25 - 26 REDINGTON GARDENS
DESIGN AND ACCESS STATEMENT
27.05.15

CONTENTS

dMFK Architects and Nathaniel Lichfield and Partners have been instructed to submit a planning application for replacement dwellings at 25 and 26 Redington Gardens, Hampstead.

The proposal has been designed to take account of the natural characteristics of the site and surrounding area and the character and appearance of the conservation area.

Report Structure
This Design and Access Statement is structured as follows:

- Section 1 Provides an introduction to the project and the project Architects;
- Section 2 Provides a description of the site and its context and sets out the site's planning history;
- Section 3 Statement of community involvement;
- Section 4 Sets out the principles of design, inspiration and material references;
- Section 5 sets out the details of the replacement house design, materials;
- Section 6 The proposals - Landscaping;
- Section 7 Sets out a summary of the sustainability measures proposed for the building;
- Section 8 Sets out a summary and conclusions;

Members of the applicant's design team have had a number of pre-application discussions with the planning authority to discuss the main principles and detailing of the scheme.

Accompanying Documents
This planning application is accompanied by the following reports, which should be read in conjunction with this statement:

• Cundall	Energy and Sustainability Strategy
• Cundall	Noise Assessment
• Michael Alexander Associates	Structural Basement Impact Assessment (including Flood Risk Assessment)
• GEA	Desk Study and Ground investigation Report
• Landmark Trees	Arboricultural Report
• Pre-construct Archaeology	Archaeological Assessment
• NLP	Daylight Sunlight Report
• dMFK Architects	Construction Management Plan

This Design & Access Statement and the Planning and Heritage Statement have been prepared by dMFK Architects and Nathaniel Lichfield and Partners.

AREA SCHEDULE

dMFK

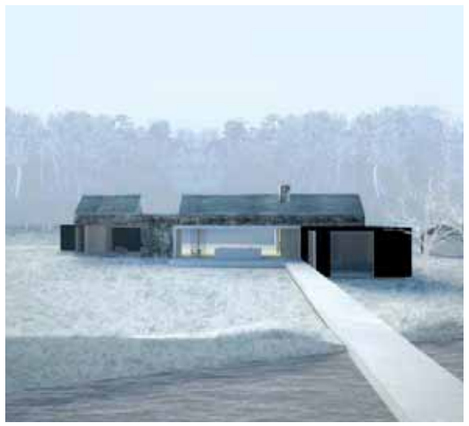
project	REDINGTON GARDENS
job no:	**1958**

HOUSE 1			HOUSE 2		
FLOOR	**GEA**	**GIA**	**FLOOR**	**GEA**	**GIA**
basement	316 sqm	242 sqm	**basement**	290 sqm	216 sqm
lower ground	165 sqm	141 sqm	**lower ground**	167 sqm	144 sqm
upper ground	123 sqm	94 sqm	**upper ground**	123 sqm	94 sqm
first floor	123 sqm	102 sqm	**first floor**	123 sqm	102 sqm
second floor (measured to 1.5m above FFL)	122 sqm	74 sqm	**second floor (measured to 1.5m above FFL)**	122 sqm	74 sqm
TOTAL	**849 SQM**	**653 SQM**	**TOTAL**	**825 SQM**	**630 SQM**

dMFK

1.0 INTRODUCTION

1.1 DMFK ARCHITECTS



Who are we?
dMFK are a 40 under 40 award winning architecture practice set up in 1998 by Julian de Metz (a 3rd generation architect specialising in refurbishments), Paul Forbes (formerly project director at Richard Rogers Partnership), and Ben Knight (formerly project director at Lifschutz Davidson).

Our fundamental interest is in innovative, sustainable creation or re-use of buildings and structures, for both commercial and residental clients.

We enjoy working across a variety of sectors and have wide ranging experience in private, social and commercial projects - dMFK won an RIBA Award in 2008 for consultation led new build social housing - as well as projects such as Tate Modern and numerous high-end residential clients in Camden, Barnet and Westminster, Kensington + Chelsea + Brent.

Where possible we promote community engagement and take pride in facilitating this.

What is important to us?
We provide a project and site specific architecture of the highest quality and treat every scheme as a new challenge, ensuring that our solution is appropriate to the question asked. Our goal - through rigorous analysis of social, environmental and economic drivers, consultation, collaboration and understanding - is to make places and buildings that are appropriate to their function, improve with age, adaptable, and where people just want to be.

Experience and delivery
Architecture is not about pretty pictures; it is about built, delivered buildings. For a young practice, we have an excellent track record for delivery and focus our attentions on coming up with realistic ideas that actually happen.

We are happy to call ourselves a design led commercial practice and seek to provide excellent, buildable projects for clients who have pride in the design quality of their schemes.

1.2 PROJECT BRIEF

This document is a planning application submission to the London Borough of Camden for the construction of 2 new build houses on the site of 25 and 26 Redington Gardens. The existing dwellings are of low quality post war design and construction, and are bounded by similarly low quality buildings which are identified within the Conservation Area statement as being unspectacular and typical of the period of their construction. Conrad Court to the north is singled out as being in need of improvement. The proposal retains the number of houses on the site but aims to mediate between the scale of Conrad Court and the wider area, and the 2 storey 24 Redington Gardens. The new dwellings are conceived as high quality, contextual, sustainable replacement dwellings of a scale and materiality appropriate to the wider CA and an improvement to the character of this part of Redington Gardens.

THE SITE:
25 and 26 Redington Gardens lies within Redington / Frognal Conservation Area and is situated between Redington Road and Templewood Gardens.

PROJECT BRIEF:

In order to develop and improve the site the project seeks to achieve the following:

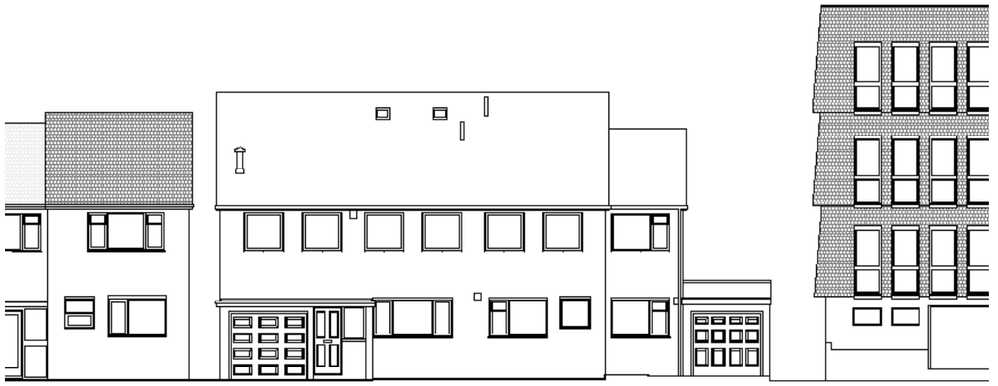
+ Provide a new contemporary design that takes cues from its surroundings

+ Architecturally relate to the vernacular of the adjacent streetscapes with a high quality, forward thinking response with architectural merit

+ To respect the local scale, form and design

+ To create a sustainable dwelling, reducing energy loss, rain water run off, minimising waste in construction and use, and using renewable energy where practical.

PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

2.0 THE EXISTING SITE

2.1 SITE PHOTOGRAPHS

no. 25 and no. 26 Redington Gardens

no. 24 Redington Gardens (adjacent building)

no. 27 Redington Gardens - Conrad Court (adjacent building)

2.2 THE LOCAL VERNACULAR - REDINGTON / FROGNAL CONSERVATION AREA

The site is located within the Redington/Frognal Conservation Area designated in 1985, is situated to the south of Hampstead Heath and to the west of Hampstead Village.

Whilst the overriding character of the area is that of a well preserved Edwardian suburb, with large predominantly detached houses, this section of Redington Gardens is somewhat different and is a notable change from the red brick, tiled roof, late 19th Century / early 20th Century model. The road is described as having:

' a mix of large detached 3 / 4 storey, red brick, neo Georgian style houses towards the north eastern end (nos 1 – 4), and post war house and flats to the south western end. The former create a coherent group and are contemporary to and in harmony with the architecture of adjacent streets. The latter are unspectacular and typical of the period of their construction. Of these, Nos 24, 25, and 26 are a group of 2 storey partly rendered houses with concrete tiled roofs; Conrad Court is a 4 storey, flat roofed brick and concrete structure and on the southern side of the road Nos. 17 to 20 comprise a plain terrace of 2 storey red brick properties'.

In determining an architectural approach for new buildings to replace these unremarkable houses which sit fully within a row of modern post war buildings, it is considered that a high quality contemporary approach is entirely appropriate.

ADJACENT BUILDING - 24 REDINGTON GARDENS

ADJACENT BUILDING - CONRAD COURT

BUILDINGS OPPOSITE SITE

Within the Redington Frognal Conservation area there are examples of semi-detached houses with both grouped entrances and separate entrances. Where entrances are grouped the pair of semis appear as one dwelling, however, where these entrances are separate it is more clear that there are two dwellings.

Another main characteristic of the prevailing Conservation Area is that of stepped access with raised ground floors and visible lower ground floors, evidence of this can be seen in the photographs on the following page.

The architectural language of the prevailing area is that of hipped roofs, subtle symmetry and finely detailed chimneys. All of these factors should be taken as cues when considering a new development within the Conservation Area.

Grouped double entrance examples

No 3 Templewood Avenue

No 61 / 61.5 Redington Road

No 29 Redington Road

No 53 / 55 Redington Road

Split double entrance examples

No 58 / 58A / 58B Redington Road

No 43A / 43B Redington Road

No 21 Redington Road

No 1 / 2 Redington Gardens

Examples of lower ground and raised ground floors within the Redington Frognal Conservation Area.


No 62 Redington Road


No 59 Redington Road


No 37 Redington Gardens


No 63 Redington Road


No 57 Redington Road


No 28 Redington Road


No 12 Redington Road


No 30 Redington Road


No 1 / 2 Redington Gardens

3.0 COMMUNITY INVOLVEMENT

3.1 PUBLIC CONSULTATION

On the Monday 30th and 31st March 2015 the team behind the project (including representatives from dMFK and NLP) held a public consultation for the local residents at St Margaret's School, 18 Kidderpore Gardens, Hampstead NW3 7SR.

A total of 5 residents attended the two day afternoon event. Through 5 A1 boards the project was presented, and the team were there to answer any further questions. At the end of their viewing the local residents were asked to complete a feedback form so that we could incorporate any relevant comments.

The following feedback was gathered from the consultation:

1 - Will not support unnecessary basements
Response : The proposed basement is policy compliant and provides useful additional space for the dwellings.
2 - Current bland fashion of rectilinear and narrow columns of anti-brick brickwork
Response : The design has since changed to address this comment. Fine details have been added to the elevations and have included input from the Design and Conservation Officer.
3 - Over-large and undetailed glazing, mean-eaves and dispirited hipped roof
Response : The submitted design adds significant detail to the fenestrations which have also been reduced in size. The roof form has also changed considerably. The eaves are projecting by 0.5m which match the predominant eave depth of the CA.
4 - Nasty 'flush' wall cappings no good for decent weathering and wall protection
Response : The current proposal has been changed to have projecting copings with traditional drips. The bays now have hipped roofs which are more typical of the conservation area.
5 - To be acceptable, a scheme needs to show detailed interest and flair in massing and elevational treatment
Response : Additional details and fineness has been added to the proposals elevations. Such details include recessed brick details, detailed glazing language and chimney details.
6 - The proposed development seems to be a massive over-development of the site. The proposals show a replacement building which is about 250% of the size of the existing houses
Response : The current houses are not a typical scale for the size of the site or for the conservation area. The current proposal is in keeping with the prevailing size of the houses within the conservation area.
7 - The large glass windows will result in substantial and unwelcome light pollution to the rear of the property
Response : The current design shows a reduction in glazing to the front and rear of the proposal.
8 - Will not support the introduction of rooflights into the rear garden
Response : The current design shows a reduction in the size of the rear rooflights. Other proposals within the area have approved rooflights eg: 38 Redington Road
9 - Redington Gardens is situated on bat and owl flight paths, and light pollution in this environmentally-sensitive area will be harmful to biodiversity. We should like to see substantial native broad-leaved tree and hedgerow planting included as part of the plans.
Response : dMFK_1958_A800 shows the landscaping proposal.
10 - The existing 1950s houses are neutral in architectural terms, in that they are unobtrusive, and sit comfortably on their site, while the setting forms a positive contribution to the Conservation Area. By contrast, the proposed replacement development sits uncomfortably on the site and is over-prominent and conspicuous
Response : The existing dwellings are of low quality post war design and construction, and are bounded by similarly low quality buildings which are identified within the Conservation Area statement as being unspectacular and typical of the period of their construction.
Please refer to section '2.3 The Local Vernacular - Redington - Frognal Conservation Area' for a more in depth explanation of the current buildings and their effect on the conservation area.

Examples of Consultation Boards

4.0 PRINCIPLES OF DESIGN

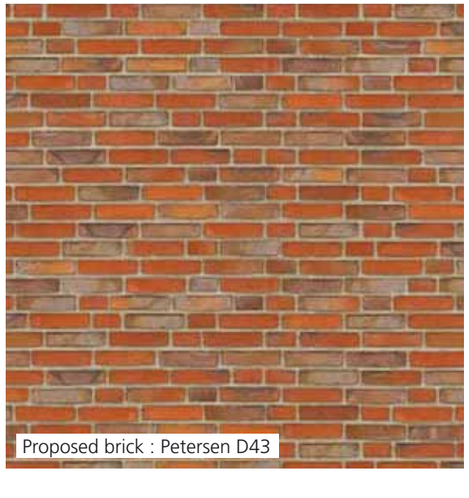
4.1 DESIGN PRECEDENT IMAGES

The proposed language and materiality aims to be an interpretation of the modern home; a balance between vernacular sentiments and modern lifestyles. It will use traditional, earth-based materials of bricks, mortar and local roofing materials, in strong forms that emphasise the shifted priorities towards maximum daylight and flowing interaction between interior spaces and garden landscapes.

As stated previously, the proposed design represents a contemporary approach to the existing character of the area.

The prevalent local brick is a mixture of smooth reds and blues, and brindle mixtures with flush or struck pointing. The exact type of high quality bricks are no longer manufactured in the UK; we have therefore opted for a Danish specification of brick that equals the quality of finish and detail.

Key features that can be seen within the proposal:
1 - Openable 'weather protected' timber panelling
2 - Sharply detailed bays and dormers
3 - Highly detailed glazing framing language
4 - High quality brickwork
5 - Delicate contemporary chimneys
6 - Slim high quality bronze window frames
7 - Brickwork showing similar hues to the Redington Frognal Conservation Area



Proposed brick : Petersen D43

5.0 PROPOSED DESIGN - BUILDING

5.1 DESIGN EVOLUTION

dMFK and NLP submitted a series of pre-applications during the design process of 25 and 26 Redington Gardens.

Pre - Application Design No 1 - 11.12.14 feedback:

1 - Character of street is mixed but Redington Conservation area is one of:
- Large chimneys
- Bay windows
- Hipped roofs
- Dormers

2 - Proposal is over scaled and out of character
3 - Proposal is an urban form and fenestrations are reflective of a classical town house not characteristic of this area
4 - Steps up from the street which is not characteristic of the area
5 - Conrad court size and bulk should not be used as a president
6 - Successful proposal should emulate the pitch of next door (hip or gable)
7 - Conservation area can absorb modern design but it must relate better to the wider conservation area
8 - Building is too bulky with unsuitable asymmetry
9 - Rear extension is too bulky and unsympathetic, a one storey rear wing would be more appropriate with a more interesting design that takes president from the wider surroundings
10 - Perhaps make the two dwellings look as one
11 - Site proposal presents opportunity for modern, sustainable and interesting design

Pre - Application Design No 2 - 05.03.15 feedback:

1 - Not enough cues had been taken from the surroundings as a whole
2 - From being too urban (townhouses) it is now too suburban (semis)
3 - The semi-detached nature of the proposal is not appropriate – the prevailing local form is the double-fronted detached properties. Even though you are creating two houses, can you create something more suggestive of this form? (grouped entrances)
4 - Reduce full height glazing
5 - Consider asymmetry in the front elevation

Pre - Application Meeting - 21.04.15 feedback:

At this meeting dMFK and NLP presented a number of options for the proposed front elevation to the Planning officer and the Design and Conservation Officer.
The outcome was that the entrances to the houses should be grouped to as to give the impression on one entrance and not two. Another point that was mentioned was with regards to the detailing of the proposal. The Design and Conservation officer was keen to see more delicate detailing to the elevation, as well as considering adding hipped roofs onto the proposed bays.

Pre - Application Design No 3 - 21.04.15 feedback:

1 - it was agreed that the design has come a long way. Various positive comments were made.
2 - there is room for more finer details within the elevation similar to the brick recesses in the chimney and upper ground floor.
3 - Positive response on the fine stone portal details
4 - Would like to see gables coming forward at one or both ends of the roof
5 - Remain keen on asymmetry
6 - Scope for using additional mullions to divide the big windows
7 - Similar process of "local contextualisation" to the one carried out on the front of the building will need to be applied to the back.

Pre - Application Design No 1 - 11.12.14

Pre - Application Design No 2 - 05.03.15

Pre - Application Meeting - 21.04.15

Pre - Application Design No 3 - 21.04.15

5.2 DESIGN APPROACH

The proposal is to create 2 new build semi detached houses to replace the 2 existing 1950's houses on the site. The existing houses are of poor construction, low architectural quality and, as is typical of that period, suffer from high heat loss and gain. Replacement of these dwellings would enable the creation of more contextually appropriate, sustainable, well insulated structures which will perform in excess of the current requirements of Building Regulations Part L.

Each house comprises circa 650 sqm gross internal area, with both 25 Redington Gardens and 26 Redington Gardens having 5 bedrooms. Accommodation is arranged over basement, lower ground, upper ground, first and second floors with buildings setting back to upper floors to mediate between existing neighbouring buildings in a sensitive way. Their proportions are based on the typical Neo Georgian style prevalent in Redington Gardens, utilising punched windows within red brick masonry facades, and a traditional hipped roof.

It is proposed that the new homes will be constructed of high quality materials including red brick, timber panelling, painted metal windows, and clay tiles. These materials will be sympathetic to the surrounding buildings and respect the character and appearance of the Conservation Area.

The houses are set out so as to have minimal effect upon the local trees. This is documented within the report by Landmark Trees appended to this document.

The site is located in the Frognal & Fitzjohns Ward roughly equidistant between Finchley Road, to the west, and Heath Street, to the east. It is within walking distance of Hampstead Underground Station and Finchley Road and Frognal Overground Station, but falls outside the PTAL threshold walking distance for all bus and rail services and, as such, scores a PTAL rating of 0. The development proposal envisages the retention of off-street parking for one vehicle for each house with sufficient space to enable vehicles to enter and exit in forward gear in accordance with best practice. In addition to on-site / off-street car parking provision, provision will also be made for cycle parking (2 spaces for each house) and storage space for refuse and recycling, as shown on the upper ground floor layout plan.

The primary front entrances to the private dwellings have been designed with stepped access, with step free access provided at the rear of the proposal. There was a desired effect for a lower ground and upper ground floor. These features can be seen throughout the Redington Frognal Conservation Area. (Please refer to section '2.2 The Local Vernacular - Redington Frognal Conservation Area')

The proposed design has drawn from the prevailing character of the surrounding area and has incorporated a hipped roof, dormers, stepped access, lower ground floor and other prevailing characteristics in a contemporary fashion. The proposal also retains an appropriate 'set back' from the street frontage (as is representative of the immediate area) and provides generous rear garden amenity space.

The mass and form of the proposal takes it's cue from it's immediate neighbours, as well as the prevailing conservation area, mediating between the levels carefully. Material cues have been taken from the predominant red brick housing, employing punched window openings within high quality brickwork.

1 - Contemporary bay windows
2 - Sharply detailed dormers
3 - Tiled hipped roof
4 - Contemporary chimney
5 - Lower ground windows set behind planter upstand
6 - Corbel detail
7 - Brick recess detail
8 - Slim stone portal around windows
9 - Timber panels
10 - Stepped Access

5.3 MATERIALITY : ELEVATIONS - FRONT

1 - Red brick typical of the Redington Frognal Conservation Area
(refer to section '4.1 Design Precedent Images' for proposed specification
2 - Clay tiles typical of the Redington Frognal Conservation Area
3 - Openable timber panelling for natural ventilation
4 - Slim 'cookie cutter' natural stone framing to windows
5 - Slim bronze window frames to be 'Panoramah' or similar
6 - Slim grey stone framing to dormer windows
7 - Bronze metal railing
8 - Soft planting planter
9 - Natural stone paving to entrance steps

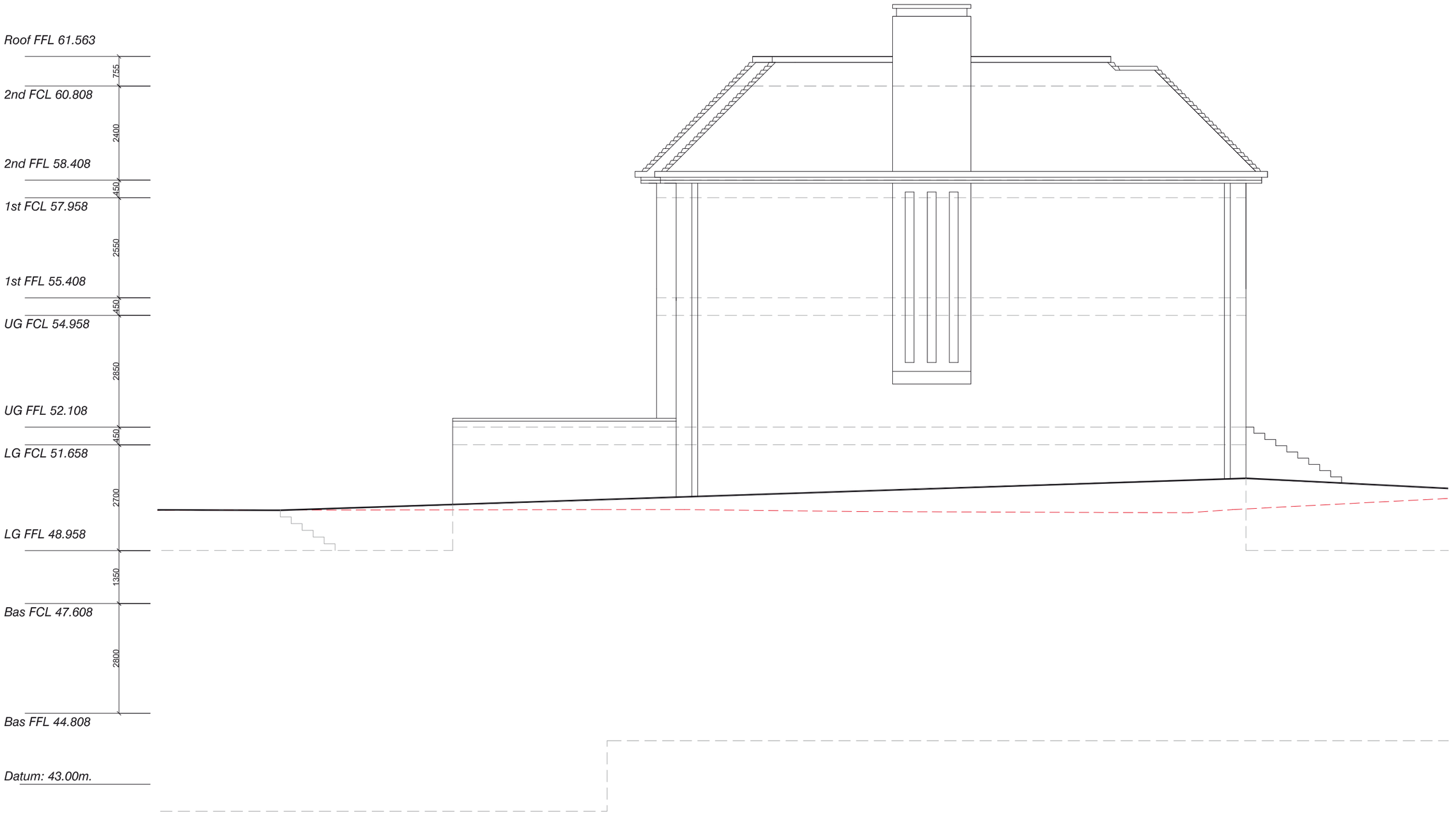
Elevation A - A

Elevation A - A : Proposed Front Elevation
1:100 @ A3

5.3 MATERIALITY : ELEVATIONS - REAR

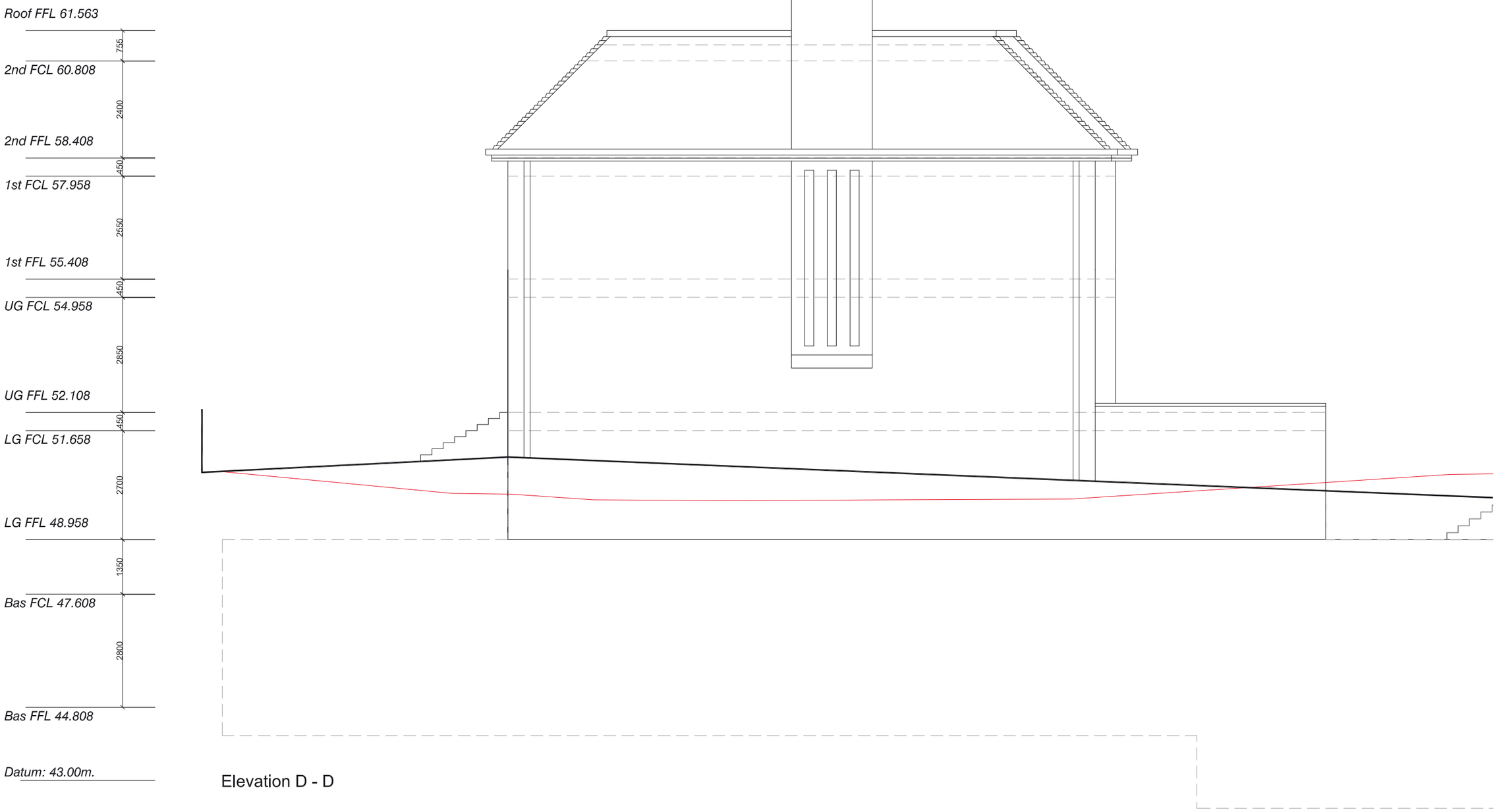
1 - Red brick typical of the Redington Frognal Conservation Area
(refer to section '4.1 Design Precedent Images' for proposed specification
2 - Clay tiles typical of the Redington Frognal Conservation Area
3 - Openable timber panelling for natural ventilation
4 - Slim 'cookie cutter' natural stone framing to windows
5 - Slim bronze window frames to be 'Panoramah' or similar
6 - Slim grey stone framing to dormer windows
7 - Bronze metal railing
8 - Soft planting planter
9 - Natural stone paving to entrance steps
10 - Natural stone cladding

Elevation B - B : Proposed Front Elevation
1:100 @ A3



Elevation C - C

Elevation C - C
1:100 @ A3



Elevation D - D

Elevation D - D
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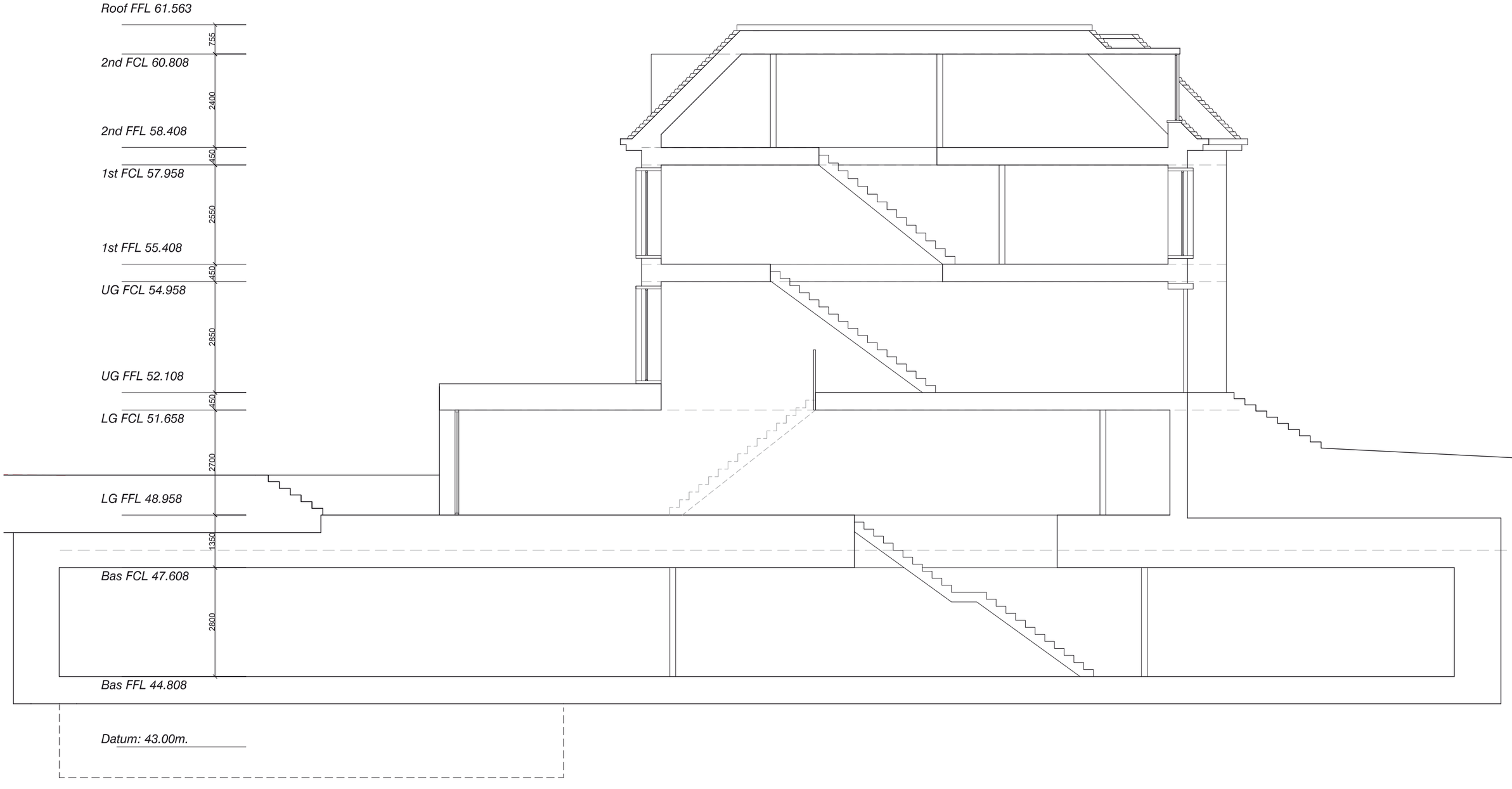
Elevation E - E

Elevation E - E
1:100 @ A3



Section A - A

Section A - A
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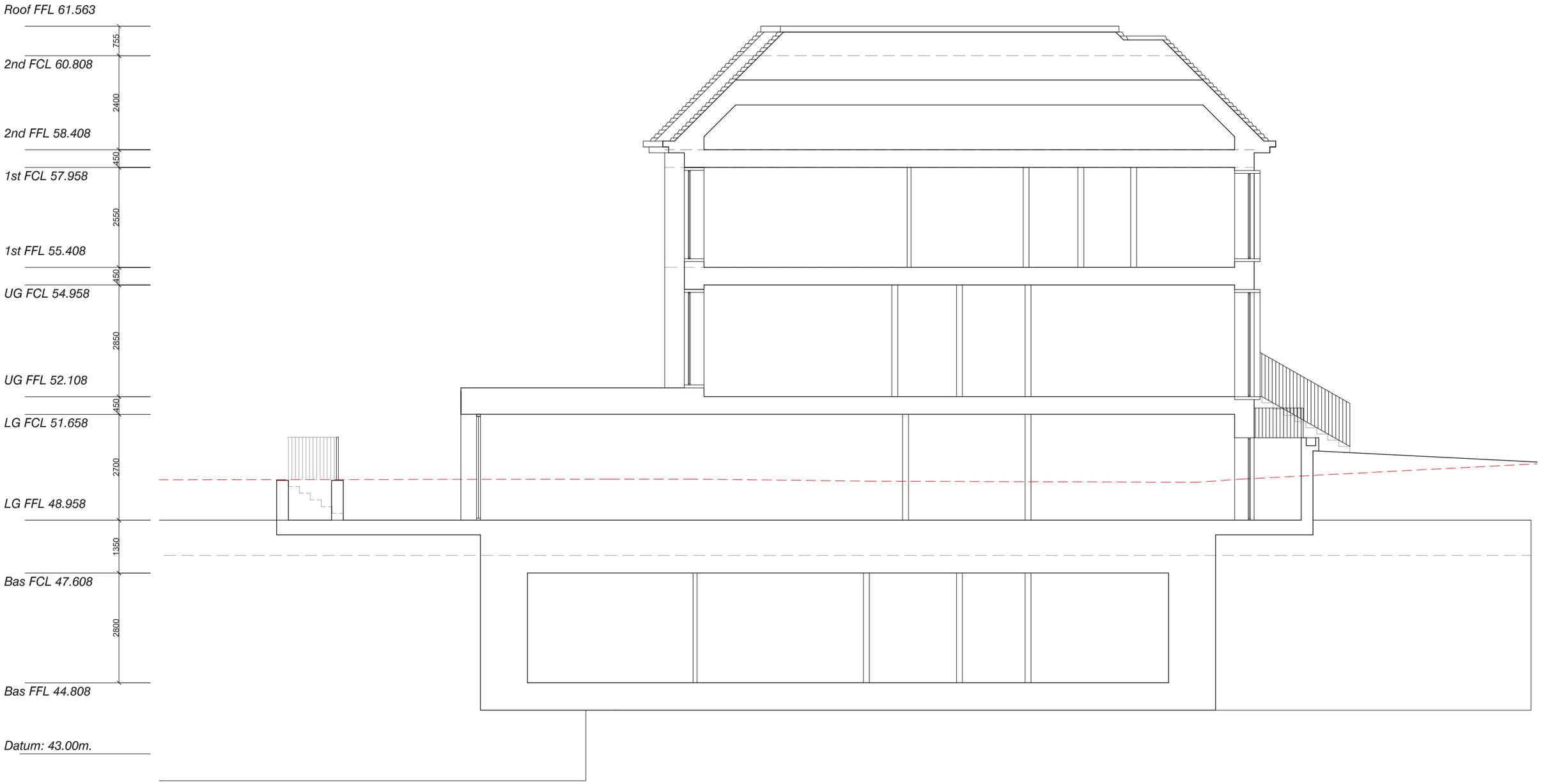

Section B - B

Section B - B
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REDINGTON GARDENS

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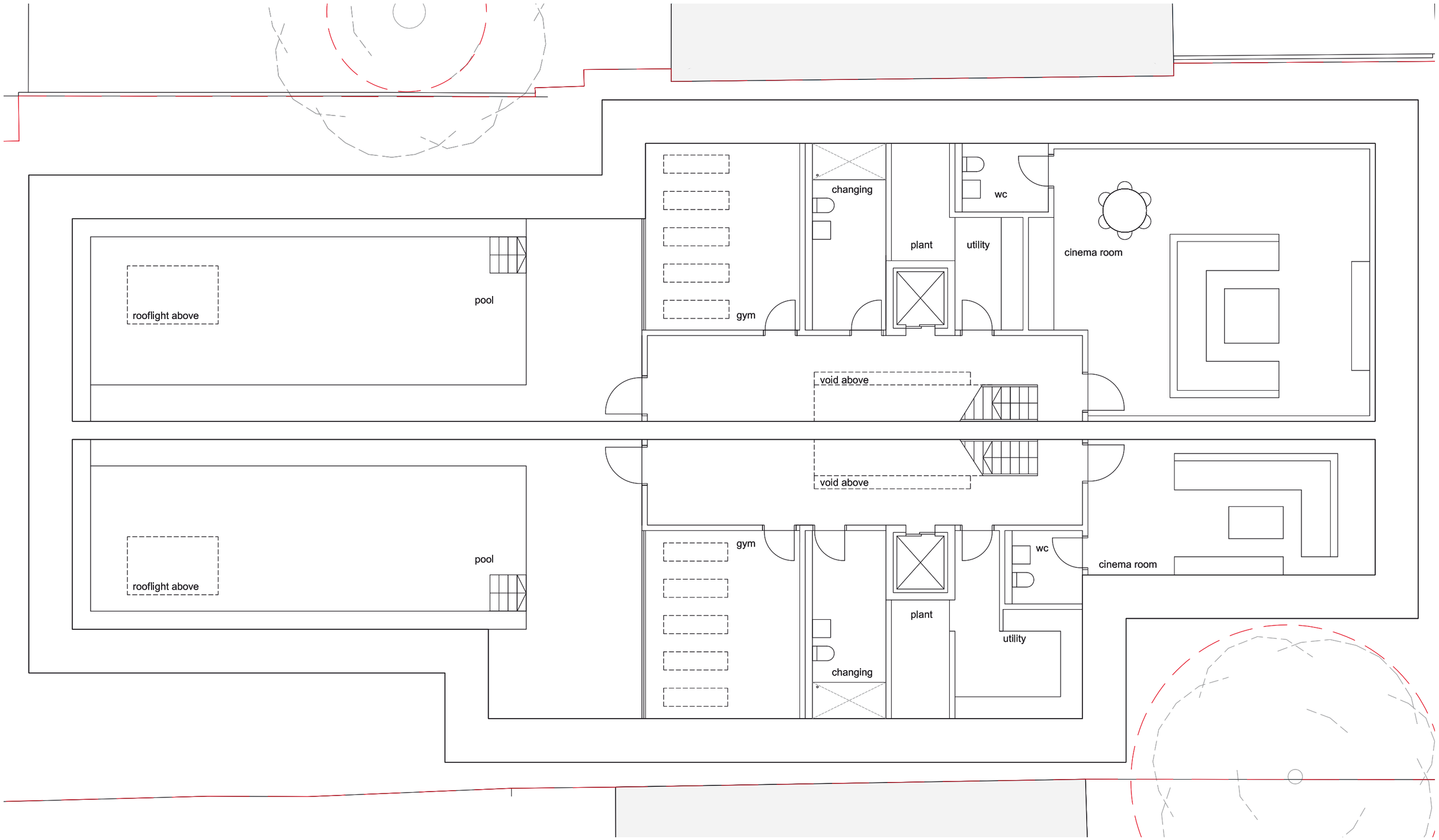
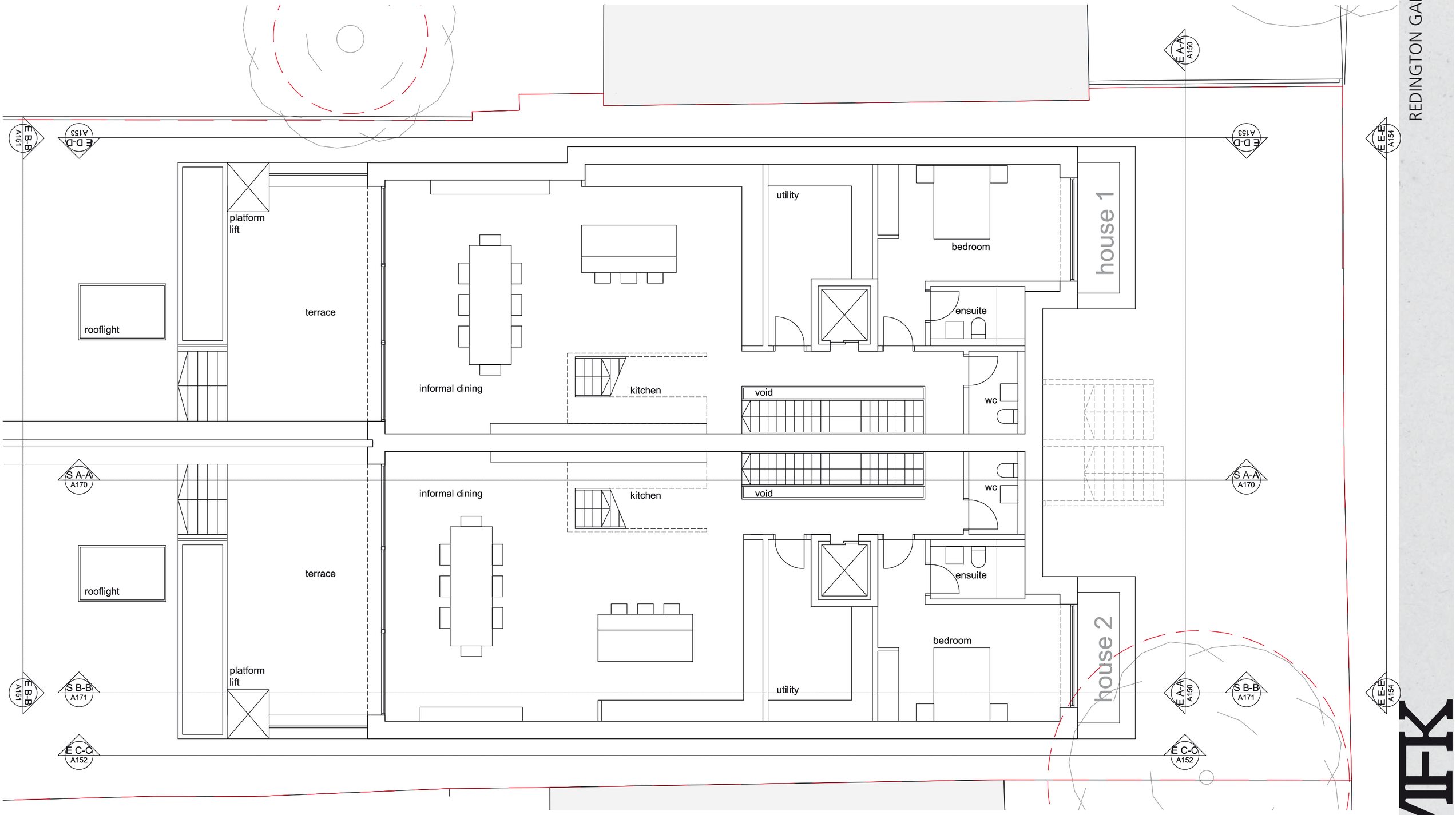
5.4 DESIGN LAYOUT



N
Basement Plan
1:100 @ A3

5.4 DESIGN LAYOUT



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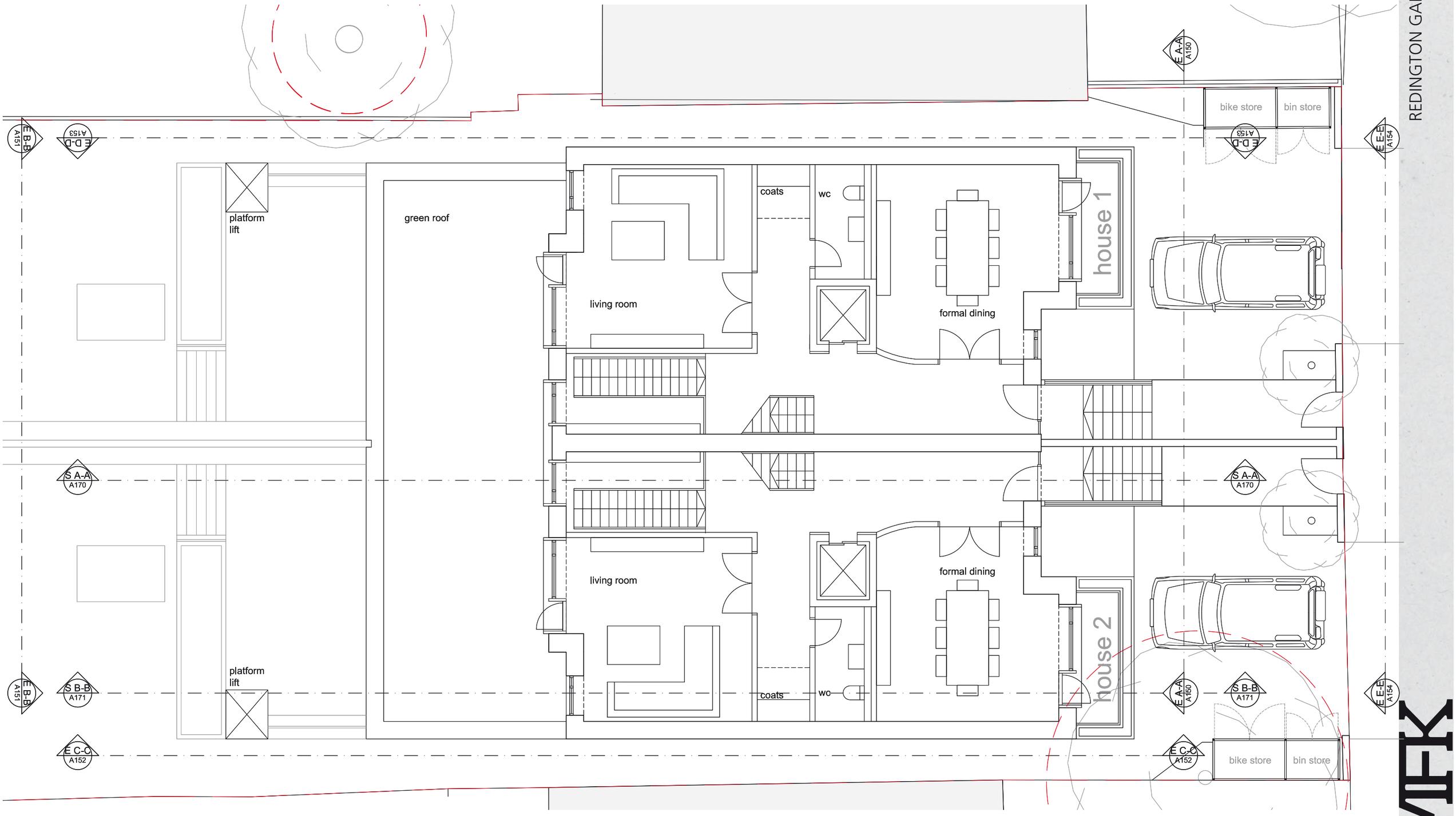
Lower Ground Plan

1:100 @ A3

5.4 DESIGN LAYOUT



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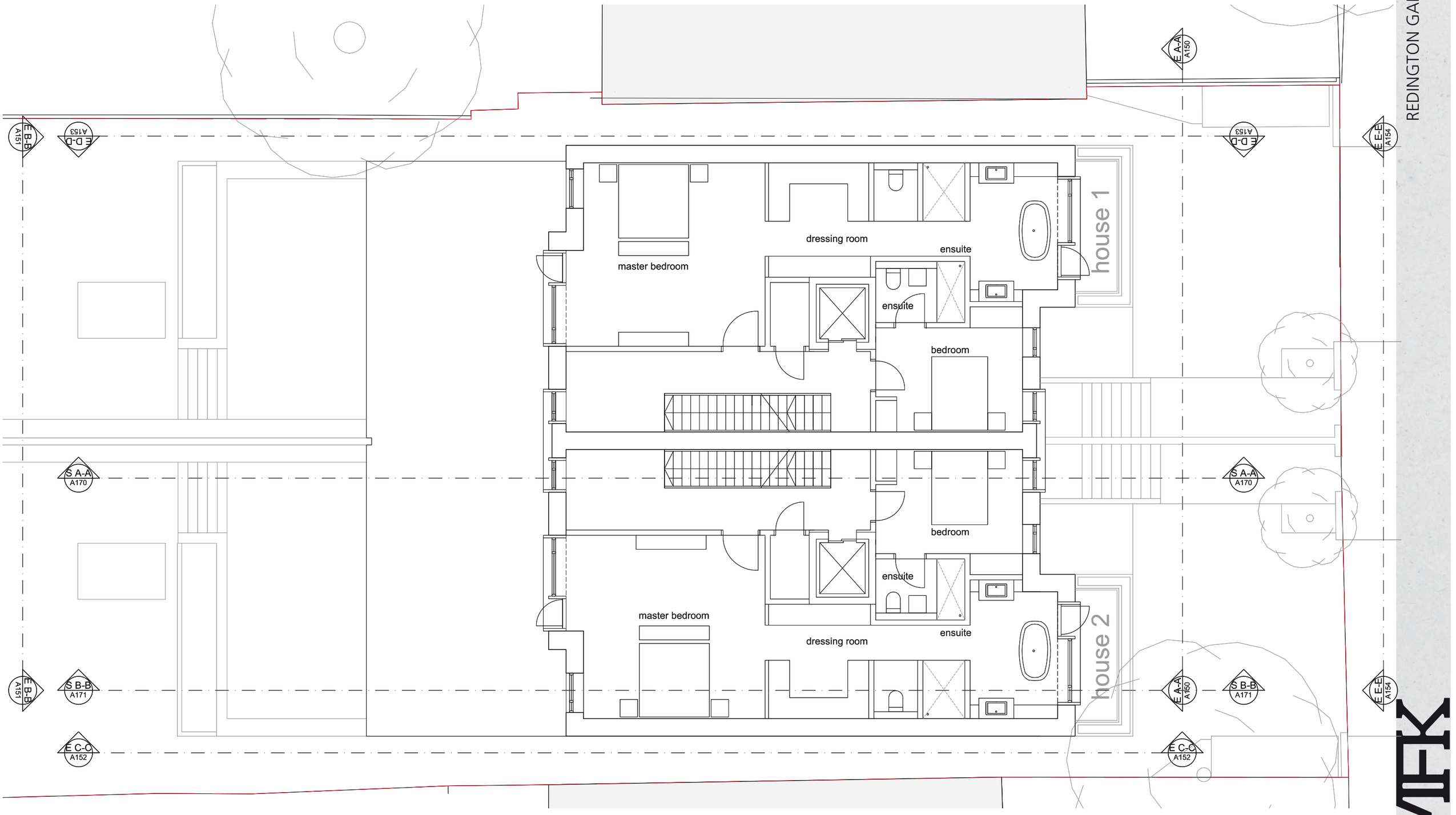
Upper Ground Plan

1:100 @ A3

5.4 DESIGN LAYOUT



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First Floor Plan

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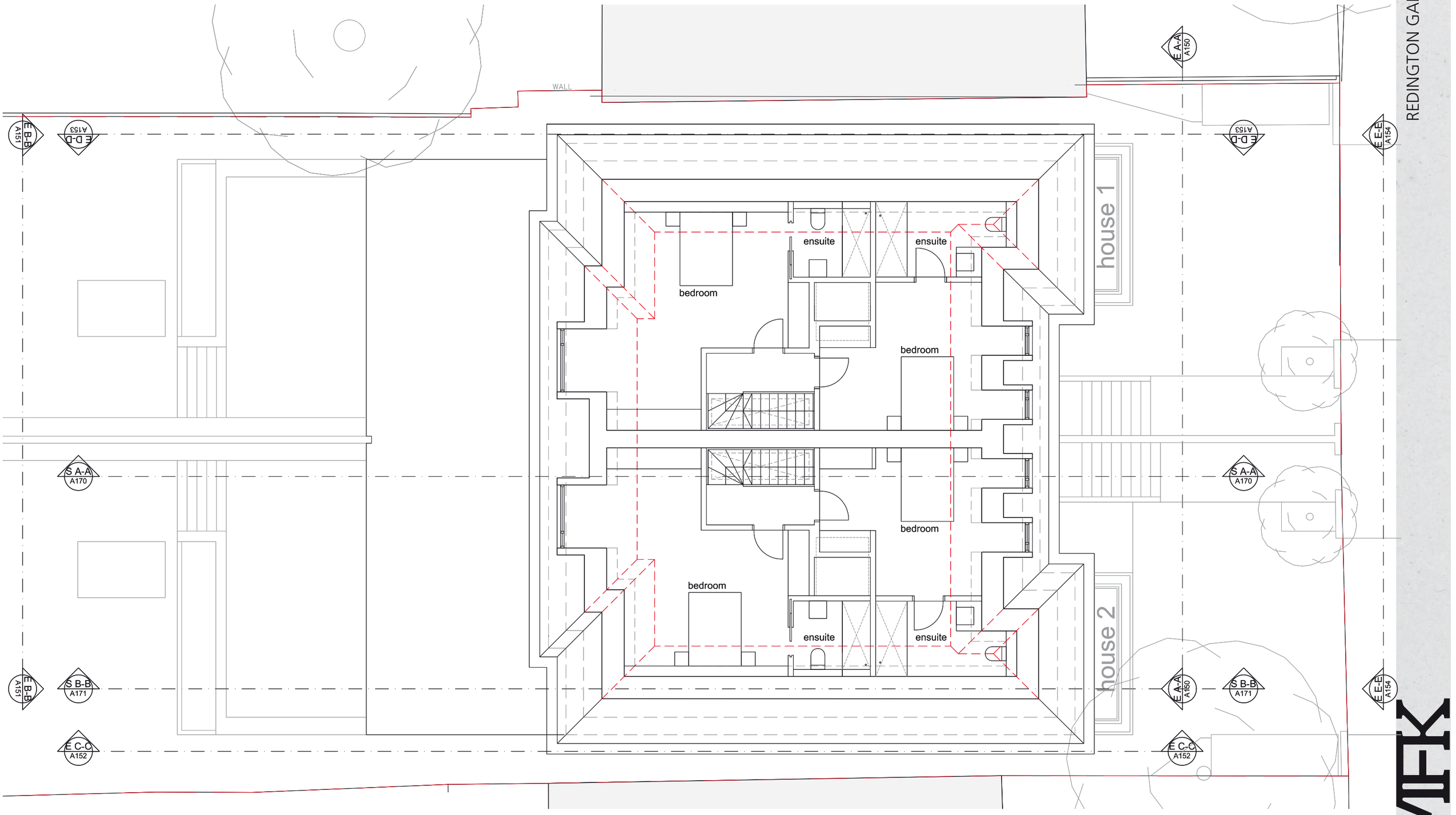
5.4 DESIGN LAYOUT



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Second Floor Plan
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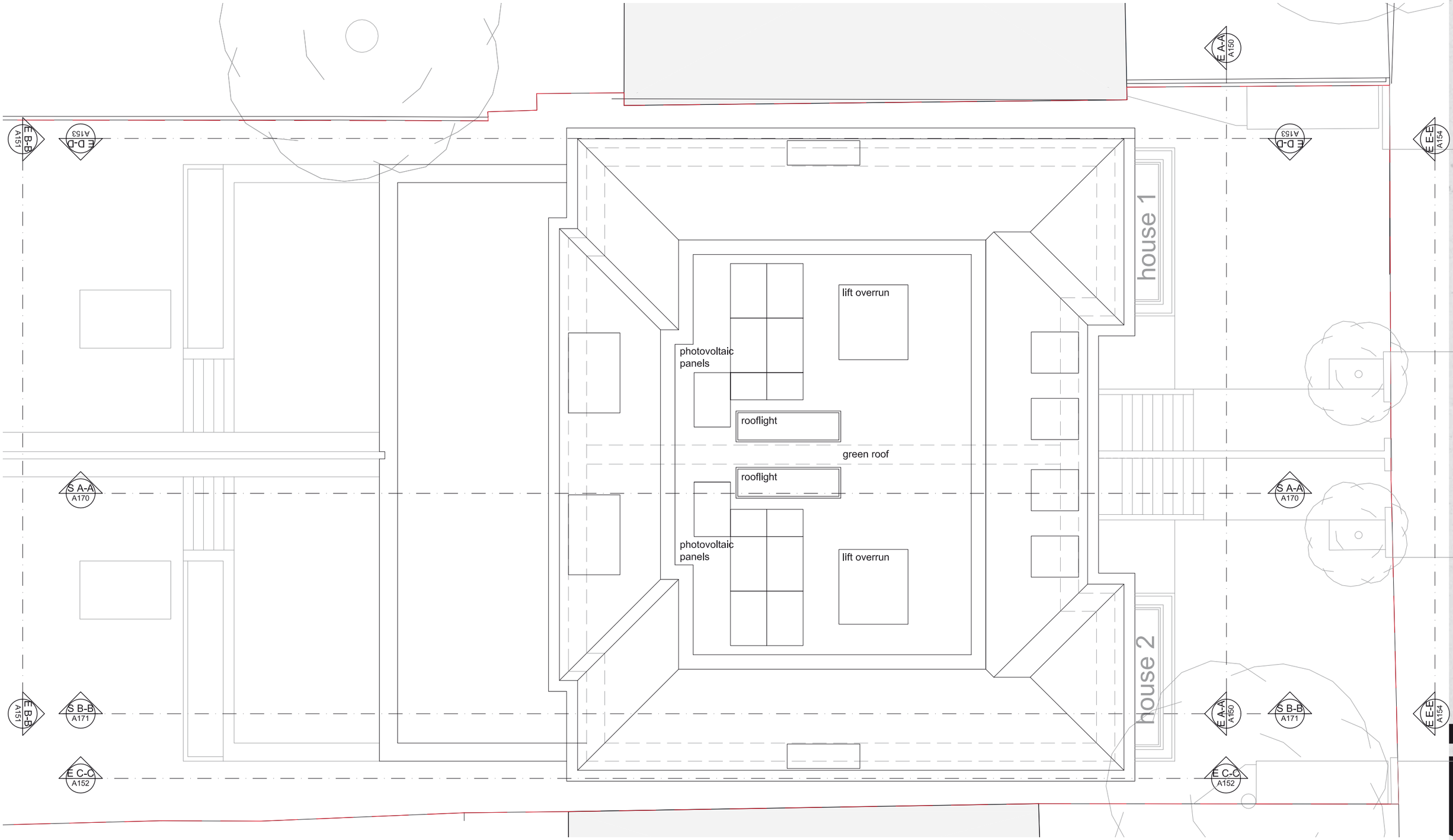
5.4 DESIGN LAYOUT



Roof Plan
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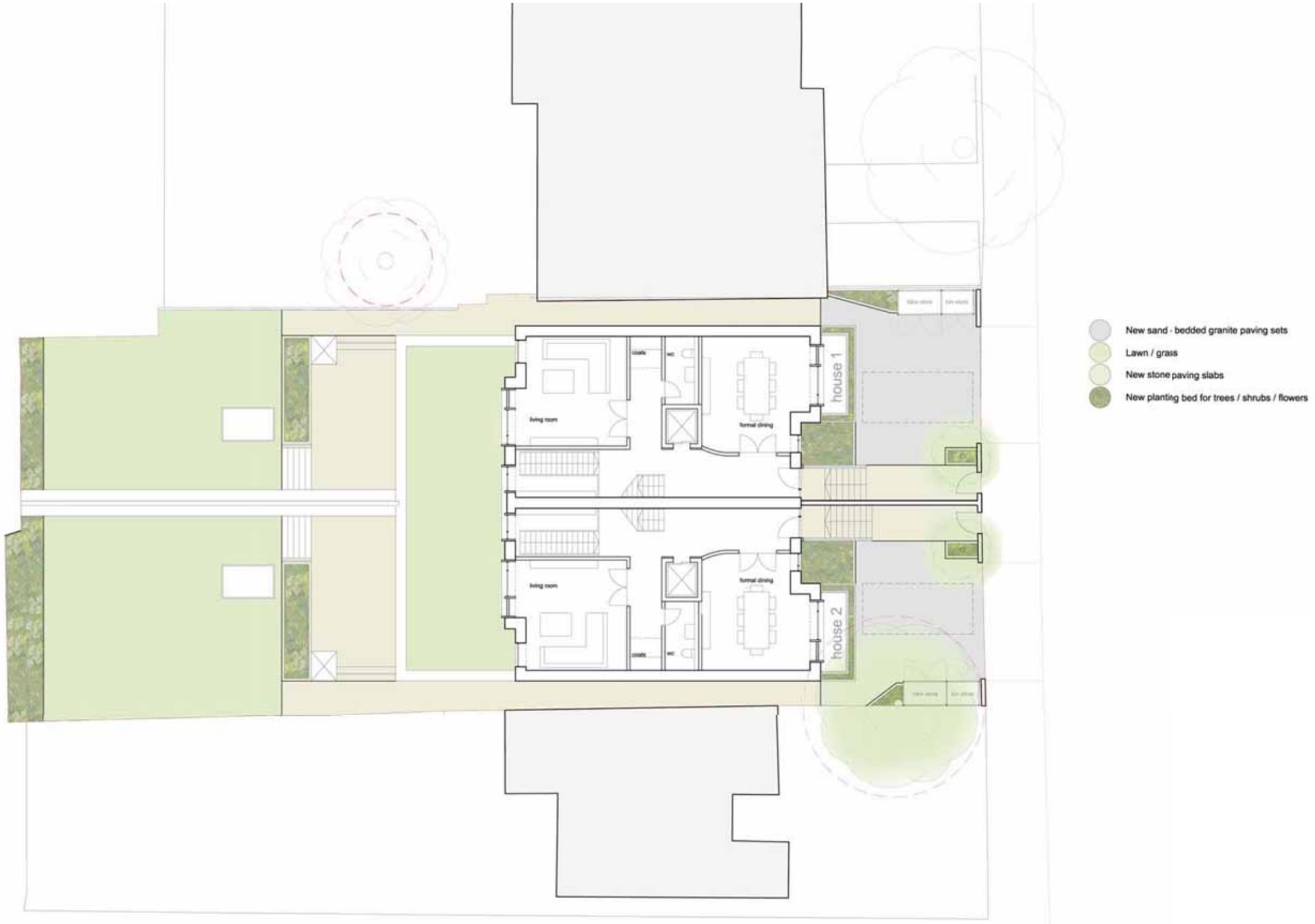
6.0 PROPOSED DESIGN - LANDSCAPE

6.1 SITE PLAN



N
Structural Landscape Proposal
1:200 @ A3

Front Elevation Sketch

6.2 SKETCH

Rear Elevation Sketch

7.0 SUSTAINABILITY

7.1 LIFETIME HOMES ASSESSMENT

1. PARKING (WIDTH OR WIDENING CAPABILITY)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

The proposal will provide more than is required space to ensure ease of getting in and out of the vehicle for all users: the driveways are 6600mm wide and 7200mm wide.

2. APPROACH TO DWELLING FROM PARKING (DISTANCE, GRADIENTS AND WIDTHS)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.
Criterion (2) Approach to dwelling from parking.
The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

The access to the front (principle entrance) of the house will be stepped. The stairs and handrails proposed are to be compliant with Part M Regulations.

Step free access will be provided between the parking and the rear entrance.

Each proposed house has a 1:20 rise from the existing pavement to the front facade. There is a gentle downwards slope from the front facade to the rear facade (house 1 = 1:25 fall, house 2 = 1:30 fall) with a lift that provides step free access to the lower ground floor.

3. APPROACH TO ALL ENTRANCES

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

The approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A 'gently sloping' approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres, with gradients for intermediate distances interpolated between these values (e.g. 1:15 for a distance of 5 metres, or 1:19 for a distance of 9 metres - see Figure 3.1). No slope should have a going greater than 10 metres long.

Step free access will be provided between the parking and the rear entrance.

Each proposed house has a 1:20 rise from the existing pavement to the front facade. There is a gentle downwards slope from the front facade to the rear facade (house 1 = 1:25 fall, house 2 = 1:30 fall) with a lift that provides step free access to the lower ground floor.

4. ENTRANCES

All entrances should:
a) Be illuminated
b) Have level access over the threshold; and
c) Have effective clear opening widths and nibs as specified below.
In addition, main entrances should also:
d) Have adequate weather protection*
e) Have a level external landing.*

The entrance will exceed the minimum requirements a, b, c, d and e.

5. COMMUNAL STAIRS AND LIFTS

Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.

Required specification for Criterion 5a - Communal Stairs
Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going, with:

- Uniform rise not exceeding 170mm.
- Uniform going not less than 250mm.
- Handrails that extend 300mm beyond the top and bottom.
- Handrails height 900mm from each nosing.
- Step nosings distinguishable through contrasting brightness.
- Risers which are not open.

Required specification for Criterion 5b – Communal Lifts (where applicable)
Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:

- Have minimum internal dimensions of 1100mm x 1400mm.
- Have clear landings adjacent to the lift entrance of 1500mm x 1500mm.
- Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.

Good practice recommendations that exceed, or are in addition to, the above requirements:

- Provide lift access to all dwellings above entrance level as far as practicable.
- Provide access to two lifts within blocks of 4 or more storeys.
- Where lift access is not provided, consider potential to enable provision at a later date (by provision of space and/or adaptation).

As a private residence, there are no communal stairs or lifts

6. INTERNAL DOORWAYS AND HALLWAYS

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.

All internal doorways are 900mm or wider, and all internal corridors 1000mm or wider, therefore providing more than the minimum space provision for ease of mobility.

7. CIRCULATION SPACE

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

As with criterion 6, there is adequate circulation space.

8. ENTRANCE LEVEL LIVING SPACE

A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').
A living room or living space in the context of this Criterion is categorised as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space for the household and visitors. Note: In dwellings with two or more storeys, this living space may also need to provide other entrance level requirements (e.g. the temporary entrance level bed-space of Criterion 9, or the through floor lift space of Criterion 12).

The living room, dining room, and a WC are all provided on the upper ground floor entrance level. The lift allows stepfree access to the bassement, lower ground, upper ground and first floors of this proposed house.

9. POTENTIAL FOR ENTRANCE LEVEL BED-SPACE

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).
Criterion (9) Potential for entrance level bed-space
In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

All bedrooms on the lower ground and first floor are accessible via lift access, and therefore there is no bedroom provision on the upper ground floor. Nevertheless, there is sufficient space on the ground floor that could be converted into a bedroom if necessary in the future.

10. ENTRANCE LEVEL WC AND SHOWER DRAINAGE

Principle: Provide an accessible WC and potential showering facilities for:
i) any member of the household using the temporary entrance level bed space of Criterion 9, and:
ii) visitors unable to use stairs.

Criterion (10) Entrance level WC and shower drainage
Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

The lift allows step free access to the basement, lower ground, upper ground and first floors of this proposed house.

11. WC AND BATHROOM WALLS

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

Criterion 11 – WC and bathroom walls
Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

Required specification to achieve Criterion 11
Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

The proposal will be fully compliant.

12. STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLING

Principle: Enable access to storeys above the entrance level for the widest range of households.
The design within a dwelling of two or more storeys should incorporate both:
a) Potential for stair lift installation; and,
b) A suitable identified space for a through-the–floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.
Required specification to achieve Criterion 12a - Stairs
In dwellings with two or more storeys, the stairs and associated area should be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement.
A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.

A large through-floor lift is proposed, providing access between the basement, lower ground, upper ground and first floor. Furthermore, all internal staircases are 900mm or greater than 900mm.

13. POTENTIAL FOR FITTING OF HOISTS AND BEDROOM / BATHROOM

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.
13 – Potential for future fitting of hoists and bedroom / bathroom relationship
Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Required specification to achieve Criterion 13
Structure above ceiling finishes over a main (twin or double) bedroom and over the bathroom should be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. This bedroom and bathroom should be on the same storey level. This storey (unless at entrance level) should have potential for access via the through floor lift (see Criterion 12). This bathroom should also satisfy the requirements of Criterion 14. The route between this bedroom and bathroom should not pass through any living / habitable room or area.

Good practice recommendations that exceed, or are in addition to, the above requirements
Locate this bedroom and bathroom adjacent to each other with a connecting full height 'knock out panel' sufficient to form a direct doorway with a minimum clear opening width of 900mm between the two rooms, or have a direct (en-suite) link with a minimum clear doorway opening of 900mm from the outset.
Where locating these two rooms adjacent to each other is not practicable, have their doorways adjacent to each other, or opposite each other.

Proposal is compliant with Criterion 13. Furthermore, all bedrooms have en-suite bathrooms with 900mm wide doorways.

14. BATHROOMS

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.
Criterion (14) – Bathrooms
An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

All bedrooms have en-suite bathrooms.

15. GLAZING AND WINDOW HANDLE HEIGHTS

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

Criterion (15) Glazing and window handle heights
Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach (see Note 1).

Required specification to achieve Criterion 15
To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors (where these are in lieu of the principle window) should include glazing that starts no higher than 800mm above floor level. In addition, any full width transom or cill within the field of vision (normally extending up to 1700mm above floor level) should be at least 400mm in height away from any other transom or balcony balustrade. All dimensional requirements within this paragraph are nominal (+/- 50mm acceptable).
There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room (see Note 1). In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.

All living spaces and habitable rooms have compliant windows. Furthermore, there is sufficient clear space in all rooms for wheelchairs to approach the windows.

16. LOCATION OF SERVICE CONTROLS

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

Criterion (16) - Location of service controls Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.

Required specification to achieve Criterion 16
Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.
For example, this would include the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.

Design at tender stage will ensure proposal is compliant with criterion 16.

7.2 ENERGY / RENEWABLE ENERGY STATEMENT

Exectutive Summary

Low environmental impact will be an essential feature of the design of the proposed 25-26 Redington Gardens redevelopment. The Energy and Sustainability Statement outlines the development's approach to sustainability, energy efficiency and renewable energy strategies in order to meet the targets set out in the guidance from Camden Council.

The development is located in the Redington Conservation Area and as such is subject to special consideration under Camden Planning Guidance 3 (CPG3).

To guide and benchmark the design process, the Code for Sustainable Homes (CfSH) methodology has been used. A number of the sustainable features included in the proposed design are listed below with consideration of their feasibility within the listed development accounted for:

- Thermal insulation levels for all building elements will be increased beyond the Building Regulation requirements, thereby substantially reducing the building's heat losses;

- Mechanical Ventilation with Heat Recovery will be provided to reduce the heating loads associated with providing fresh air;

- High efficiency individual gas boilers for each house will provide the heating and domestic hot water;

- The combination of proposed energy efficient measures (Be Lean) result in a reduction in CO2 emissions of 13.5%;

- The London heat map indicates that there is currently no opportunities to connected to an existing or proposed district heating network;

- The limited size of the development's thermal load and the mismatch with its electrical profile suggest that CHP is not viable for this development (Be Clean);

- An extensive range of low and zero carbon technologies have been considered in terms of providing a proportion of the development's energy demand in line with planning policy (Be Green);

- The analysis indicates that a PhotoVoltaic array of approx. 30-35m2 could be accommodated, which could provide a further 14% reduction in the site's CO2 emissions;

- The combination of the measures outlined could potentially provide a 25% reduction over the Building Regulations CO2 emissions targets.

- The development achieves Camden's minimum 50% of Energy credits required for CfSH;

- The development achieves Camden's minimum 50% of Water credits required for CfSH;

- The development achieves Camden's minimum 50% of Materials credits required for CfSH;

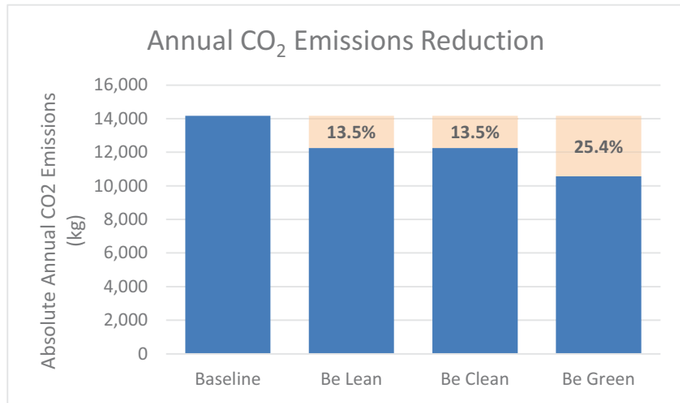
- All timber used on site will be purchased from responsible sources such as FSC approved vendors;

- New materials will be selected to take into account their overall environmental impacts and that they follow the Redington Conservation Area guidelines to preserve the look of the area;

- Recycling facilities will be provided for home owners to reduce waste during operation;

- Water use will be minimised by the specification of water efficient taps, shower heads, dual flush toilets and low water use appliances;

- All construction on site will be managed in an environmentally sound manner in terms of resource use, storage, waste management, and potential sources of nuisance or pollution.



	Absolute	kgCO2/m2	Cumulative Reduction (kgCO2)	Cumulative % Reduction
Baseline	14,176	11	-	-
Be Lean	12,259	9.6	1917	13.5%
Be Clean	12,259	9.6	1917	13.5%
Be Green	10,572	8.2	3604	25.4%

Carbon Emission Reduction for 25-26 Redington Gardens

8.0 CRIME PREVENTION

This proposal aims to follow the standards listed in ‘Camden Planning Guidance - Designing Safer Environments’.

Design elements such as windows, doors and lighting will aim to follow the standards set out by the guidelines. The safety of those who occupy the site will be fully considered within the proposal eg: the front of the proposal is an ‘active’ open area.

Following planning approval, we aim to contact the Police Crime Prevention Design Advisors for additional input on making the proposal ‘crime proof’.

9.0 CONCLUSIONS

SUMMARY

This document has outlined the analyses, design processes, technical and sustainability studies undertaken to create two family homes at 25 and 26 Redington Gardens.

The existing building is not identified by the Council as a building that makes a positive contribution to the conservation area and this view is corroborated by the assessment undertaken by NLP.

From a Conservation perspective, it is felt that the replacement building will preserve the character and appearance of the conservation area. The design principles are consistent with an established tradition of high quality modern buildings in Camden and Hampstead in particular. The proposal is of intrinsically high quality design, detailing and materials, and it is consistent with the prevailing urban grain, scale and mass.