

**HERITAGE STATEMENT
AND
PLANNING STATEMENT
PROPOSED ALTERATIONS TO
KITCHEN ROOF
16 REDINGTON ROAD
CAMDEN**

(i) Introduction

- 1.1 The proposal seeks listed building consent and a non-material amendment to enable the completion of alterations to No. 16 Redington Road, Camden. The works relate solely to an extension to the rear of the property. Planning permission (No. 2014/1063/P) was granted permission on 2nd June 2014. A copy accompanies both applications. In addition listed building consent (NO. 2014/1064/L) was also granted consent on 2nd June 2014.
- 1.2 The Applicant has partially implemented the planning permission and listed building consent. However works have ceased pending approval of changes to the approved scheme by the Council. Changes to the proposed scheme have been subject to prior consultation with officers at the Council. Mr Bushell confirmed in an email to the Applicant dated 2nd December 2015 that after consulting with his colleague (Antonia Powell) that the dormer window option is preferred. The windows should preclude any ability to overlook the neighbouring property (No. 18 Redington Road).
- 1.3 The scheme subject to pre-application discussion has been amended slightly to include a refinement to the roof which is annotated on the accompanying plans. This alteration also prevents any direct overlooking of No. 18. The proposed minor alteration to the shape of the roof reflects the design of the upper floor roof of the main dwelling. A meeting with the adjoining occupier of No. 18 and his architect was undertaken and the proposed changes outlined.

(ii) Listing citation

- 1.4 Redington Road is the longest road in the conservation area and it presents a rich and varied style of domestic architecture since 1875. Number 16, One Oak is a Grade II Listed period house and it is the one of two surviving houses designed by Arthur H. Mackmurdo, a founder of the Arts and Craft Movement.
- 1.5 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

"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.

(iii) Conservation area

1.6 The site lies within:

'Sub Area Four: Redington Road and Templewood Avenue' of the Redington/Frognaal Conservation Area.

"Redington Road was laid out in 1875 and developed slowly starting from the Frognaal (southern) end. It is the longest Road in the Conservation Area and features a wide range of primarily early 20th 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-17th and early 18th 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)

- 1.7 The Conservation Area forms a well-preserved example of a prosperous late 19th 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
- 1.8 One Oak was built in 1889 for Mrs Geddes. It was also the home of Sculptor Sir H Thornycroft and Engineer Sir E Owen Williams. It originally started as a symmetrical front elevation with a recessed side entrance on the right. The front was designed with large areas of windows, yellow brick with red brick dressings and tiled mansard roof.
- 1.9 Comparing blueprints drawn by J Simpson & Maxwell Ayrton with current existing elevations it is apparent that the house has been altered throughout the ages however, the main original front elevation remains largely unchanged. Maxwell Ayrton has extended the house for Sir Owen Williams in 1927 and created a separate studio to the east but it has since been altered. It is also apparent that chimneys on the existing elevations were not present in the blueprint elevations.
- 1.10 The elevation with the most alterations is the rear elevation.



Illustration 01: Front Elevation



Illustration 02: Front Elevation as Existing



Illustration 03: Side Elevation



Illustration 04: Side Elevation as Existing

Illustrations 01 and 02: Illustration 04 shows an addition to the left wing and the extension of the mansard roof over the side entrance.

Illustrations 03 and 04: Illustration 04 shows the symmetrical mansard roof and the enlarged windows in the East Wing (left of photo)

(iv) Proposed changes

1.11 The non-material amendment includes plans which supersede the following:

- P_14E Proposed street elevation
- P_25G Side elevations
- P_29H Proposed section CC and rear elevation
- P_30C Proposed section DD

1.12 The following plans are submitted with both applications:

- P_10C: Site location and block plan
- P_13B: Existing side elevations
- P_25R: Proposed side elevation
- P_29R: Proposed section
- SK31L: Kitchen side elevation
- SK33F: Section CC – Proposed roof and new rooflights

1.13 Drawing No. SK33F provides a cross-section through the proposed roof above the kitchen. It also indicates the roof as currently approved. It demonstrates that there would be no line of sight views towards No. 18 as a consequence of the conservation rooflights proposed on this elevation. Dormers facing in towards the garden of No. 16 are proposed on the alternative elevation. This accords with the design previously submitted to the Council as part of the pre-application consultation.

1.14 The proposed alteration to the previously extended kitchen is at the rear of the building within the grounds of the private garden and it is not visible at the front of the house or

from the street. Therefore the new envelope to the kitchen has no impact on the roofline and view of the listed grand house and Coach House. The picturesque and most important elevations of the listed building such as the front and sides are preserved.

- 1.15 The use of local materials and architectural detailing found in the listed building and within conservation area make the proposals sympathetic and contextual to the character of the conservation area.
- 1.16 The revised design of the 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.
- 1.17 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.
- 1.18 The proposed changes would make a positive contribution to the listed building and the setting of the conservation area relative to the plans already approved. They would also avoid overlooking of the neighbouring property.