



RER/X/DA/03  
2 March 2015

**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. incorporation of a ground floor lightwell at the side of the house.
  2. formation of a lightwell (and balustrade) at the front of the house,
- The side lightwell was originally retained to provide natural light into the ground floor of the house, subsequent planning applications included rooflights which compensated for the loss of light from this side lightwell, thereby making it redundant.
- The incorporation of the side lightwell would not be visible from the neighbours.
- The formation of the front lightwell is required to provide natural light to the lower ground floor. It will not be evident from the street.
- The lower ground floor has been extended beneath the footprint of the existing house under permitted development rights.
- During the excavation of the lower ground floor, it was found that the ground along the front and sides of the existing house was predominantly made-up ground, in addition, ground water was not found above the main formation level of the lower ground floor.
- Previous planning applications (see references below) included a geotechnical report provided by the Structural Engineers, the information was obtained from observations of a borehole dug in the rear garden. Site observations by the Structural Engineer during construction of the previously consented works have been consistent with the findings outlined in that report.
- Previous planning applications submitted on behalf of our clients:
  1. Reference 2013/5996/P, granted on 24 January 2014, for rear and side extensions, alterations to elevations and excavation of front garden associated with new steps and front windows.

2. Reference 2015/2763/P, granted 30 July 2014, for amendments to the previous application, including rooflights and a dormer window.
- The house is not listed but it is deemed to make a positive contribution to the character and appearance of the Redington & Froggal Conservation Area.



Photo 1 – Front elevation of house taken from the front garden (photo taken prior to the commencement of previously consented building works)



Photo 2 – Front terrace with proposed location of lightwell (photo taken prior to the commencement of previously consented buildings works).

## **2.0 DESIGN STATEMENT**

### **2.1 Use**

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

### **2.2 Amount**

- The area of the existing side lightwell which is proposed to be incorporated into the house is approximately 3.8m<sup>2</sup>.
- The area of the lightwell at the front of the house is approximately 1.8m<sup>2</sup>.

### **2.3 Layout**

- The layout of the house is not affected by the incorporation of the side lightwell or by the formation of the front lightwell, the internal accommodation on the ground floor is increased and the external front terrace is reduced in size.

### **2.4 Scale**

- The incorporation and formation of the lightwells would not affect the integrity or scale of the existing house, neither do they have an impact on its form or character.
- The adjacent houses, No. 28 and 24, would not suffer any loss of sunlight or amenity as a result of these proposals.

### **2.5 Landscaping**

- The existing front and rear gardens are not affected by these proposals; 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 roof over the incorporated lightwell at the side of the house would be at the same level of the flat roofs adjacent and in the same single ply membrane finish.
- The walls of the lightwell at the front of the house would be rendered to increase the amount of reflected light into the lower ground floor and be consistent with existing external rendered walls elsewhere around the house.
- The balustrade around the lightwell would match the existing metal balustrade.

## 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 19<sup>th</sup> century / early 20<sup>th</sup> 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.



Photo 3 and 4 – location of side lightwell to be incorporated into house (photos taken prior to the commencement of previously consented buildings works)

### **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.

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