



RER/X/DA/02
15 April 2014

26 REDINGTON ROAD, LONDON, NW3 7RB

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

- This Design and Access Statement has been prepared in support of a Planning Application, the proposed works include:
 1. formation of a lightwell (and protection railings) at the front of the house at lower ground floor level,
 2. installation of an external door and window at lower ground floor level,
 3. re-arrangement of the window and opening adjacent to the front door at ground floor level,
 4. extension of the roof ridge at ground floor level,
 5. insertion of rooflights into the existing pitched roof,
 6. formation of a new window in the gable-end of previously consented first floor rear extension.
- The formation of the front lightwell and installation of a new door and window is to provide light and access to an extended basement accommodation. The extended basement would be carried out under permitted development as it is beneath the footprint of the existing house and is therefore not an item requested for inclusion in this planning application. A BIA screening report prepared by Price & Myers structural engineers is submitted with this application which states that a full BIA is not required for the intended works.
- A previous planning application submitted on behalf by our clients (reference 2013/5996/P) was granted on 24 January 2014. This was the first floor rear extension; ground floor and basement infill extensions; alterations to rear, front, NE and SW elevations; lowering existing basement level and excavation of front garden associated with new steps and new front basement windows. These consented items are indicated on the submitted plans by dashed blue lines.
- The house is not listed but it is deemed to make a positive contribution to the character and appearance of the Redington & Froggnal Conservation Area.



Photo 1 – Front elevation of house (behind the hedges and trees) taken from Redington Road.



Photo 2 – Front elevation of house taken from the front garden.

2.0 DESIGN STATEMENT

2.1 Use

- The house comprises four storeys and its lawful use is residential.

2.2 Amount

- The proposals outlined in this planning application do not include for any additional floor area to that that has previously been consented.
- The area of the lightwell at the front of the house is approximately 2m².

2.3 Layout

- The existing roof spaces have been incorporated into the accommodation of the house, roof lights have been inserted to provide natural light into the spaces beneath.

2.4 Scale

- The lightwell, modified and new windows, rooflights and extended roof ridge would not affect the integrity or scale of the existing house as it would be in harmony with the original form and character.
- The adjacent house, No. 28, would not suffer any loss of sunlight or amenity as a result of any of these proposals.

2.5 Landscaping

- The existing front and rear gardens are not affected by these proposed works; the area of hard landscaping would not increase.
- There are no trees in the garden or in close proximity to the house affected by these proposed works.

2.6 Appearance

- The new external windows and doors will match the material and finish of the existing.
- The gable-end formed by the extension of the roof ridge at the rear of the house would be constructed of facing brick to match the existing, the clay tiles on the roof would also match the existing.
- The protection railing around the lightwell would match the existing.

2.7 Context

- This house is in a low-density residential neighbourhood on a steep slope on the western side of Hampstead. The difference in levels between the street and the rear garden is over 6m.
- The house was built in late 19th century / early 20th century and is part of a group of detached / semi-detached houses (no's 16-28, even numbers) that are set back from Redington Road and are behind dense vegetation. While these houses are not architecturally consistent, they are all characterised by the period, use of material, generous size and substantial plots.

2.8 Sustainability

- The new building elements will be thermally efficient in accordance with current building regulations.
- The heating services are all to be replaced as they are reaching the end of their functioning lifespan. The replacements will be efficient and will significantly improve the performance of the house.

3.0 ACCESS STATEMENT

3.1 Pedestrian access

- The access from the street to the front door would not be any different to the previously consented scheme.
- The house is within walking distance from key services and amenities.
- The house is within a controlled parking zone; there is an existing single subterranean parking garage accessible from the street.

3.2 Public transport

- The property has a PTAL rating of 3 (moderate).
- Hampstead tube station (Northern Line) is 866m away, Finchley Road and Frognal Station (Overground) is 946m away, buses on Finchley Road are 600m away.

End