

25 August 2006

Mr Charles Thuaire
London Borough of Camden
Town Hall Extension
Argyle Street
London
WC1H 8NL

**CHASSAY
+ LAST** ARCHITECTS

Our ref: HHH/E1/ML/250806

Dear Charles

Planning Application for an Extension to Hill House, 87 Redington Road, Hampstead

Following our meeting with you in June we now enclose our planning application with documents as per the attached list.

The application addresses the point that you raised at our meeting and includes the relevant arboricultural and structural reports.

We trust you find this information sufficient and we look forward to a positive determination of the application under delegated powers.

Should you have any queries or require any further information please contact me on 020 7483 7700.

Yours sincerely



Malcolm Last
CHASSAY+LAST Architects

encl.

**EXTENSION TO HILL HOUSE
87 REDINGTON ROAD**

Planning Documents

5 copies of the following:

- Planning Application Forms including 1 original and cheque for £135.00
- Planning Application Drawings by Chassay+Last Architects (A3 set @1:250 scale)
- Planning Application Drawings at 1:100 scale
- Design and Access Statement
- Planning Policy Statement in support of the Application by CgMs
- Structural Engineering Report by Price & Myers
- Arboricultural Report in letter form dated 2 August 2006 prepared by Geoffrey Bunyan Associates, including 1:100 Tree Survey Plan

~~Supplementary Information: 1 copy of 21 August 2006~~

87 REDINGTON ROAD, HAMPSTEAD

DESIGN STATEMENT

Scheme Proposal

The proposed scheme is for a single storey summer dining room and kitchen, as an adjunct to the main accommodation in Hill House which has a cramped dining arrangement.

The room is linked via underground accommodation to the basement of Hill House. The proposed accommodation comprises an enclosed garage for two cars, a swimming pool, changing rooms and ancillary accommodation to the basement of Hill House.

Design

The design of the single storey element is modernist in style which reflects the emerging international style inherent in Hill House by Oliver Hill. It has large glazed elements facing east to the existing garden and south east to Redington Road.

This glazed element with continuous metal brise soleil has little impact on the setting of Redington Road as it is of low scale and 45 metres distance from Redington Road and screened by existing trees.

The footprint of the proposed building is based on that of the permitted Avanti Architects scheme with a slight increase so that the building can address the garden and Hill House. The building also screens No. 85A from views from the existing living room of the Hill House.

The roof height of the proposed building is kept at a height below the clerestory windows on No. 85A Redington Road, so their light is not affected. The roof for sustainability reasons is a green 'sedum' roof which provides sustainable drainage and biodiversity.

Most of the accommodation is subterranean and as such has no impact on the setting of Hill House.

Arboricultural

A tree report dated 2 August 2006 prepared by Geoffrey Bunyan Associates accompanies this application. His recommendation is that the Silver Birch, Cypress and Eucalyptus trees should be removed. All other existing trees are not affected by the works. The Cypress and Eucalyptus are of no particular amenity value and are poor specimens. The Silver Birch is of reasonably good form, but poor appearance and Geoffrey Bunyan's view is that it should be removed and replaced by a white barked birch of higher amenity value.

Landscape

The garden including all plants and planters will be recorded and replaced after underground works are complete.

No changes are to be made to the original rampart wall to Hill House designed by Christopher Tunnand.

Structure

A Structural Report has been prepared by Andy Heyne of Price & Myers Structural Engineers. Price and Myers worked closely with the team to establish a development that works within the site constraints. Their report concludes that the proposed works have no adverse effect on any retained trees, or on any adjoining structures.

Access Statement

An Access Statement is enclosed.

The proposal is accessible to the disabled via either the garage where bays are large enough for disabled access and from the existing passenger lift serving the basement in Hill House.