redington Road from the Hampstead Village end toward the Heath, the character evolves from a more urban to suburban feel, with the change occurring by the gradual shift from large terraced or linked properties to free standing detached, but sitting wholly further forward in their plot than no. 16. The predominant style is arts and crafts, with post war (generally 1950s infill) as well as modern contemporary recent builds. The majority of the buildings are of substantial scale and presence, with generous use of stock brick (predominantly red with some London) with stone, render and glass details.

This part of the conservation area is undergoing change and a number of permissions have been granted for the demolition and redevelopment of existing plots, or infill. These include the following properties along Redington Road,

- No 2A (LPA Ref: PW9702402 and PWXD103628 - new build of two storey, basement and roof).
- Nos. 14 (LPA Ref: 2006/1565/P – the demolition of existing single-family dwelling house and erection of a new two storey plus attic and basement dwelling house).
- No 6 (LPA Ref: 2004/5400/P – demolition of the existing property and erection of a new 2 storey dwelling house with additional lower ground space).
- No 85A (LPA Ref: PWX000222ORI – demolition of existing house and erection of new 2 storey and basement dwelling house).

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- No. 27A (LPA Refs: 2003/2254/P - for the demolition above lower ground floor level of an existing dwelling house and the erection of a 3-storey plus basement dwelling house, including extension to the built form at the rear & 2003/2255/C for the demolition above lower ground floor level of an existing dwelling house)
- No. 37A (LPA Ref: PWX0202561 - for the demolition of existing two storey dwelling house and an existing double garage, and the redevelopment of the site by the erection of a four storey building to accommodate 4 self-contained flats together with the provision of 5 car parking spaces & LPA Ref: CWX0202562 for the demolition of the existing dwelling house and a detached garage)

See Appendix A for other new-build dwellings.

## Design Solutions

The proposed scheme has been designed to an extremely high standard, consistent with adjoining and surrounding properties and character and appearance of the Conservation Area. The proposed scheme should be considered of merit including the following summarised benefits

- Quality of accommodation proposed - the proposed scheme creates a generous family house with generous garden amenity.
- Re-use of previously developed site - the proposed scheme will enhance the site and surroundings. No demonstrable harm will arise.
- Design - the proposed materials will enhance the street scene and the character and appearance of the conservation area. A fundamental design concept is to lead on sustainable construction methods, for example heat exchange systems and renewable energy sources.
- Character of the area - the proposed scheme enhances the character of the surrounding area and views into and out of the conservation area.
- Policy - the proposed scheme complies with all the relevant UDP policy and replacement UDP policies and is consistent with the Supplementary Planning Guidance and the Redington/Frognaal Conservation Area Statement.

Hampstead has a reputation for encouraging good quality modern architecture. This proposal will reinforce that tradition. WEBB Architects Limited have both obtained planning permission and built houses of a modern architectural style in Hampstead (Well Road and Keats Grove).

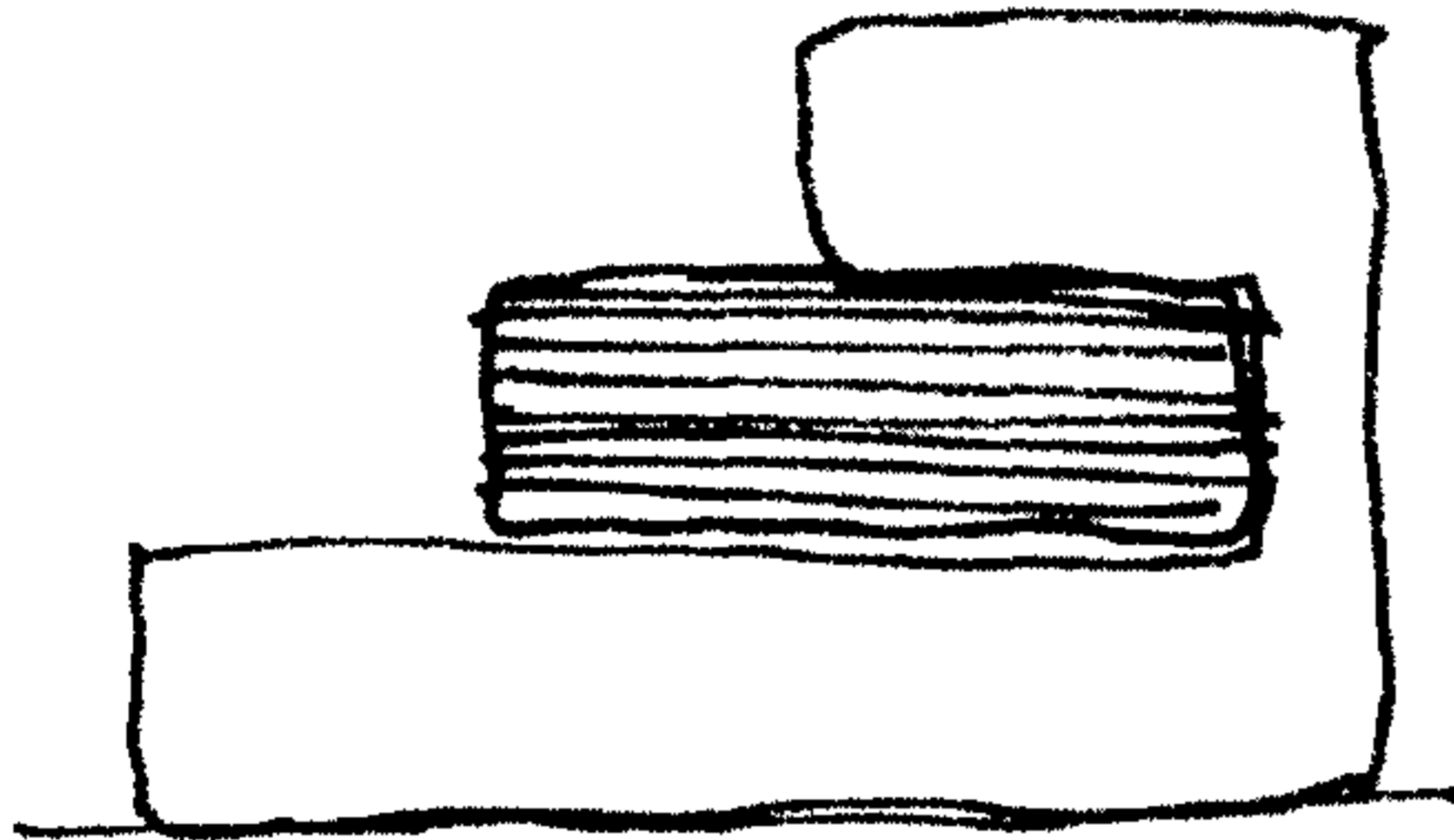
Two storeys are apparent above ground level with an additional small second storey. Each storey is reduced in width so that the building steps in at higher levels. This reduces it's bulk when viewed from the street or neighbouring gardens and retains views through to the trees at the rear of the site.

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The middle of these storeys (first floor) has been designed to project at the front and has been treated with a material (brick) which contrasts with the remainder of the house (render). This will cause this storey to be more dominant and make the upper floor subservient. The storey heights also reinforce this hierarchy.

As the house sits on a corner in the road the appearance of the building when viewed from the west has been given particular attention. Corner glazing has been added, the projecting first floor creates a dynamic elevation and the windows to the front are quite deeply recessed to enhance the modeling of the building.

To tie the stepped elements of the building into a whole the architecture has been developed so that the ground floor unites with the second floor in material and wraps around the middle first floor.



The style of the architecture is modernist and simple, it is intended to create a building with lots of light and open plan spaces. The minimal style will be enhanced in the detailing (e.g frameless glazing in some places, avoidance of coping stones, restriction on glazing bars).

Issues raised by the Councillors, the Inspector and objections have been taken into account in the design. There is no replication of 14's design. The proposed building has been moved further away from number 16 and the design no longer has a dominant roof. The scheme has been significantly reduced in height. The first floor roof is only 1.5m higher than the existing building. The new scheme's lower floor is set (3m) below pavement level. The previous scheme was 2.4m below pavement level.