

Design and Access Statement

September 2014

Introduction

- 1 Planning permission was granted on 08/10/2013 for the excavation of a basement to accommodate a swimming pool and enlargement of the lower ground floor level including front lightwell, erection of glazed orangery extension to rear ground floor level, installation of 2 dormer windows on rear roofslope, 3 x rooflights and alterations to fenestration all in connection with existing single-family dwellinghouse (LPA ref: 2012/2548/P).
- 2 Notwithstanding the recent planning permission detailed above we have been instructed to submit an application for a reduced scope of development at the property.
- 3 Under the current application it is proposed to excavate under the footprint of the existing dwelling house to provide a gym and swimming pool for use by the occupiers of the property, providing an additional 238 sqm of usable floorspace. The excavated area will be entirely below ground level with a front lightwell (as previously approved under 2012/2548/P) being the only external manifestation of the works.

69 Redington Road

- 4 69 Redington Road is a detached four storey, 9 bedroom single family dwelling located on the western side of the street within the Redington and Frognal Conservation Area.
- 5 The age, style and materials of the property are characteristic of the late 19th century/early 20th century architectural character of the suburb and contribute positively to the Conservation Area amongst a long stretch of approximately 45 adjacent houses.
- 6 The front façade consists of white rendered brickwork, single glazed casement windows including a single storey bay window, a pitched roof porch and a single storey double garage.
- 7 The site slopes down towards the rear of the building, allowing the inclusion of a lower ground floor on the level of the rear garden. There are two single storey rear extensions at this level, both with roof terraces above.
- 8 The site is in close proximity to several tube and rail stations and is within 15 minutes walking time from Hampstead , Finchley Road and Frognal stations (Zone 2). There are numerous bus services in close proximity to the site.

Development Overview

- 9 The application proposals seek the formation of a new basement level with associated front lightwell and an extended parking garage at ground and lower ground floor level.
- 10 The existing lower ground floor level will retain much of the original plan, with a new lightwell to the front of the property being completely concealed by a raised planter.

- 11 The existing garage will be rebuilt with a small rear extension as per the extant planning permission (2012/2548/P).
- 12 A new basement will be built under the footprint of the existing property to provide a gym and swimming pool for use by the occupiers of the property.

Access

- 13 The approach to the dwelling will remain as per the existing. Vehicular access will remain as present with resurfacing and minor alterations occurring. Internally access and circulation will be improved wherever possible to be compliant with Part M and B of the Building Regulations.

September 2014