

16 & 17

Redington Gardens

NW3 7SA

January 2017

Planning application proposal for the refurbishment of the two existing dwellings at No.s 16 & 17 Redington Gardens NW3 7SA, with the additional provision of raising the roofs to provide habitable rooms at second floor.

Document Prepared By

crawford partnership | architecture
interior design



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Applicant:

Peter Steinberger & Oliver Steinberger

Submission Date:

January 2017

Agent:

Contact: Liam Bennett
Crawford Partnership Architects
The Studio
1A Muswell Hill
London
N10 3TH

0208 444 2070

Planning Authority:

London Borough of Camden

Design Statement & Introduction

01.0 / Introduction

This design statement provides details on the proposed refurbishment and extension of two dwelling houses at 16 & 17 Redington Gardens, NW3 7SA. The proposal includes the limited remodelling of the facades, the removal, raising and replacement of the roof, site works and landscaping, and internal works.

01.1 / Site Location

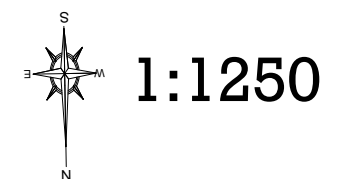
The site is located in the London Borough of Camden, and is accessed from Redington Gardens via a shared Driveway which leads in to a parking area. The frontage of the site houses No.17, with No.16 sitting behind that and away from the street scene. The site then curves round to the East to accommodate a large garden associated with No.16 only.

The site is exclusively surrounded by residential accommodation, with a two to three storey terraced houses adjoining No.17 to West, and a 5 storey mansion block to the East. In this area of the street there is no defining style of architecture, and buildings from different decades lie within the immediate context.

The site is located within the Redington & Frognal conservation area, but is given no specific mention in the character appraisal.



01.2 / OS Plan scale



Design Statement & Introduction

01.3 / Design Proposals

The design proposed seeks to maintain the existing houses, originally constructed in Redish Brick, whilst enhancing their overall appearance, and the functionality of the internal and external spaces. The important changes which will be further explained throughout this document are intended to introduce energy saving technologies within the dwellings, with internal and external modifications that will further enhance the existing fabric and interiors of each home, raising the standards to those appropriate to meet today's living. These alterations to the fabric of each house also include raising the roof to create an additional living space within the new pitched roof areas at second floor.

There is already a historically approved planning application for the site dated 2012, which has since lapsed which received permission to demolish both existing houses and replace these with a large single dwelling, which also had consent for the new roof to be raised to the same level as proposed (Planning reference 2012/4880/C & 2012/4813/P). The roof is raised to a height matching the adjoining terrace, whilst still being noticeably subservient to No.15. Redington Gardens. The present application seeks to retain the raised roofs of each existing dwelling to a level the same as was previously approved.

Landscaping works are proposed which will provide greatly enhanced and useable amenity space for both houses. The site works are intended to provide each house with clearly identified individual private garden and amenity areas, and minimise the extent of the shared spaces that presently exist. The works

include improving existing usable garden spaces at the rear of No.17 and on the south side of No.16. and creating a new parking space in the front garden of No.17, landscaping the area to create a useable patio at this elevated position. In tandem with landscaping improvements, the existing trees, hedges, and front boundary wall of the site will be maintained and enhanced to improve privacy and external amenity. It is noted that the walls and hedges along this street are specifically mentioned in the conversation area character appraisal.

Amendments to the existing fenestration of both houses has been introduced so that the quality of daylight and sunlight is improved whilst the rhythm and proportions of window to wall openings is maintained on the two frontages. This rhythm and the designation of window spaces will be further enhanced by the inclusion of infill panels of hardwood timber cladding, the treatment of which will complement the existing brickwork. All existing poorly insulated single glazed windows will be replaced with new energy efficient double glazed windows with dark grey frames to complement the existing retained brickwork.

The Design seeks to modernize dated buildings and thus enhance the surrounding area.

01.4 / Feedback

It is hoped that with the support from Camden Planning Department that this Planning Application proposal can be approved, and we welcome any feedback through the process.

01.5 / Planning History

There is one relevant planning submission relating to the site, Planning reference 2012/4880/C. This planning submission relates to a proposal which was put forward on behalf of the same client for the demolition of the two houses and the construction of a large single dwelling. The submission was granted.

Our present planning application submission has adopted some design aspects considered appropriate in the previously consented scheme. The raising of the roof by a height of 1.5m to a level which is established in the street by the neighbouring terrace was approved on the previous submitted scheme; our submission proposes to raise the roof to that same level. The previously approved proposal also sets a precedent for the inclusion of carefully positioned inset balconies and roof lights in the raised roofs; whilst their positions differ in our layout, they have all been considered so that the privacy and amenity of neighbouring properties remain protected.

This proposal differs from the previous submission in that the current housing stock of two dwellings on the site is maintained. There is also no intent to demolish the existing houses, and external works are kept to a minimum. There is also no basement excavation, which was proposed on 2012/4880/C, significantly reducing construction time, waste and noise output.

There are multiple records of tree works on the site. This application does not propose any tree works and if any works are required an additional application will be submitted.

02/

02.1 / Aerial Photography



View from
The West



View from
The East



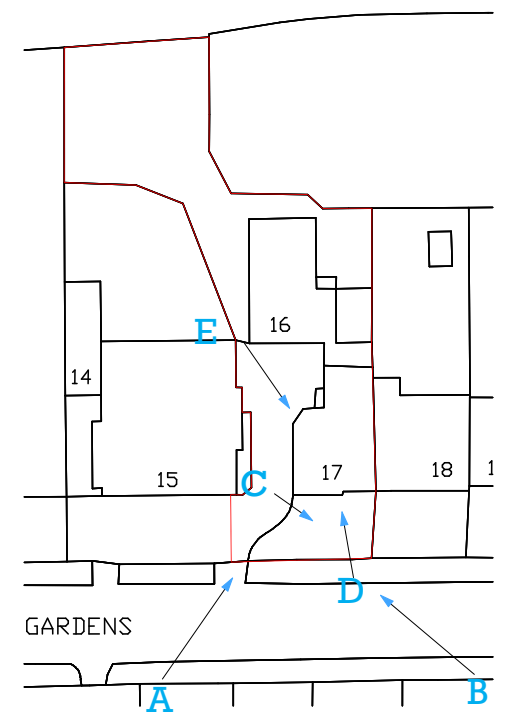
View from
The South



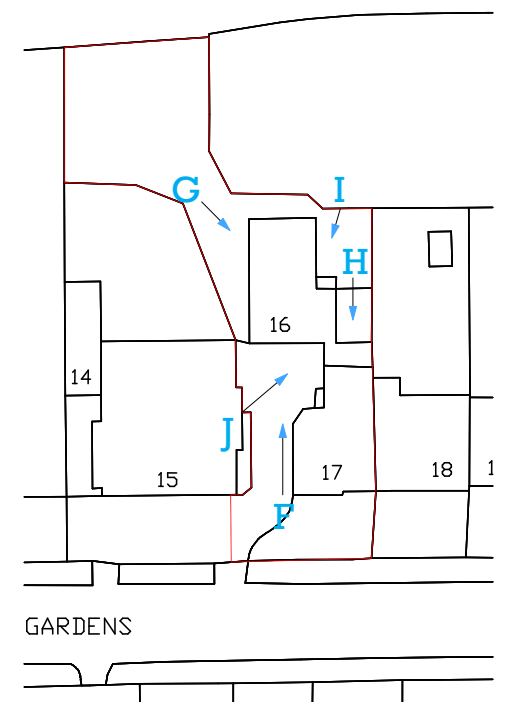
View from
The North

02/

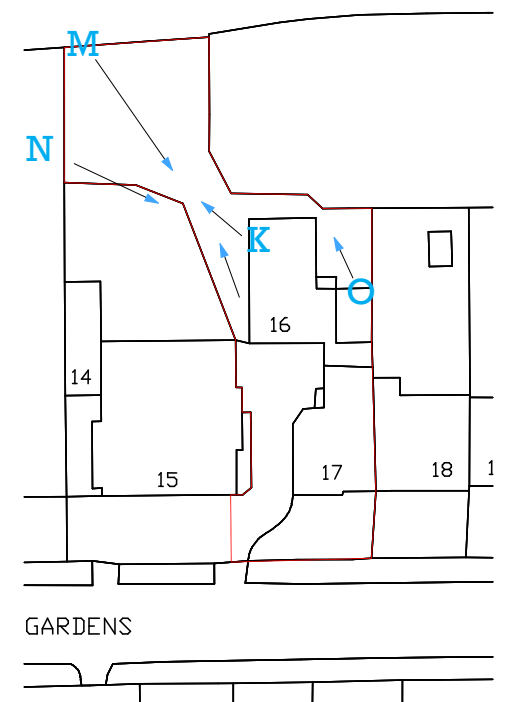
02.2 / Site Photography



02.3 / Site Photography



02.4 / Site Photography



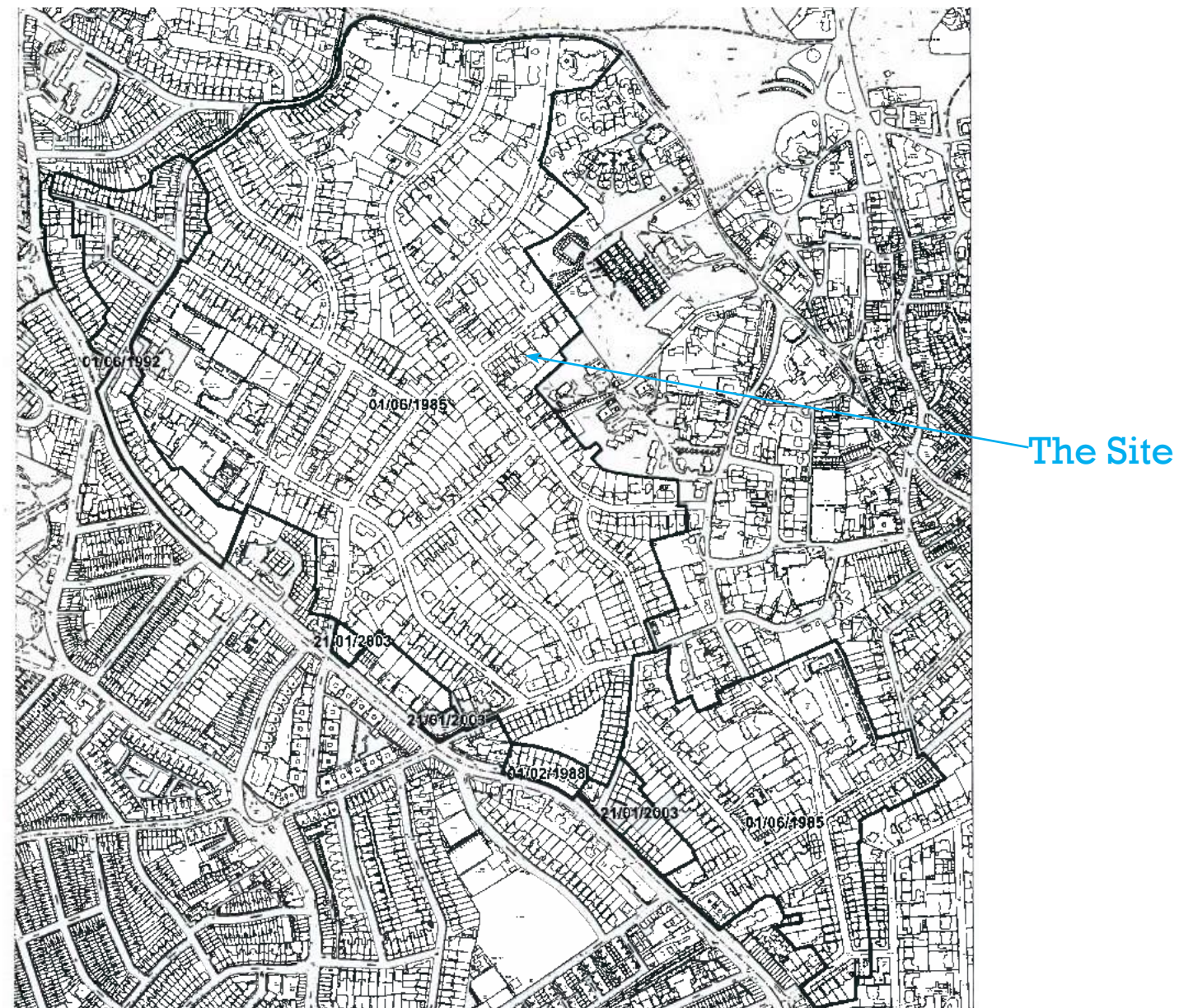
02.5 / Conservation Area Character Analysis

Heritage Overview

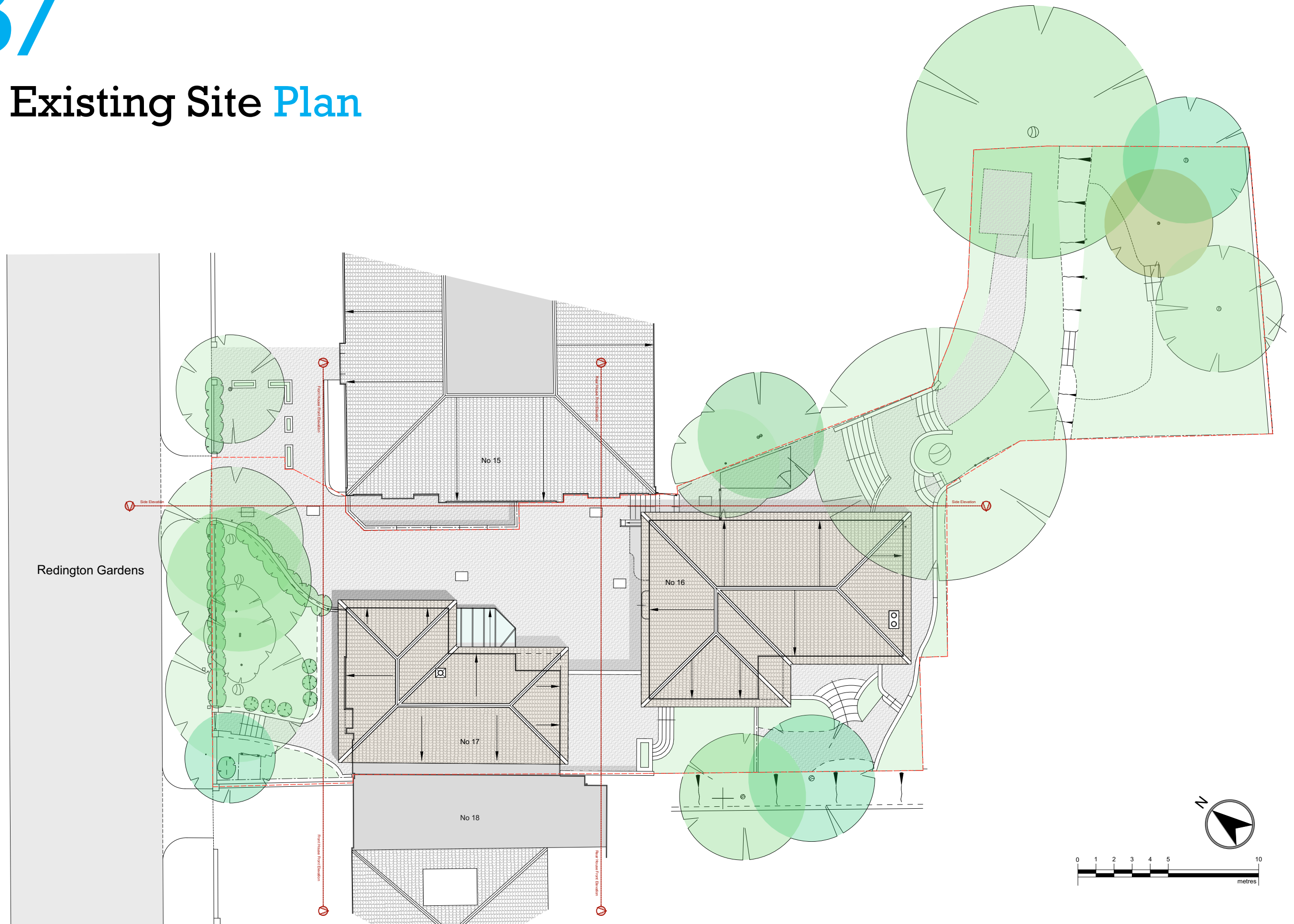
No.s 16 & 17 Redington Gardens, are located within the urban and residential suburb of Hampstead. The site lies within the boundaries of the Hampstead conservation area, specifically 'Sub area four: Redington Road & Templewood Avenue'. Whilst no buildings within the site or adjacent to the site are statutorily listed, Oak Tree House, a grade II listed building, is situated at the north-eastern end of Redington Gardens which is approximately 100m from the site. In the conversation area statement the building within the site have not been identified as being a positive contributor to the conservation area. As stated previously though, on the boundary 'low brick walls and hedges along Redington gardens' have been identified as an element of the streetscape which make a positive contribution to the conservation area. The proposal aims to maintain and enhance these existing features.

The two dwellings on the site are relatively modern in their design and were built in the 1970's. They are unremarkable in terms of design, form, styling, detailing, and execution, with no internal features of architectural or decorative detailing.

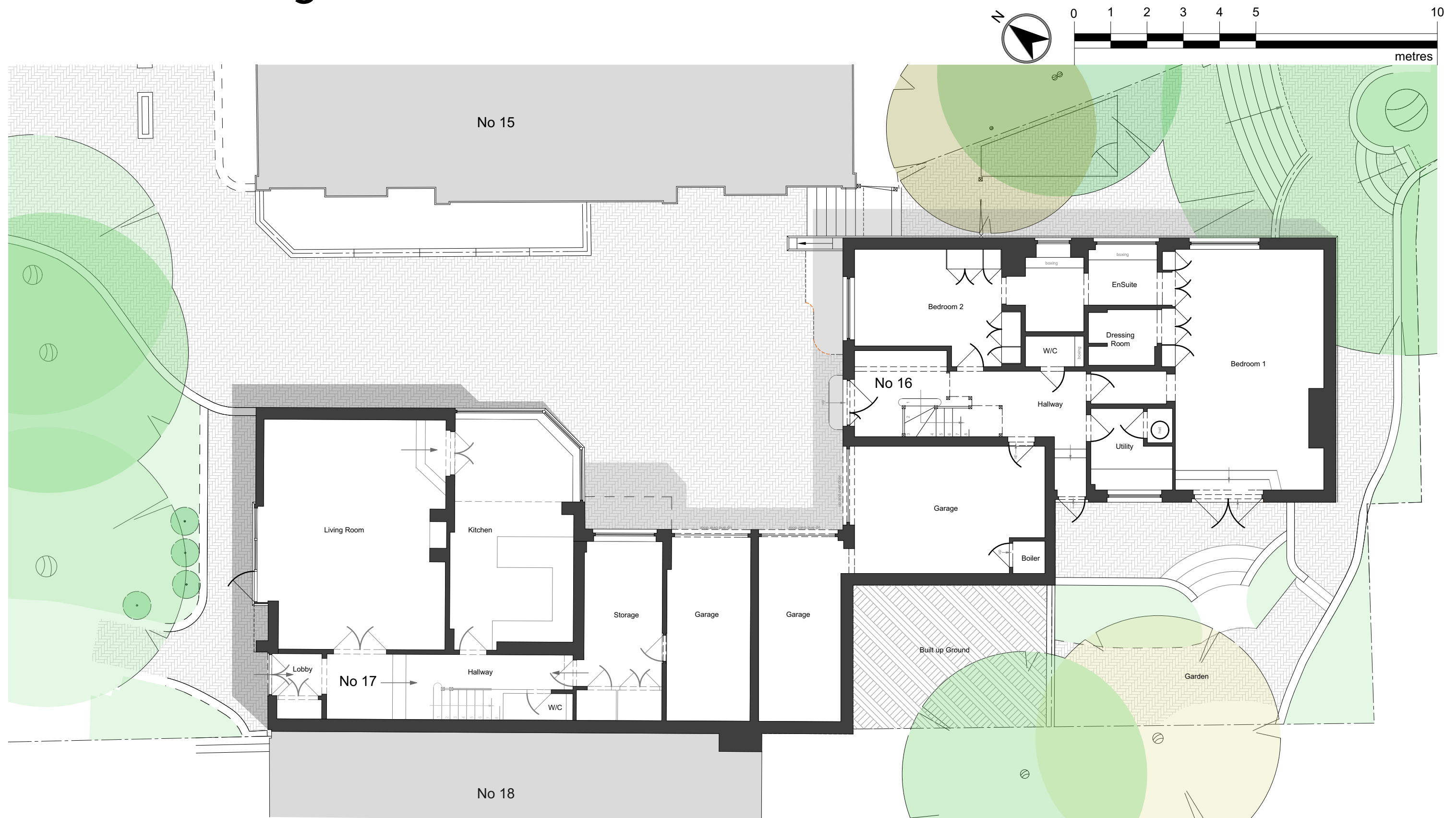
A more detailed view of the conservation area is given in the supporting Heritage Statement.



03.1 / Existing Site Plan



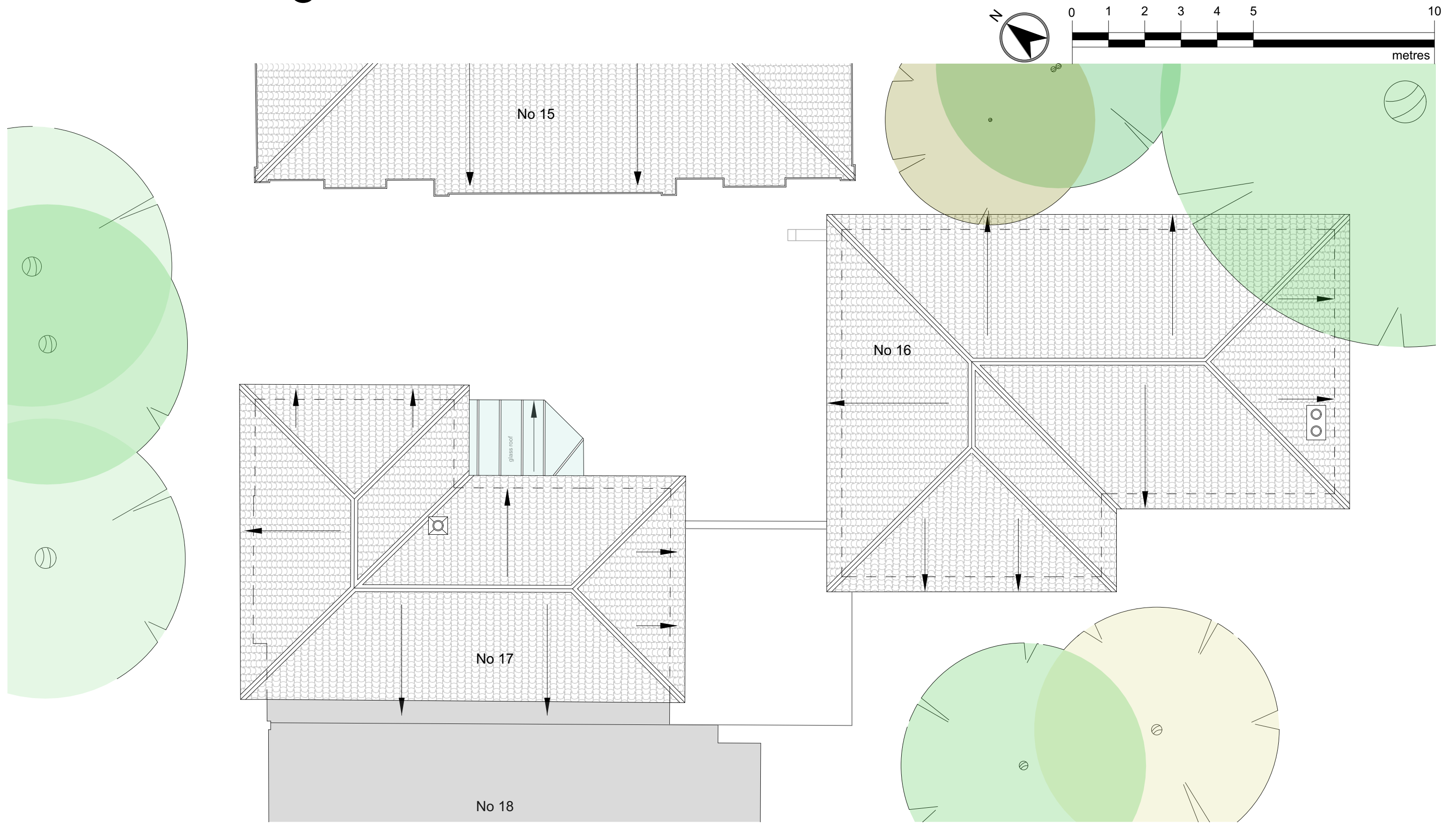
03.2 / Existing Ground Floor Plan



03.3 / Existing First Floor Plan



03.4 / Existing Roof Plan



03.5 / Existing Front House Elevation



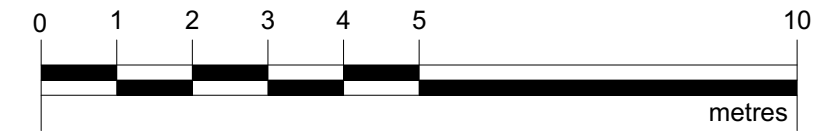
03.6 / Existing Rear House Elevation

No.15
Redington Gardens

No. 16
Redington Gardens

The Site

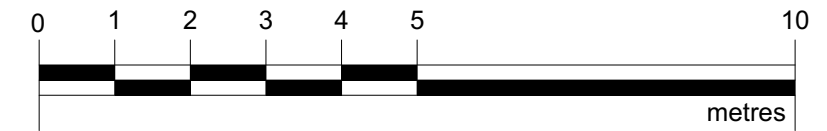
No.18
Redington Gardens



Datum : 94.00

03/

03.7 / Existing Side Elevation



04/

04.1 / Site Plan

The external works aim to create two individual and private amenity areas and external environments for the two houses in contrast with the shared spaces which currently exist. Through the creation of a parking bay in the front garden of No.17 we can maintain the current provision of off street parking and allow for both houses to have their own private parking area. The area to the front of No.17 is currently an unused poorly kept 'garden', and the proposal includes landscaping this area into useable amenity space. The front boundary wall and hedge, along with the large trees, will be maintained to preserve the continuity of existing landscaped areas in the street scene, and provide privacy to the occupants. New gates will be added for further privacy for occupants. An automatic vehicle turntable is proposed to allow for front facing egress from the rear parking area which is presently not possible. The large private garden to the rear will be newly landscaped. The enhancement of a landscaped garden space to the south west corner of the site, which is not used at present, will also provide amenity for both houses.



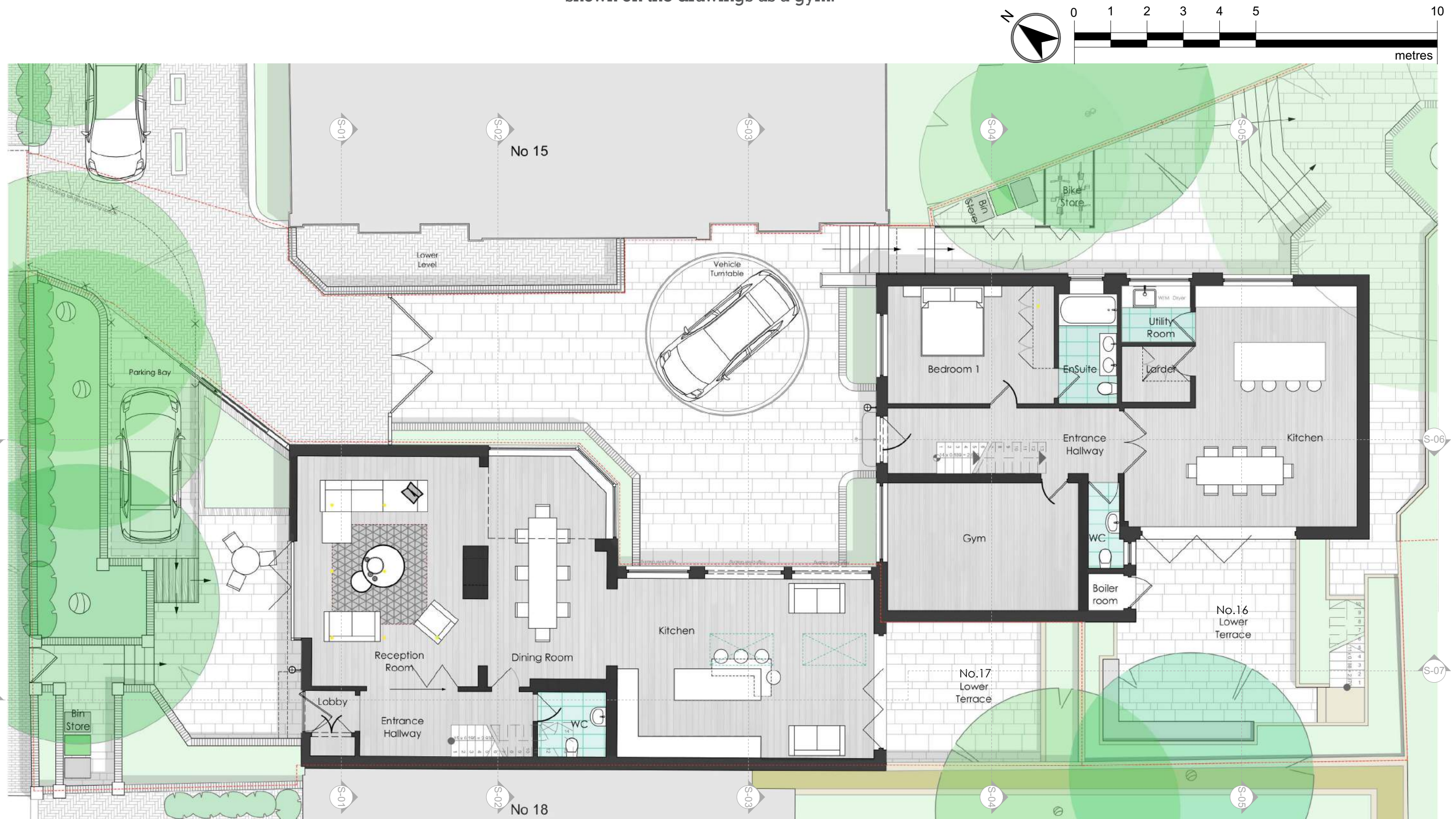
04/

04.2 / Ground Floor Plan

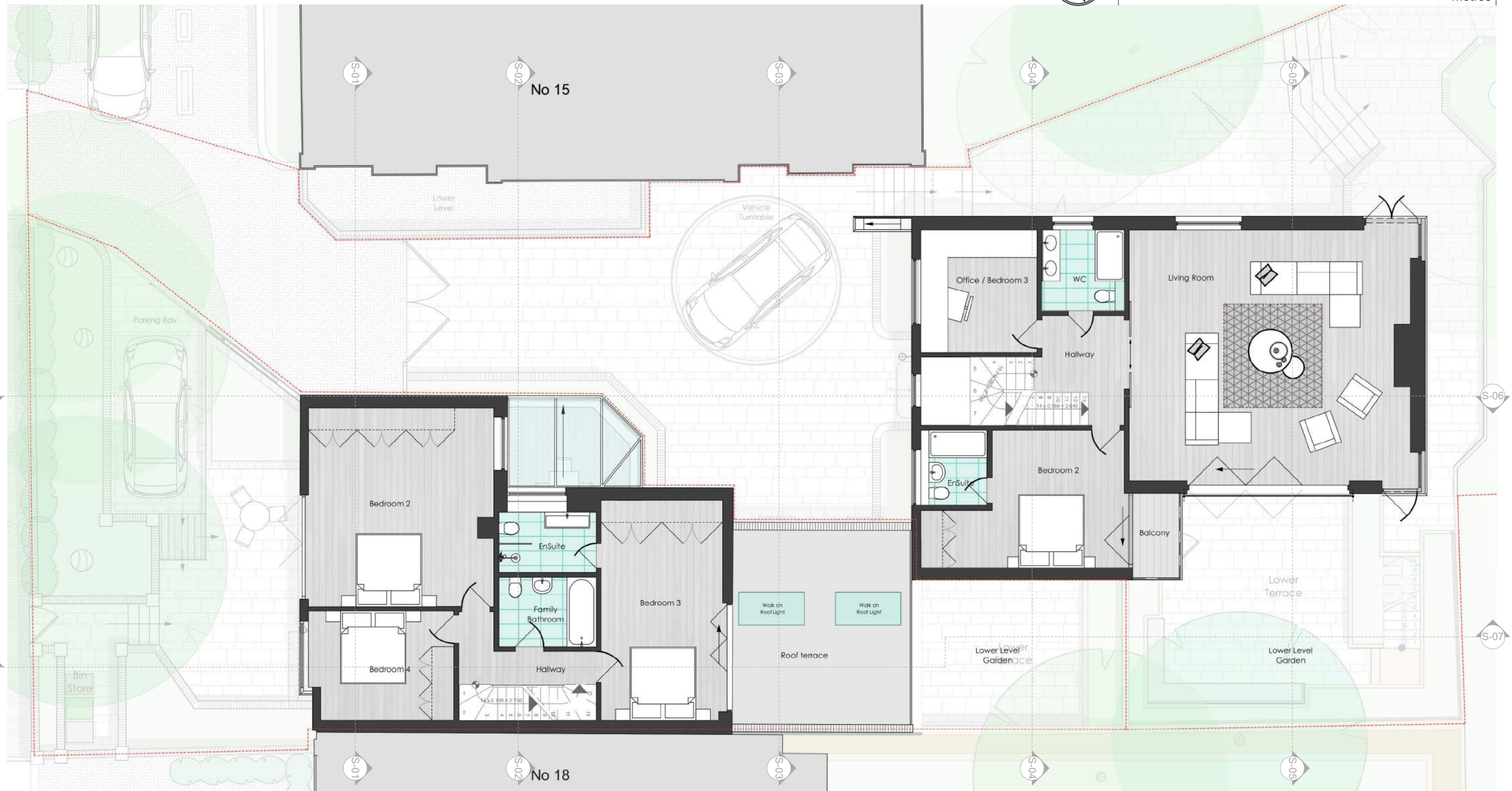
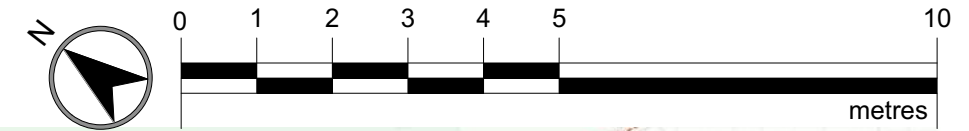
Both houses maintain the existing footprint. On the Ground Floor of No.17 the existing separated living room and kitchen spaces will be opened up from front to rear in to an open plan living/dining area. The exiting integrated garages, which are too narrow to enable convenient access for modern day cars, will be removed and the resulting space will be converted into a more flexible kitchen space. The opening up of the ground floor space will enable daylight and sunlight to penetrate the central inner areas of the proposed new space from the front of the property through to the rear.

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It is also proposed to convert the integrated garage of No.16 into a multifunctional room, shown on the drawings as a gym.



04.3 / First Floor Plan

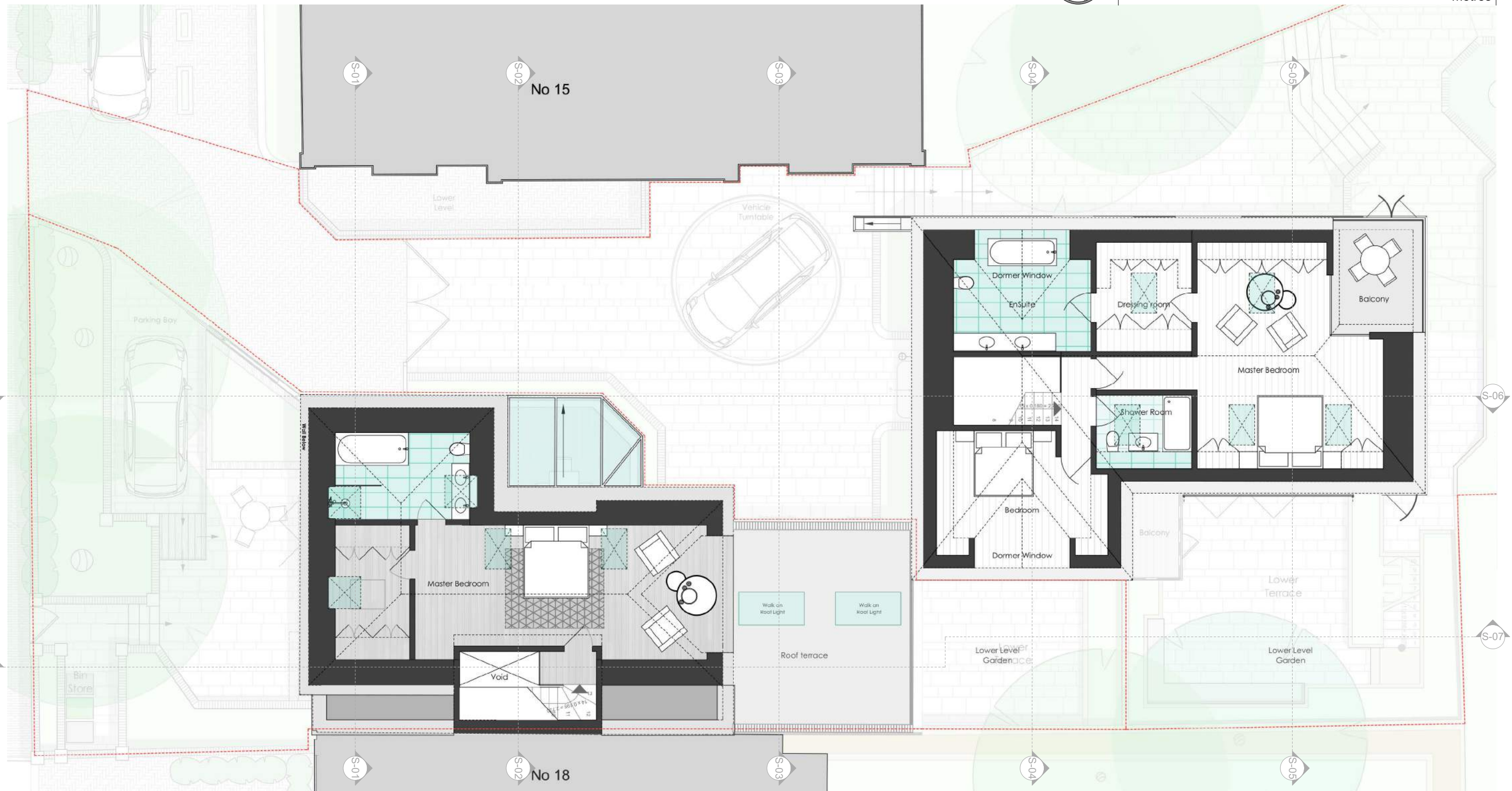
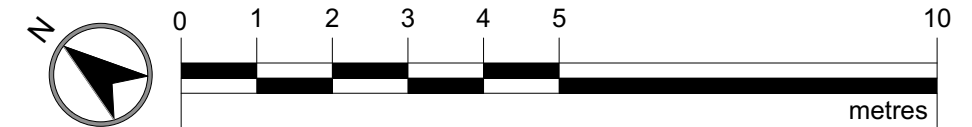


04/

04.4 / Second Floor Plan

The proposed raising of the ridge heights of the roofs will facilitate the creation of additional floor space in each dwelling. On No.17 this allows for the creation of a new Master Bedroom Suite with ensuite and dressing room, increasing the total number of bedrooms in the house to 4. This master bedroom gets daylight through a Juliette balcony overlooking the roof terrace below. On No.16 the additional space provided within the raised roof enables 2 new bedrooms to be included, one of which will be a new Master Bedroom Suite with Ensuite and dressing room. This proposed master bedroom has been designed with access onto a small private balcony on the North-East corner of the plan, looking out over the garden to the rear. This inset terrace is positioned such that it prevents overlooking into the windows of No.15 adjacent. The second bedroom has access to a separate shower room.

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The roof plan shows the locations of all proposed Velux type skylights and new dormer windows, the positioning and construction of which have been designed to protect the existing amenity enjoyed by neighbouring properties.

