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# New Garage: One Oak - 16 Redington Road Heritage Impact Statement



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## Change History

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## 1.0 EXECUTIVE SUMMARY

Heritage Matters has been commissioned to prepare a Heritage Statement for the proposed new development at One Oak - 16 Redington Road.

Figure 1: Location Map



The design of these development proposals have been guided by a clear understanding and respect for the distinctive character of the listed main house and the Conservation Area.

The changes can be summarised as:

- New Garage and Garden Store
- New Bike Shed

It is judged that the layout, scale of development, design style and materials used, are of high quality which sympathetically reflect the local design vernacular.

All changes have been assessed to be low to neutral, and in some cases positive, with respect to the listed building and its setting; and, the setting of the conservation area.

Figure 2: Current Roadside View of Site for the New Garage



### 1.1 Proposed Changes

The proposals can be summarised as:

- New Garage and Garden Store
- New Bike Shed

Figure 3: Existing Plot

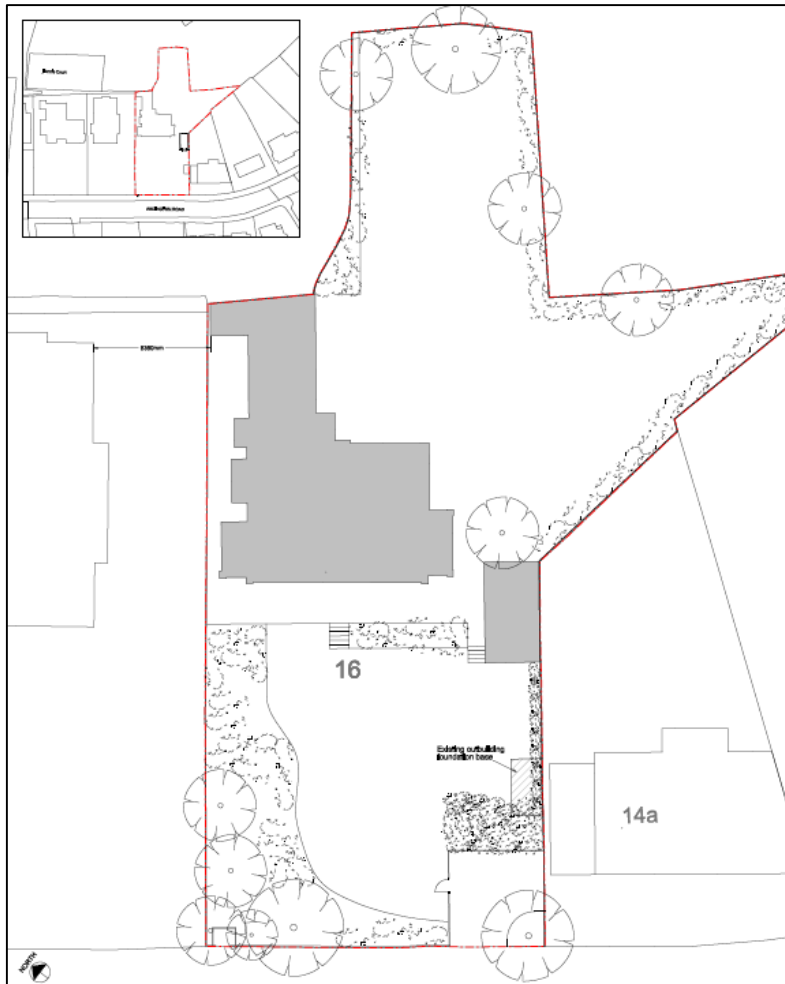


Figure 4: Proposed New Garage, Garden Store and Bike Shed

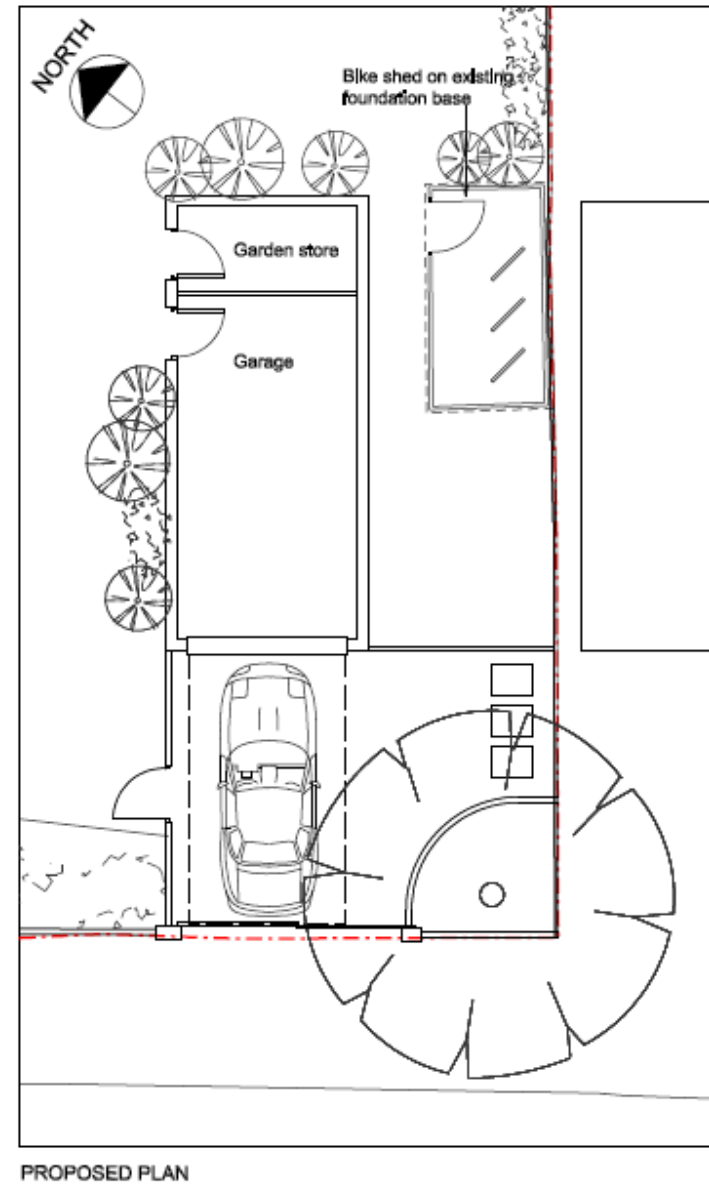


Figure 5: Proposed Plans, Elevations and Section through New Development

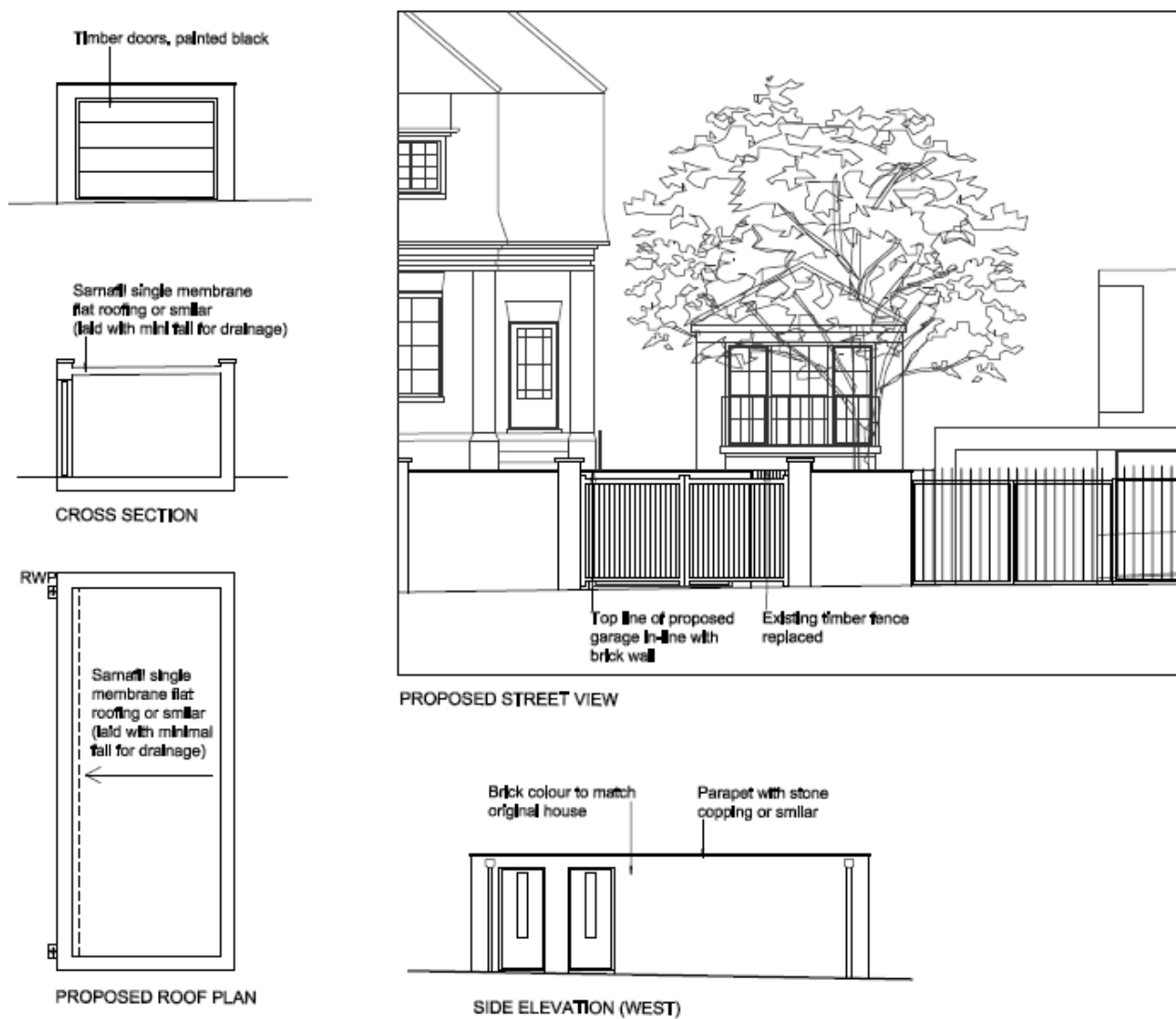


Figure 6: Recently Approved Streetscene (2014/1063P and 2014/1064/L)



Figure 7: Streetscene with Proposed New Garage hidden from View behind Gate





## 2.0 HERITAGE SIGNIFICANCE OF BUILDING AND THE CONSERVATION AREA

### 2.1 Introduction

No 16 Redington Road (Grade II) lies within the Redington/Frogna Conservation Area in the London Borough of Camden. It is important that the new development does not adversely affect the heritage significance and/or setting of the listed building and curtilage, and the conservation area in accordance with the requirements of the NPPF.

### 2.2 EH Listing for 16 Redington Road

#### List entry Summary

**This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.**

**Name:** ONE OAK

**List entry Number:** 1130370

**Location**

ONE OAK, 16, REDINGTON ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Greater London Authority	Camden	London Borough	

**Grade:** II

**Date first listed:** 11-Jan-1999

**Date of most recent amendment:** Not applicable to this List entry.

#### Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 477839

#### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

#### List entry Description

TQ2585NE REDINGTON ROAD 798-1/25/1772 (North East side) No.16 One Oak

II

Detached house. 1889. By Arthur H Mackmurdo. For Mrs Geddes. Extended 1927 by Maxwell Ayrton for Sir E Owen Williams, the engineer. Yellow brick with red brick dressings to ground floor; tiled mansard roof. Symmetrical design but for a recessed entrance bay to right. 2 storeys 6 windows. Central main entrance of panelled door and overlight. Gauged red brick flat arches to white-painted sashes with blind boxes. Subsidiary entrance to right with gauged brick head and door part-glazed with margin patterning. Deep first floor white-painted entablature with enriched frieze and cornice to oversailing 1st floor with six 2-light dormers. INTERIOR: not inspected but noted to retain many of Mackmurdo's stylised and richly moulded doorways, skirting boards, cornices and fireplaces. The separate studio to east of house was built for Owen Williams; now altered. HISTORICAL NOTE: listed as a rare example of the work of AH Mackmurdo, designed in an

*innovative style for its date. It was the home of the sculptor Sir Hamo Thornycroft, sculptor as well as of the celebrated civil engineer Sir Owen Williams.*

### **2.3 Redington/Frogna Conservation Area**

The site lies within

‘Sub Area Four: Redington Road and Templewood Avenue’ of the Redington/Frogna Conservation Area.

*“Redington Road was laid out in 1875 and developed slowly starting from the Frogna (southern) end. It is the longest Road in the Conservation Area and features a wide range of primarily early 20<sup>th</sup> century domestic architecture along its length. Whilst there is no consistent architectural style, red brick, clay tiles, dormer and sash windows are common elements to Arts and Crafts, Queen Anne, Edwardian and neo-Georgian houses alike. Of particular interest on Redington Road are Nos. 2 & 4 designed by Philip Webb in 1876 in a rural Arts and Crafts style (listed II\*); No. 16 One Oak, a fine example of the work of Arthur H. Mackmurdo (list); Nos. 35-37 by Horace Field; No 39, a well embellished house designed by W.W> Bull; NO 66, the Wabe. An eclectic mix of styles and elements designed for himself by Educational Advisor Dr William Garnett and Nos. 54 & 56 (listed) by Quennell. The main stretches of Redington Road that are of consistent architectural style are those sections designed d by Quennell at Nos. 41-49 and Nos. 71-77. The former are typical examples of the Quennell/Hart partnership between 1898 and 1914 mixing orange and red brickwork with gables, oriels and occasional classical features to create a relaxed style loosely reminiscent of English Architecture of the mid-17<sup>th</sup> and early 18<sup>th</sup> centuries. The latter houses are in formal neo-Georgian style and indicate that the northern part of the road was the latest to be developed.*

*The relationship between buildings and the street varies along the length of Redington Road. For example, Nos. 7-15 are within ten metres of the back of pavement, whilst 16-28 are set back behind dense vegetation. Redington Road rises and falls a number of times along its length with the lowest point being at the junction with Heath Drive and highest point close to its north-eastern end. There are limited views between the houses on the lower part of the road towards west London and longer distance views across roof and treetops can be gained from its northern end.” (pp.14-15)*

## ***2.4 Conservation Area Key Features***

The Conservation Area forms a well-preserved example of a prosperous late 19<sup>th</sup> century and Edwardian suburb.

Key features of the local character of the Conservation Area are:

- Large detached and semi-detached houses
- Built in red brick with clay tile roofs
- Mature trees and gardens with dense vegetation
- Original pavement materials and boundary walls

Figure 8: View along Redington Road looking to north-west



Figure 9: View along Redington Road looking to south-east

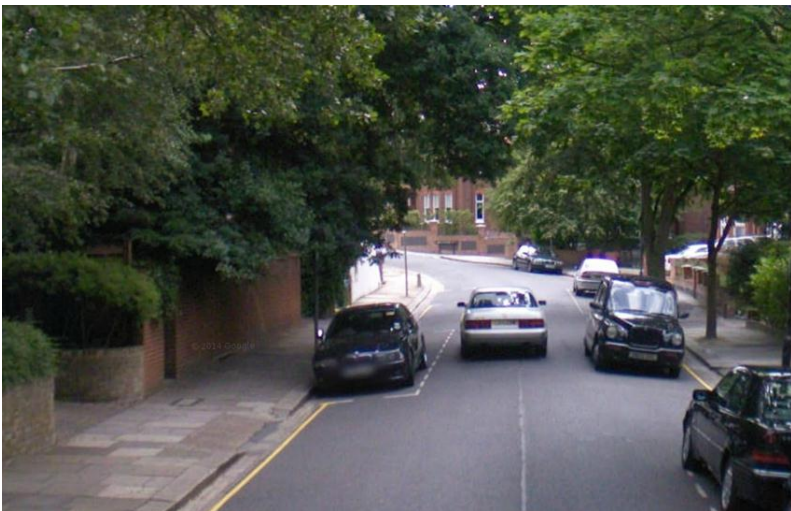


Figure 10: View of Existing Frontage



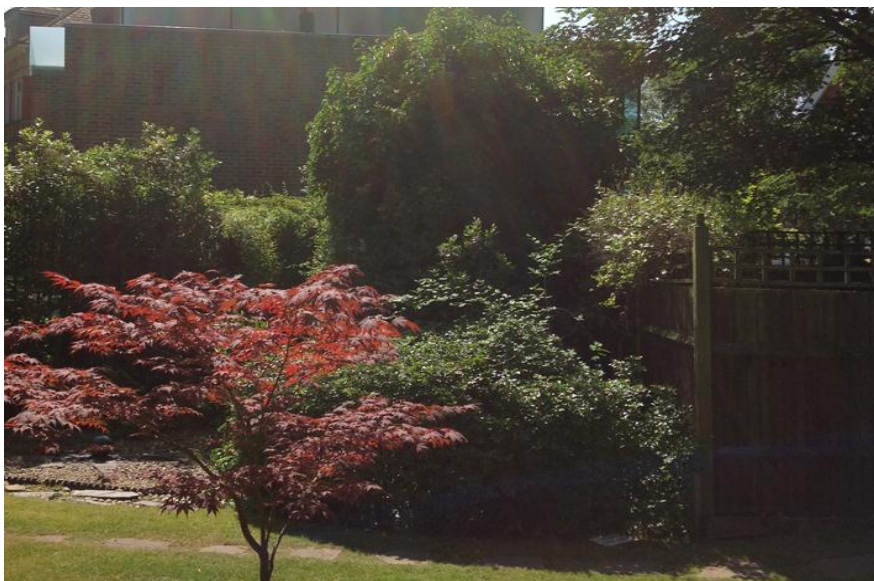
Figure 11: View of Existing Car Spaces



Figure 12: View of Location of Garage in Garden viewed from Side



Figure 13: View of Location of Garage in Garden viewed from Rear



## 3.0 ASSESSMENT OF IMPACT

### *3.1 Assessment of Impact on Listed Building and Setting*

The changes can be summarised as:

- New Garage and Garden Store
- New Bike Shed

#### **3.1.1 New Garage and Garden Store**

**Existing:** Area is part of front garden and part of existing car spaces

**Historic Significance:** Current parking spaces and timber fence relatively new and not of historic significance.

**Proposed:** Construct new single storey garage for one car with rear garden store. Yellow/soft brown London stock brickwork with stone effect coping similar to main house. Garage door and other side doors in timber.

**Mitigation:** Garage sited so as not to be visible from roadside frontage in area of garden with many shrubs. Garage to be screened by planting to reduce impact of garden views and from house. Care taken to minimise disturbance to historic fabric.

**Assessment of Impact:** Low

**Significance of Impact:** Low

#### **3.1.2 New Bike Shed**

**Existing:** Currently foundation base of former outbuilding in garden.

**Historic Significance:** Area has been the site of an outbuilding until relatively recently. Foundation of no particular historic significance.

**Proposed:** Construct new timber bike shed.

**Mitigation:** Bike shed located on existing foundation pad. To be screened by planting to reduce impact of garden views and from house. Care taken to minimise disturbance to historic fabric.

**Assessment of Impact:** Low

**Significance of Impact:** Low

### *3.2 Assessment of Impact on Conservation Area*

The new garage and bike shed will not be visible from the public realm. Design, style and materials have been carefully chosen to sympathetically match the design of the listed house.

It is assessed that these changes will be low. As a whole it is assessed that the recently approved new vehicular gateway and gate, plus the new garage behind it, will be a positive enhancement of current view of the off-road car spaces and timber fence.

## 4.0 CONCLUSIONS

The design of these development proposals have been guided by a clear understanding and respect for the special and distinctive character of the historic listed building that is One Oak - 16 Redington Road.

It is judged that the layout, scale of development, design style and materials used, are of high quality which sympathetically reflect the design influences in the main house and are of sympathetic modern design with appropriate modern materials.

All changes have been assessed to be low, and in some cases positive, with respect to impact on the adjacent listed building and its setting; and, the setting of the conservation area.