

1.4 CONSERVATION AREA APPRAISAL

i. The Property is situated in the Redington & Frognal Conservation Area as the map highlights. The Redington & Frognal Conservation Area is known for its renowned examples of Edwardian and Victorian architecture. The London Borough of Camden's Redington & Frognal Conservation Area Audit notes that:

"(Redington & Frognal Conservation Area is) an exceptional example of consistently distinguished Victorian and Edwardian architecture." (p.2) In addition, Redington Road is described as a road of "neutral buildings", which are "felt to neither contribute nor be detrimental to the Conservation Area." (p.6).

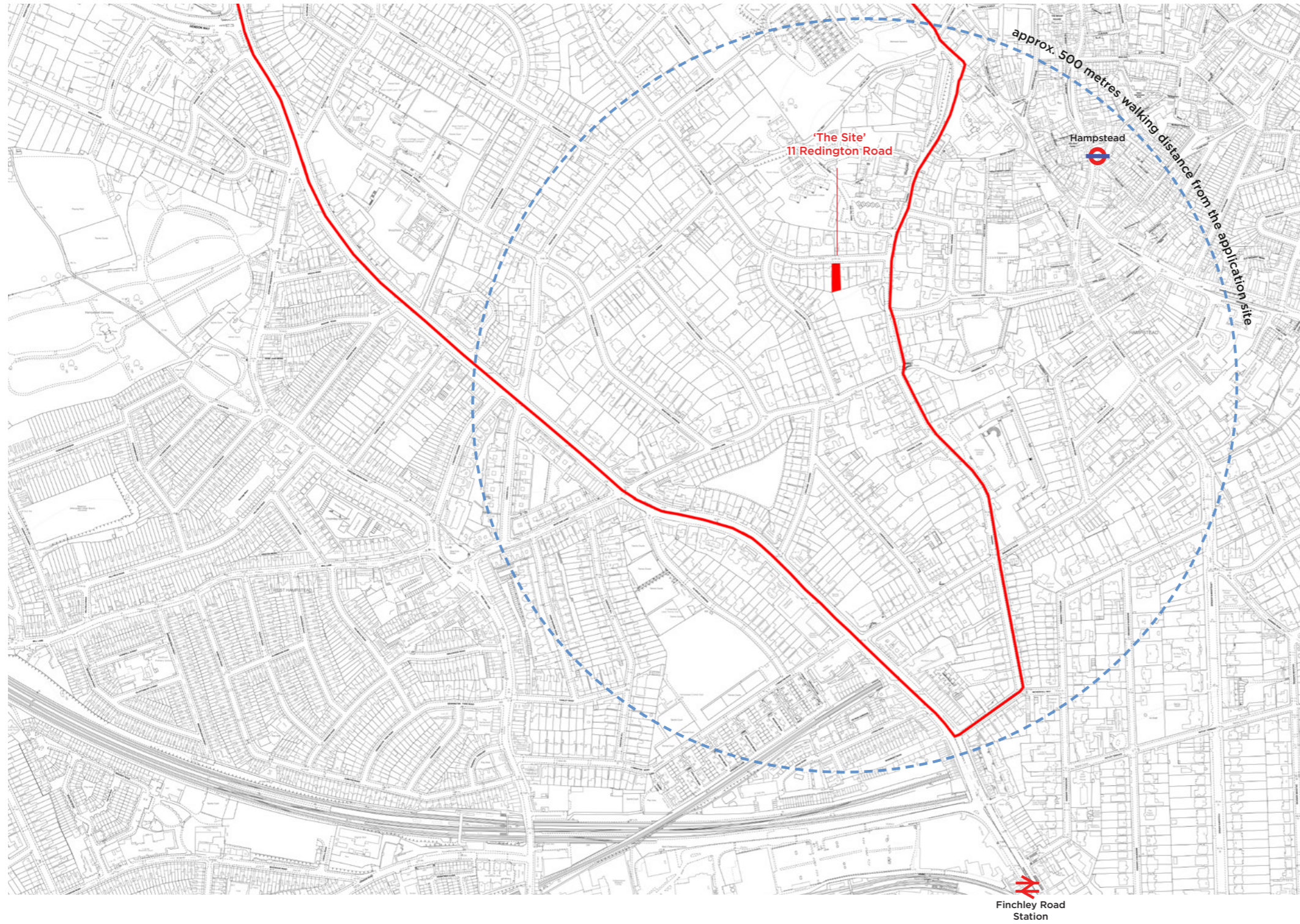
ii. The Redington & Frognal Conservation Area Audit includes guidelines for development proposals in the conservation area. With regards to roof extensions, the Audit notes the following:

"The variety of roof forms used in the Conservation Area means that proposals for roof extensions will have to be assessed on an individual basis with regard to the design of the building... roof extensions are unlikely to be acceptable where: It would be detrimental to the form and character of the existing building; the roof is prominent particularly in long views" It also notes that "The retention or reinstatement of any architecturally interesting features and characteristic decorative elements...will be encouraged." (p.21-22)

iii. The proposals outlined in the drawings and images included as part of this Planning submission look to respect and enhance the heritage of the listed property and the character of the Redington & Frognal Conservation Area.

Hampstead Conservation Area Map
(Application Property highlighted in red)





1.6 TRANSPORT ASSESSMENT

i. Transport Links

The application site has good access to nearby transport links, with a Public Transport Accessibility Level [PTAL] rating of 3 (0 lowest; 6b highest).

ii. Underground/National Rail




Within 12 minutes' walking distance is Hampstead underground station which provides access to the Northern line. Finchley Road & Frognal railway station is also a 12 minute walk away, providing access to the Overground line.

iii. Bus

Just a 8 minute walk from the site is a bus route on Heat Street which connects Golders Green, Hampstead and West Hampstead.

* Walking times obtained from Transport for London's website.

Key:

-  Underground Station
-  Mainline train station
-  Bus route



SECTION TWO:

PLANNING POLICY ASSESSMENT





Existing Rear Elevation



Consented Rear Elevation

2.1 PLANNING HISTORY

i. A number of properties in the surrounding area have been granted similar developments in recent years, including:

**57 Redington Road, NW3 7RP
11/01/2017 (2016/6963/P)**

Consent was granted for the neighbouring property for 'Alterations to the façade treatment to the front and rear elevation including the replacement of render with brickwork to match existing, reduction of the size of the portico, replacement of the front porch, installation of a new garage door and gate to the front elevation, alteration to the fenestration to the rear at lower-ground, ground and first floor level, new external staircase between the ground and lower-ground floor level, demolition of the chimney stack for an enlarged dormer rear extension and new roof light to the flank elevation associated with the use as a residential dwelling (Class C3).'

ii. The similarity of this application listed above suggest the proposals outlined in this document would be deemed acceptable (in principle) in planning terms. The policy implications of these proposed changes are considered on the next page.

2.2 PLANNING POLICY

i. Both Camden Unitary Development Policy (Policy EN31) and the Redington & Frognal Conservation Area Statement seek to ensure that any development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution. Careful consideration has been given to the design of the proposed roof extension to this heritage asset, particularly in terms of its impact on the listed property and on the wider Redington & Frognal Conservation Area.

ii. The Redington & Frognal Conservation Area guidelines state proposals with roof extensions will have to be assessed on an individual basis with regard to the design of the building. The materiality and design should not be detrimental to the form and character of the existing building and that it should not be prominent, especially from long views. Additionally, any architecturally interesting features and characteristic decorative elements are encouraged to be retained or reinstated. Lastly, roof extensions should be drained to the rear of the building. (Guideline RF27, RF28, RF29).

iii. In light of the above, we believe that the proposals outlined in this document are not contentious (in principle) in planning or heritage terms. 'Section Two' of this report covers the proposed design changes related to the proposed redevelopment.



SECTION THREE:

DESIGN STRATEGY & CONCLUSION



3.1 DESIGN STRATEGY

i. General Strategy

The principle of the development is to maximise the property's potential as a single family dwelling providing a high quality residential development in keeping with the character of the Redington & Frogna Conservation Area.

The design, massing and materials of the building envelope have been developed following close consideration of the site and its context. In developing the design, the following strategy has been adopted:

- To identify and respond to key constraints and opportunities provided by the site;
- Improve and enhance the buildings character with regard to Redington & Frogna Conservation Area

All proposed works are shown in full in the drawings submitted as part of this application and are summarised as follows.

ii. External works

External alterations will enhance the character and appearance of the listed building and conservation area.

- Brickwork is to be repaired and repointed as necessary;

iii. Roof Extension

The proposed roof extension to the property will enhance the livable spaces in the building, and its suitability and quality as a single family dwelling.



'The Site'
11 Redington Road



11 Redington Road
Existing



11 Redington Road
Proposed

3.4 CONCLUSION

i. This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this Planning submission represent an opportunity to restore a heritage asset, without impacting the character of the Conservation Area.



SECTION FIVE:

AREA SCHEDULE



11 Redington Road
NW3 7QX

	Existing GIA*		Proposed GIA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Lower Ground Floor	27.3	294	27.3	294
Ground Floor	158.5	1,706	158.5	1,706
First Floor	130.7	1,406	130.7	1,406
Second Floor	109.8	1,181	109.8	1,181
Loft	37.6	405	42.9	462
TOTAL	463.8	4,993	469.1	5,049

5.1 PROPOSED USE, UNIT SIZE & DENSITY

i. Single Family Dwelling

It is proposed that the property retains its use as a single family dwelling.