

**36 REDINGTON ROAD
London, NW3 7RT**

**APPLICATION FOR FULL PLANNING & DEMOLITION WITHIN A CONSERVATION AREA
DESIGN & ACCESS STATEMENT**

**Submitted to Camden Council
April 2015**

**Prepared by ARCHETYPE ASSOCIATES LTD
on behalf of Mr. A. Zolf**



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1.0 - INTRODUCTION

- 1.1** This Design Statement has been prepared by Archetype Associates Ltd on behalf of the applicant, Mr. Ahmed Zolf, in support of proposals at 36 Redington Road, London.
- 1.2** The proposals include the full demolition of the existing property to create a new, 3-storey single dwelling with pitched roof and a single basement including car port. This statement identifies how the design proposals have considered local policies, quality of design, as well as neighbouring properties and the surrounding context.
- 1.3** The Local Authority for the application site is acknowledged to be Camden Council. The site itself falls within the Redington and Frognal Conservation area and thus this application is for **'Full Planning and Demolition within a Conservation Area'**.
- 1.4** This application should be read in conjunction with the submitted drawings and all other supporting information including a Planning Statement, Basement Impact Statement and Arboricultural Assessment.
- 1.5** The following report is set out in the following sections:
- 2.0 **Project Brief**
 - 3.0 **Site Appraisal**
 - 4.0 **Planning History**
 - 5.0 **Policy Considerations**
 - 6.0 **Design Proposals**
 - 7.0 **Privacy and Light**
 - 8.0 **Conclusion**

Drawings, proposed materials and an overview of the architects profile can all be found in the following Appendices.

2.0 - PROJECT BRIEF

- 2.1** Archetype Associates Ltd were approached by the property owners with a brief to demolish the existing residential property at 36 Redington Road and design a single family dwelling more in keeping with the scale and design quality of the surrounding area.
- 2.2** The National Planning Policy Framework, London Plan, and Camden Local Development Framework all lay out the importance of good design as a key aspect of new residential developments. This is especially prevalent to the application site which is located within the Redington and Frognal Conservation Area and more specifically the Redington Road and Templewood sub-area. This area is characterised by large, generously spaced houses in a mixture of architectural styles, set in a mature landscape. 36 Redington Road is considered to be out of context in terms of scale and style typically found within the area. The outlined proposals therefore should improve the quality of design within the site and make it a positive contribution to the established conservation area.
- 2.3** To bring the proposal site up to the standard of living shared within the surrounding area, the applicant would like to enlarge the existing building envelope to provide a 5-bedroom property with large living spaces and provision for 2 car parking spaces.
- 2.4** A previous application was withdrawn from planning due to extensive conversations with Planning and Design officers at Camden Council. All concerns have been addressed in this latest application including a reduction in basement size and consideration of form with respect to properties in the surrounding area. In addition, the neighbouring property, 38 Redington Road, is considered to be of a 'contemporary' style. As the properties are adjoined, it has been appropriate to consider the proposals for no. 36 Redington Road in a contemporary context, through selection of materials and detailing.
- 2.5** To ensure the sustainability of the project and to minimise impact from development on neighbouring properties, the applicant has made every effort to carry out any site investigations at the earliest stage so that the design of proposals can respond adequately to given findings.

3.0 - SITE APPRAISAL

- 3.1**
- Site Address:** 36 Redington Road, London, NW3 7RT
- Local Authority:** Camden Council
- Conservation Area:** Redington and Frognal
- Sub-Area:** Redington Road and Templewood Avenue
- Use Class:** C3 (Residential)
- Local Transport Access**
- Nearest Train Station:** Finchley Road (Overground) West Hampstead (Overground)
Approx. 0.8 miles from application site
- Nearest Tube Station:** Hampstead Tube Station (Northern Line)
Approx. 0.6 miles from application site
- Nearest Bus Route:**
- Site Area:** Approx. 450sq. m
- 3.2**
- Context**
- 3.2.1 The proposal site is located in a prosperous north London suburb, characterised by large semi detached and semi-detached properties of mixed architectural style, with the area on the whole being considered as a well preserved example of a prosperous late 19th century suburb.
- 3.2.2 The area is predominantly residential and its location in a conservation area means properties are mainly considered as providing a 'positive contribution to the area'.** Houses are largely detached and semi detached with buildings ranging from single storey extensions to 4-5 storey residential blocks. On the whole, these are built in red brick and clay tiled roofs.
- 3.2.3 It is worth noting that, although local architecture is largely Edwardian and Victorian in style, there are notable examples of contemporary architecture suggesting that proposals would not necessarily need to be of a traditional style.
- 3.2.4 The street scape of the Redington and Frognal Conservation Area is characterised by mature trees and dense vegetation with avenues and gardens becoming a dominant feature of the conservation area. In some instances, red-brick pedestrianised paths have also been identified as desirable features of the area.
- 3.2.5 Despite the conservation status, it has been identified that a pocket of residential properties, located along Redington Road and Redington Gardens are not considered to provide any positive contribution to the character of the area. This is made particularly apparent at 36 Redington Road where the semi detached properties are of considerable difference in size, form and character.
- 3.2.6 The area is well located in terms of proximity to transport routes with train and tube stops within less than one mile of the application site. The area additionally is well positioned for accessibility to local amenities.

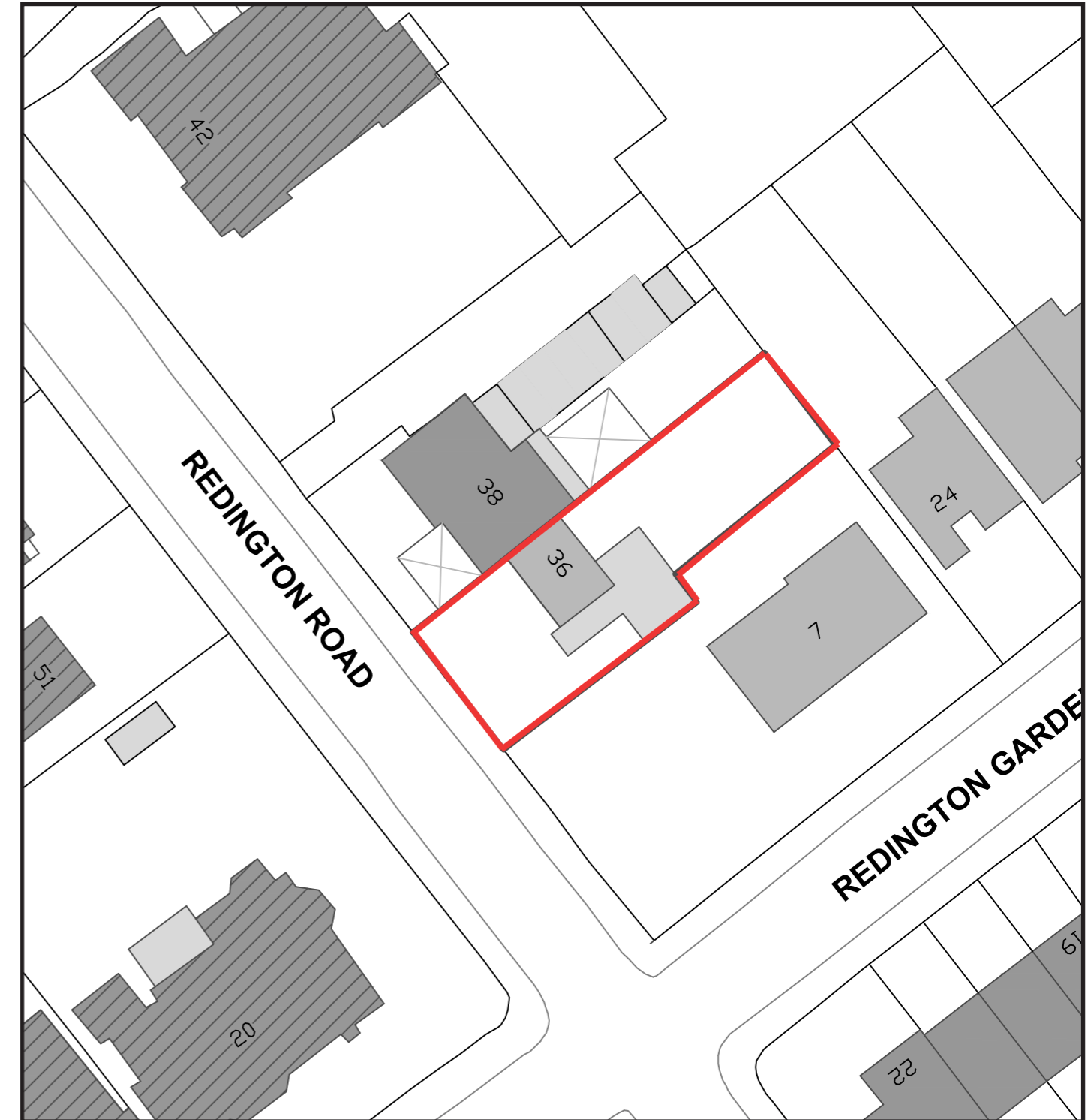


Fig. 1 1:500 Location Plan (proposal site outlined in red)



* All storey levels are given from ground and do not include basements and sub-basements.

** As noted from the Redington & Frognal Conservation Area Report as prepared by Camden Council

3.3 Existing Building

3.3.1 Despite its location within a conservation area, the site is identified as neutral, understood to mean that it does not provide positive contribution to the architectural quality of the area. It has been acknowledged by planning officers that the application site is out of keeping with the area and as such there are no objections in principle to the redevelopment of the site.

3.3.2 The application site is on a rectangular plot located on the north of Redington Road. The site covers an area of approximately 450m², including both front and rear gardens and shares boundaries with 38 Redington Road, 7 and 24 Redington Gardens.

3.3.3 The existing property is a typical two-storey semi-detached family dwelling of late 50's-early 60's style. The main building material is fairface brickwork and render, with concrete tile used on the low-pitched gable roof. The casement windows have timber frames painted white. The existing building has single storey, flat-roof extensions to the side and rear of the main building which are built up to the boundary line shared with no. 7 Redington Gardens,

3.3.4 The existing building is dwarfed by the size and scale of the approved scheme at No 38 Redington Road, making the application site totally out of context with both its adjoining property and the wider area. Due to the impact of no. 38 Redington Road on the application site, it is worth noting key features of the adjoining property; 38 Redington Road is flat-roof, 3-storey residential building with double basement extending across the entirety of the site. The building is of contemporary style and of a monolithic form, finished in red brick and zinc cladding.

3.3.5 As the adjoining property is a recent development, in line with Party Wall Agreement, the application site will be allowed to make use of the contiguous piles already in place along the boundary line. Further details of this can be found within the structural assessment for the proposed scheme.

3.3.6 Along the boundary with 7 Redington Gardens, there are several trees which contribute the character of the conservation areas. Details of these may be found within the Arboricultural Assessment which forms part of the application.

3.4 Landscape & Gardening

3.4.1 In keeping with the area, the site enjoys both front and rear gardens with provision for one parking space to the front of the property. Separate pedestrian and vehicle entrances are located to the front boundary with Redington Road.

3.4.2 Providing a single parking space, the front garden is predominantly finished with hard-standing whilst the rear garden provides soft landscaping with both grass and planting. The front boundary has a high evergreen bush whilst all other boundaries share a timber fence.

3.4.3 Across the site and along the boundary line, there are a mixture of trees of varied maturity and species. Further details of this can be found in the accompanying Arboricultural Assessment.

3.4.4 The red brick paving in front of the site on Redington Road has been identified as a valuable feature in the overall character of the Redington and Froggnal Road conservation area.



Fig. 2 Photograph from front garden of existing property



Fig. 3 Photograph from rear garden of existing property



Fig. 4 Street scape from Redington Road



Fig. 5-9 (L-R) 5- Photograph to show relationship between 36 & 38 Redington Road, 6- Existing trees along boundary with 7 Redington Road, 7- View along building line of existing building, 8 - Relationship between 36 & 38 Redington Road from rear garden, 9-Photograph of rear garden

4.0 - PLANNING HISTORY

4.1 There have been eight previous planning applications at the the proposal site including the full planning application for the existing house, several applications regarding tree maintenance across the site and, most recently, an application for demolition of the existing house with proposals for a new dwelling. A full table of applications is found below;

	Application Number	Description	Date Registered	Decision
1.	2014/6143/P	Demolition of existing property and erection of new 3-storey single dwelling plus a basement and sub-basemnt with front and rear lightwells.	25/11/2014	Withdrawn
2.	2010/0811/T	Rear Garden: 1x Ornamental Weeping Pear - reduce by 30%, 1 Crab Apple - Reduce by 30%	18/02/2010	No Objection to works to tree in CA
3.	2007/1281/T	Rear garden, along boundary with 7 Redington Gardens: 1x Hornbeam - Crown reduce by 30%. 1x Crab Apple - Crown reduce by 30%. Rear Garden: 1x Weeping Pear - Prune new growth	20/03/2007	No Objection to works to tree in CA
4.	TC9706580	Fell 1 x Crab Apple and prune 1x Hornbeam in rear garden; fell or prune Limes in neighbouring garden	29/08/1997	No Objection to works to tree in CA
5.	TC9706183	Removal and replace of 1x silver birch in front garden	13/03/1997	No Objection to works to tree in CA
6.	8791162	Cherry tree damaged in the storm	14/12/1987	Part Approve/ Part Refuse
7.	18568/R	The erection of an extension to provide larger kitchen on the ground floor and bathroom and bedroom on the first floor	27/03/1974	Conditional
8.	10977/379/4	Erection of single-storey two room extension at the rear of 36 Redington Road	10/08/1960	Conditional

4.2 The most recent application, 2014/6143/P, received several objections from neighbours within the proximity to the site. Since this application, extensive consultation between Archetype Associates and Camden Planning Department have taken place to identify and address any concerns the development at the proposal site. An outline of the identified design issues is laid out below;

- Demolition of the existing house is in principle acceptable. However, it is expected that a replacement building should sufficiently preserve and enhance the conservation area in line with LDF and NPPF policies (Email dated 28/01/15)

- The application (2014/6143/P) proposal shows an above-ground built envelope which is roughly the same height and bulk as the adjacent new house at No 38. In straight elevation a third storey element is evident which spans the full width of the house forming a continuous roofline with No. 38, meaning that from many angles and in longer views the house will read in three dimensions as a monolithic built form, which is out-of-keeping with the established scale of development in the conservation area.

- Concerns are also raised that the front elevation as it presents itself to the street does not appreciably enhance the character and appearance of the conservation area due to its unsympathetic articulation, scale and detailed design giving a commercial rather than domestic feel. Whilst elements of the facade (particularly the two-storey oriel bay window) are the detailing of surround-

ing domestic architecture from the Quennell period, they are over-sized and over-scaled.

- The design has a second storey of the same height as the adjacent roofline of No 38, the footprint of which is recessed back from the main elevations to attempt to make its bulk and form subservient. However, the solid to void pattern of the elevations, particularly at the rear, fails to have a lightweight appearance (a brick-bond pattern is indicated on the rear elevation) which is reinforced by the over-sailing eaves which reads as incongruous next to the second storey of No 38 which has a more rectilinear appearance.

- The impact of the proposed two-storey basement on the character and appearance of the conservation area only relates to the proposed lightwells and glass balustrading at the front and rear and the proposed car lift platform at the front of the building. Since the proposed front boundary comprises a high wall and gates, these features at the front of the building will not be visible as will be the case at the rear. It is noted that the proposed swimming pool wing of the basement will take up a sizeable amount of the rear garden (although not visible), so it is important that the green character of the rear garden can be preserved despite this subterranean excavation (if considered to be acceptable).

(All comments above were made between Archetype Associates Ltd and Planning Officer Eimaer Heavey)

6.0 - DESIGN PROPOSALS

6.1 Summary

6.1.1 The application is for the complete demolition of the existing building at 36 Redington Road, with proposals for a new-build single dwelling with basement in line with the scale of properties within the area.

6.1.2 The proposals have taken a respectful yet contemporary approach to design, referencing scale form and material through subtlety of design rather than creating a false imitation of the Edwardian and Victorian architecture found within the area.

6.1.3 The proposals include provision for large living spaces located on the ground floor and basement with four double bedrooms located on upper floors and a fifth bedroom located within the basement and leading onto a sunken garden. To minimise parking to the front of the house, a car port is proposed to provide a single parking space at basement level.

6.1.4 The site is located within a conservation area characterised by mature landscaping and so proposals include the preservation and protection of established trees located within the site and along the boundary shared with 7 Redington Gardens.

6.1.5 Careful consideration of comments made by Planning and Design Officers from Camden council have been made throughout the design of the latest proposals and incorporated into the final design accordingly.

6.2 Layout and Use

6.2.1 The proposals retain the existing use of the site as a single use, family dwelling (Use Class C3) with front and rear gardens providing landscaped outdoor amenity space.

6.2.2 The five bedroom property is located across four floors - basement, ground, first and second floor - with a central staircase and lift for vertical circulation. All shared living spaces, including a formal lounge, living room, kitchen and TV room are found across the ground and basement levels. Bedrooms are located on the upper floors, with a fifth bedroom located within the basement and opening onto a sunken garden which extends onto the rear garden to provide a desirable outlook.

6.2.3 The position and size of the proposed footprint have been carefully considered with respect to the site and also the adjoining properties. In particular, it is worth noting that the building line at no. 36 Redington Road does not project beyond the building line of no. 38 in any instance. Furthermore, where the proposed building connects to the neighbouring property, it has been set back by approximately 1.5m to reduce the overall bulk of the combined buildings. The basement footprint has been considered alongside comments from the arboricultural assesment and has been vastly reduced since previous applications to preserve the long term integrity and growth of the existing trees on site.

6.2.4 Lifetime Homes standards have been considered at the earliest stage with layouts acomodating all recommendations including clear openings of 900mm to all habitable rooms, hallways with minimum width of 1500mm, main living spaces located on the ground floor and level thresholds to the main entrance.

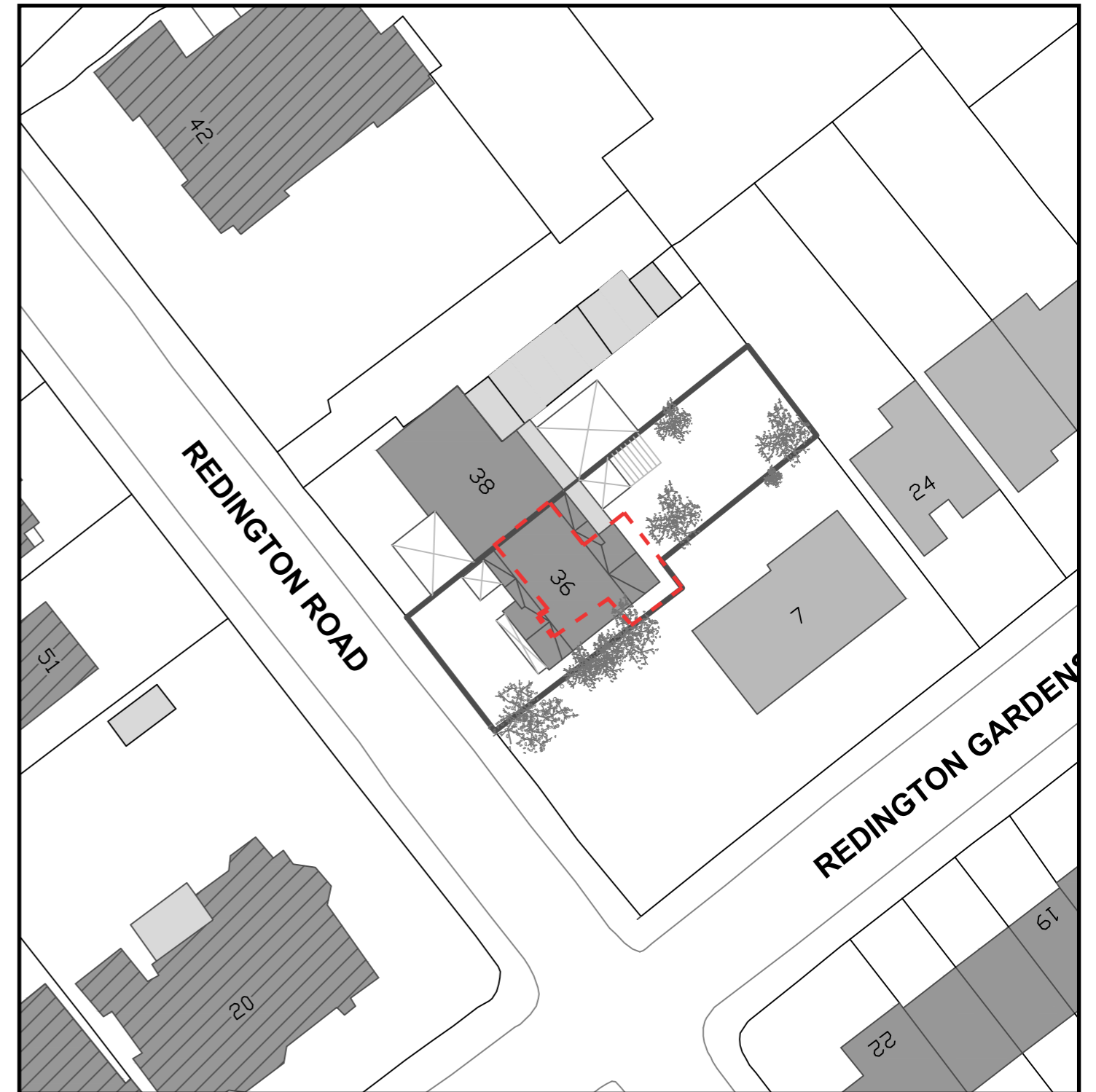
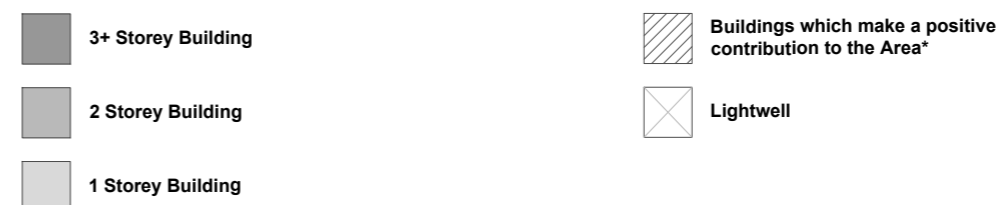


Fig. 1:500 Proposed Location plan (Existing building shown in dotted red line)



6.3

Areas

6.3.1 All rooms exceed minimum space requirements as laid out in '4.0 Dwelling Space Standards' of *London Mayors Design Guide (2011)* and *SPG2 Housing (2013)* prepared by Camden Council.

6.3.2 An overview of Gross Internal Areas can be found below;

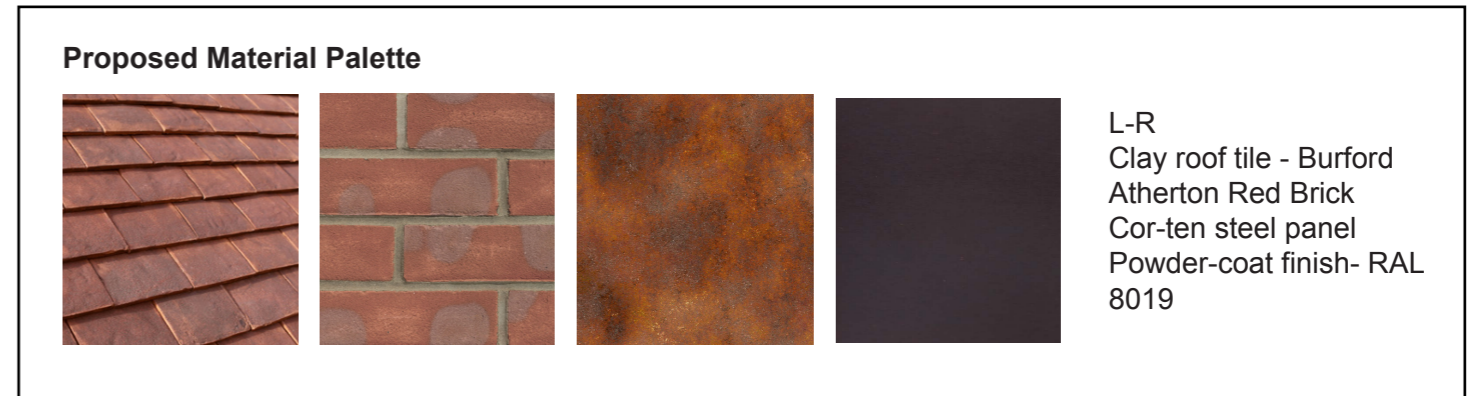
Basement	138m ²
Ground	125m ²
First	122m ²
Second	114m ²
Total Built Area	499m²

External Amenity Area	305m²
Total Site Area	445m²

6.4

Scale and Appearance

6.4.1 The proposed elevations have been carefully considered with respect to existing architecture within the Redington and Frognal Conservation area whilst simultaneously making reference to the contemporary red brick and zinc clad building which adjoins the site. This careful approach has led to a proposed building which, whilst traditional in its application of pitched roofs and twin gables (found throughout the area), is contemporary both its material palette and detailing, befitting of the high architectural quality within the area.



6.4 cont. 6.4.2 With respect to the established scale of development in the area, the building plan has been stepped to break down the impact of building from Redington Road and allowing the proposed building to be read as 2 separate entities. Whilst the height is similar to the adjoining property, the upper floor bedrooms are located within the eaves of a pitched roof, a detail which aims to visually separate the semi-detached properties at no's 36 and 38 and simultaneously reduce the overall massing of the proposed development.

6.4.3 Complementing the high architectural quality in the surrounding area, attention has been made to the architectural features within the application site. These include;

- At ground level, laser-cut cor-ten panels provide natural day-lighting into the entrance hall and provide a subtle yet elegant break in the ground floor cladding.
- Timber louvres provide a break in the fairface brickwork and avoid large expanses of glazing to the front elevation whilst also providing shading to the entrance hall and snug within. Louvres are further used as a screen from the roof balcony, providing depth of light, shade and space across the front and rear elevations.

The different use of timber louvres aims to visually unify the outward appearance of the building envelope whilst providing interest and varied detailing across the facade.

- Providing a contemporary twist on existing architectural detailing with the conservation area, a projected orial window is proposed at first floor level. Clad in cor-ten and using aluminium framed windows, through its materiality, the orial window provides a visual connection to ground and basement floor detailing.

All features aim to provide a contemporary interpretation of domestic detailing in their appearance and scale.

6.4.4 Although not impacting of the general appearance of the building, it is noted that basement proposals have been significantly reduced from previous applications. This application proposes a single basement which generally falls within the footprint of the upper floors. In line with comments from the Arboricultural Assesment, the basement has been further reduced in instances where it may have impacted on the long-term sustainability of the established trees. In addition to the habitable basement, it is proposed to provide a car lift to the front of the property, increasing on site car-parking to two spaces.

6.5 Construction Method and Material

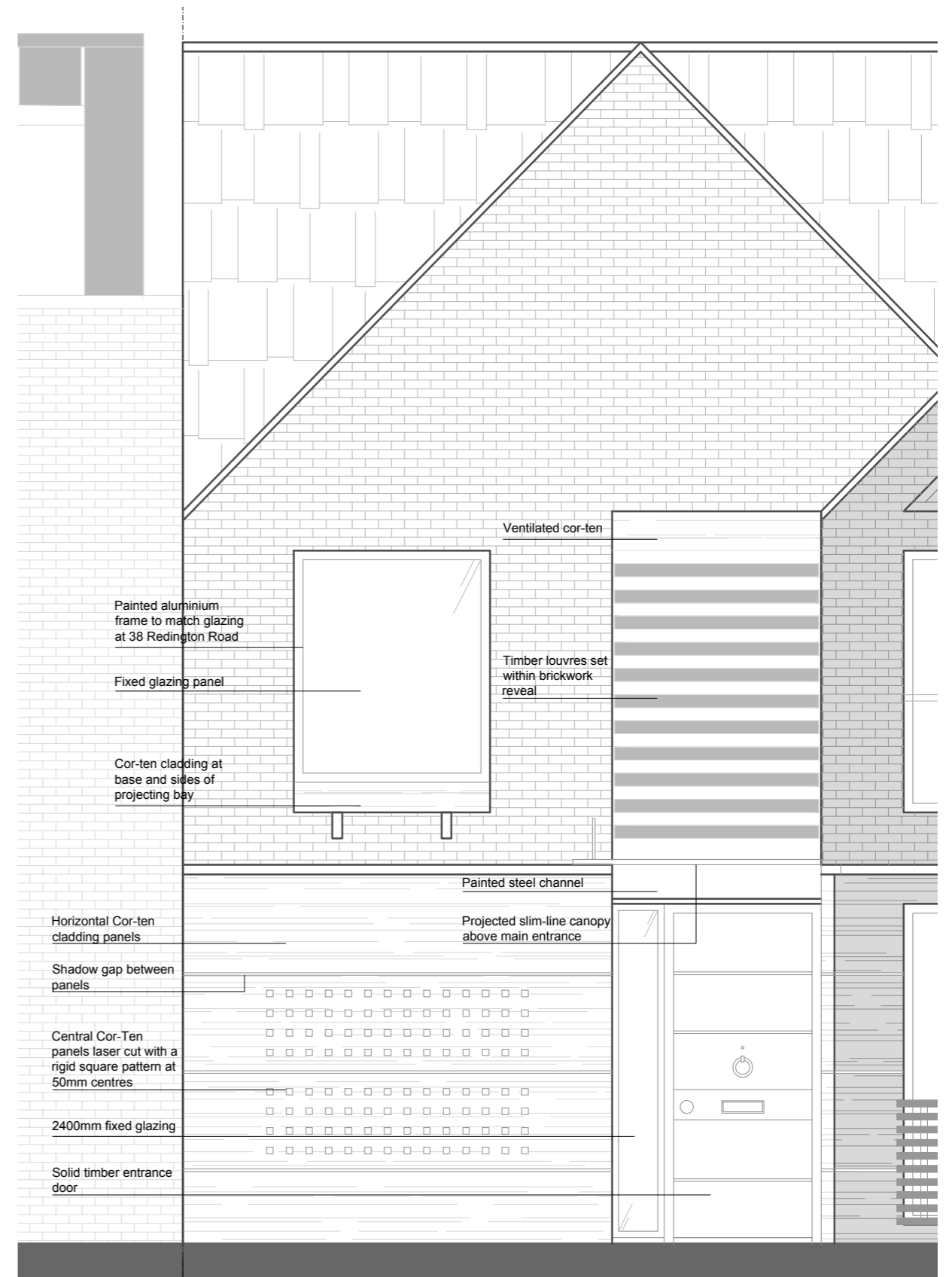
6.5.1 An extensive construction package has been prepared by ZussmanBear to support this application.

6.5.2 The application takes advantage of the rights laid out in the Party Wall Agreement as agreed with 38 Redington Road.

6.5.3 The proposed building will be constructed with a reinforced concrete basement on contiguous piles with a steel frame construction above ground level which would reduce construction time in comparison to more traditional construction techniques. Brickwork and Cor-ten cladding will provide the external cladding to the building envelope.

6.6 Landscaping

6.6.1 In keeping with the area, 36 Redington Road is proposed to have front garden with on-site parking and a rear garden providing additional soft landscaping. The existing trees on site and along the boundary with 7 Redington Road have been a key consideration throughout the design process with all but one tree proposed to remain.



6.6 cont. 6.6.2 It is proposed to remove a young ornamental tree to the front of the property. In addition, during construction, it is required to remove the high hedge to the front boundary with Redington Road. On completion of the build, a new 2 metre high hedge is to be planted to re-establish the green character of the conservation area. All other boundaries are to have timber fences.

6.6.3 To provide sufficient top soil for the ongoing growth of the hedge, the basement has been stepped back from the boundary by 900mm. Furthermore, where grass is proposed above the plant room, a min. 500mm top soil has been allowed for.

6.6.4 To the front of the property, the red-brick paving has been established as a positive contribution to the character of the area. Paving in similar style is proposed to provide the hardstanding across the front and rear gardens.

6.6.5 To the rear of the proposed building, a sunken garden is proposed, with steps extending onto the lawn of the main garden. The sunken garden includes provision for sunken planters within the steps providing a desirable outlook for the bedroom opening into the space.

6.7 Refuse Storage and Recycling

6.7.1 To maximise the green space within the front garden of the property, a new refuse and recycling area has been provided and is accessible from the external passageway running alongside the boundary with 7 Redington Gardens.

Provision has been made for separate bins for general refuse and recycling.



7.0 - PRIVACY & LIGHT

7.1 Privacy

7.1.1 Due to the increase in building volume from the existing building to the proposed, it has been important throughout to consider the privacy of both the future residents at no. 36 Redington Road and also the impact on privacy to neighbouring properties.

7.1.2 Whilst the existing property is built up to the boundaries with 38 Redington Road and 7 Redington Gardens, the proposed footprint allows for a 1.3m pathway along the boundary line with No. 7 providing greater separation than is currently the case. Furthermore, the building line is stepped back by some 1.5m from the main building line of No. 36 to remove instances of overlooking to the neighboring lightwell.

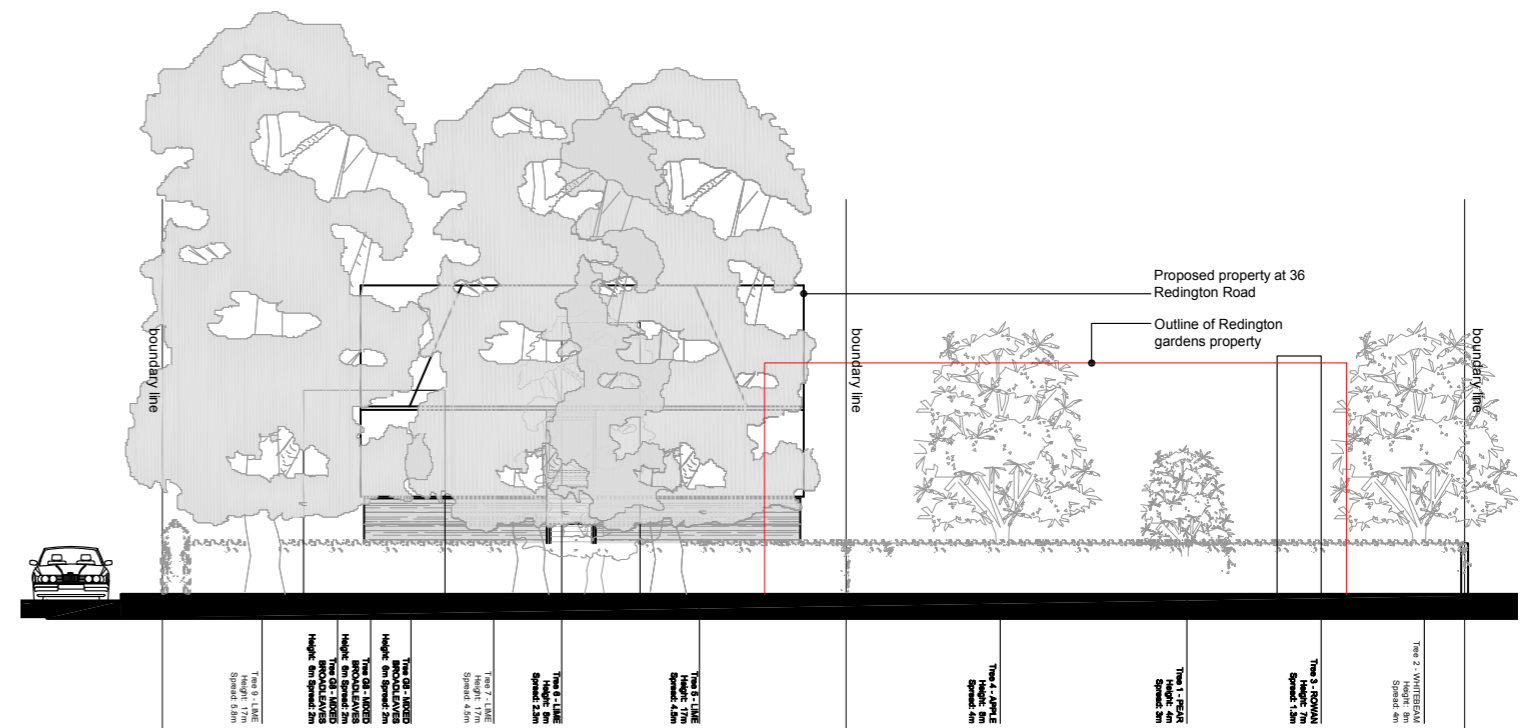
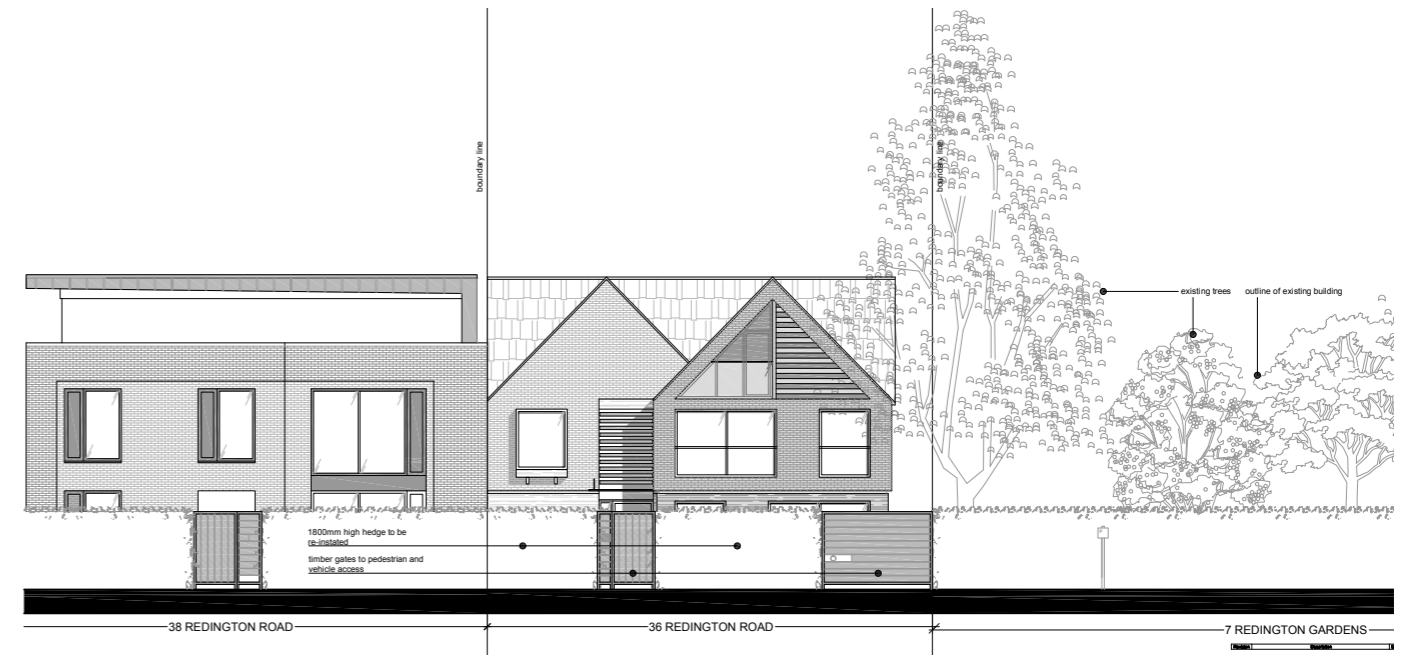
7.1.3 All glazing has been considered so to minimise any instances of overlooking. The side window to the first floor en-suite has obscured glazing. Windows on the third floor have been set back within balconies, covered with louvre screens or are located within a building volume set back from the neighbouring building line.

7.1.4 Street scene elevations have been provided (shown right) which consider the existing heights and spread of trees which are to be protected during the construction at no. 36 and further maintained once the build is complete. (Heights taken from arboricultural assessment). These trees aim to provide a natural screen between the proposed and existing properties, this is particularly relevant to the relationship with 7 Redington Gardens where the new development would otherwise have most visual impact. However, the protection of the existing trees makes the visual impact on neighbouring properties negligible. To the front of the development, the existing 1.8-2m hedge is proposed to be re-instated on the completion of all construction works providing privacy between the street and the proposal site, and is in keeping with the surrounding areas.

7.2 Light

7.2.1 In line with national and local design policies, all habitable rooms have direct access to clear and openable windows, including basement rooms such as TV room and Bedroom 5.

7.2.2 Rooms within the basement receive natural daylighting through provision of lightwells and a sunken garden. This is particularly important for the bedroom to the rear of the plan which has been designed to look out onto a large sunken garden so not to restrict natural daylighting despite its sub-ground location. This is provided with planting to ensure the quality of outlook. Additionally, although not a habitable room, the basement kitchen will benefit from natural daylight from a light well which spans the width of the building.



8.0 - CONCLUSIONS

- 8.1** The existing building at 36 Redington Gardens is considered to be out of scale with the surrounding area with the property and provide positive contribution to the architectural quality of the area. Therefore, it is considered that a new development within the application would be favourably considered.
- 8.2** Proposals have been developed in response to extensive communication with Camden Council Planning and Design Officers as well as with reference to comments made towards previous applications on the site to provide a considered, well designed and through-out proposal. The client has instructed numerous independent consultants to provide detailed analysis of the site as requested including Arboricultural Assessments, BIA Assessments and Structural Assessments. All proposals have been made by the architect with these comments in mind to provide the best solution for the site at 36 Redington Road.
- 8.3** In response to its complex architectural setting- the site is located within a conservation area rich in Edwardian and Victorian architecture whilst adjoining a contemporary red-brick dwelling - it is considered that proposals should make reference to the surrounding historic area but through a contemporary style. Architectural references to the wider conservation area are apparent through the pitched twin gable profile, visible within the front and rear elevations, and architectural features including the oriel window located on the first floor. Red brick has been selected to complement the traditional material palette of the area, whilst powder coated frames unify the property with no 38, and Cor-Ten provides a contemporary twist to the overall building facade.
- 8.4** The conservation area is characterised by green planting and mature vegetation and, in line with this, the proposals have been developed to ensure the long-term preservation of almost all trees located within the site and all those located along the boundary with 7 Redington Road.