**Impact Statement in Relation to an Application for Planning Permission at:**

**57 Redington Road, London NW3 7RP**

INTRODUCTION

This statement is in support of the planning application submitted by Mr David Alki, for the replacement of the doors and windows on the existing property, a replacement front entrance canopy and rear roof lantern.

The statement has been prepared by Hampton Conservatories Ltd, one of the leading manufacturers and installers of bespoke timber conservatories, orangeries, doors and windows in the UK and Ireland. Over the past 30 years Hampton Conservatories has undertaken designs and installations for a wide range of conservation and heritage projects.

OVERVIEW OF THE STREET

Redington Road is located within a local Conservation Area. It is composed of individually built houses of many different styles, some of which are detached, and some of which are semi-detached. Over the years, individual property owners have obviously added their own personal stamp on their homes, which has added to the diversity of styles seen today, and which give the street so much of its character and charm.

None of the buildings in the street are true Georgian buildings, and do not conform to Georgian principles of scale, style and proportion. Some could be considered to be Victorian, some Edwardian, some have Arts and Crafts features, and some a mixture of different styles.

If you look up and down the street you will see homes with different styles of window. The two properties immediately to the left of number 57 both have what can be described as ”Georgian” style windows, and sit very comfortably in the neighbourhood. Other homes also have similar windows, either full “Georgian” or “Georgian” over plain. Some windows are sliding sash windows, others are casement windows. Some of the windows in the street are timber, others are not. The property immediately to the right of number 57 has windows with a very busy gridded pattern that is executed in lead.

Many of the houses in the street have entrance porticos, some simple canopies, others with classical columns supporting more ornate covered entrances. The houses also display a variety of styles of dormer windows, from simple flat roofed designs, to ones with barrel/curved detailing.

PROPOSED WORK

Mr Alki has submitted an application to replace the existing windows, entrance canopy and rear lantern, that while more detailed than the existing, are totally in sympathy with neighbouring properties, and the overall architectural character of the street.

The existing window and door treatment of the front of the house is different to the rear, as is the side elevation, and the proposed changes will provide balance and continuity to the architecture of the property, while maintaining the asymmetrical qualities common to Arts and Crafts buildings.

The Arts and Crafts period made extensive use of gridded window patterns that we more often think of as belonging to the Georgian period. However, you only have to look at such classic Arts and Crafts houses, such as William Morris’ home, The Red House, designed by Philip Webb, Kelmscott House, Morris’ Hammersmith home, Mackintosh’s Hill House, or Standen, to see that these gridded window patterns were frequently used in their designs. Once the public accepted with enthusiasm this new simplified style, it rapidly became a common feature of urban architecture. In this case, we have kept the gridded pattern to the upper parts of the fenestration to address local conservation concerns over decorative window patterns that might otherwise appear too busy -at the same time, we feel that it is totally in keeping with the Arts and Crafts approach to design.

The new windows and doors will be manufactured from a mixture of Sapele mahogany and Accoya, with a performance and respect for sustainability that is unsurpassed in the industry. High performance sealed units with 17mm glazing bars will meet the stringent requirements of the Building Regulations, while preserving the historical detailing, which is further enhanced by architectural period moulding.

The client has requested the change to the entrance canopy, by lengthening it, for practical reasons as the existing canopy does not provide cover from the elements, whereas the proposed design would afford more cover. The design incorporates columns with panelled bases and stop chamfered upper sections, typical of the Arts and Crafts period. Likewise, the frieze running around the flat roof, has complimentary detailing. These features can be seen in classic Arts and Crafts houses, such as Rodmarton Manor, where Earnest Barnsley and Earnest Gimson were employed by their clients, the Biddulphs, and at Standen, where Philip Webb designed a house for the Beales.

Hampton Conservatories prides itself in its attention to detail, and over the years has worked on many historical properties, winning awards for their attention to quality of design and product. We believe that the changes proposed in the current application will maintain and enhance the unique character of the neighbourhood.