

**11 REDINGTON ROAD
NW3 7QX**

17017
DESIGN & ACCESS STATEMENT
JUNE 2017



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

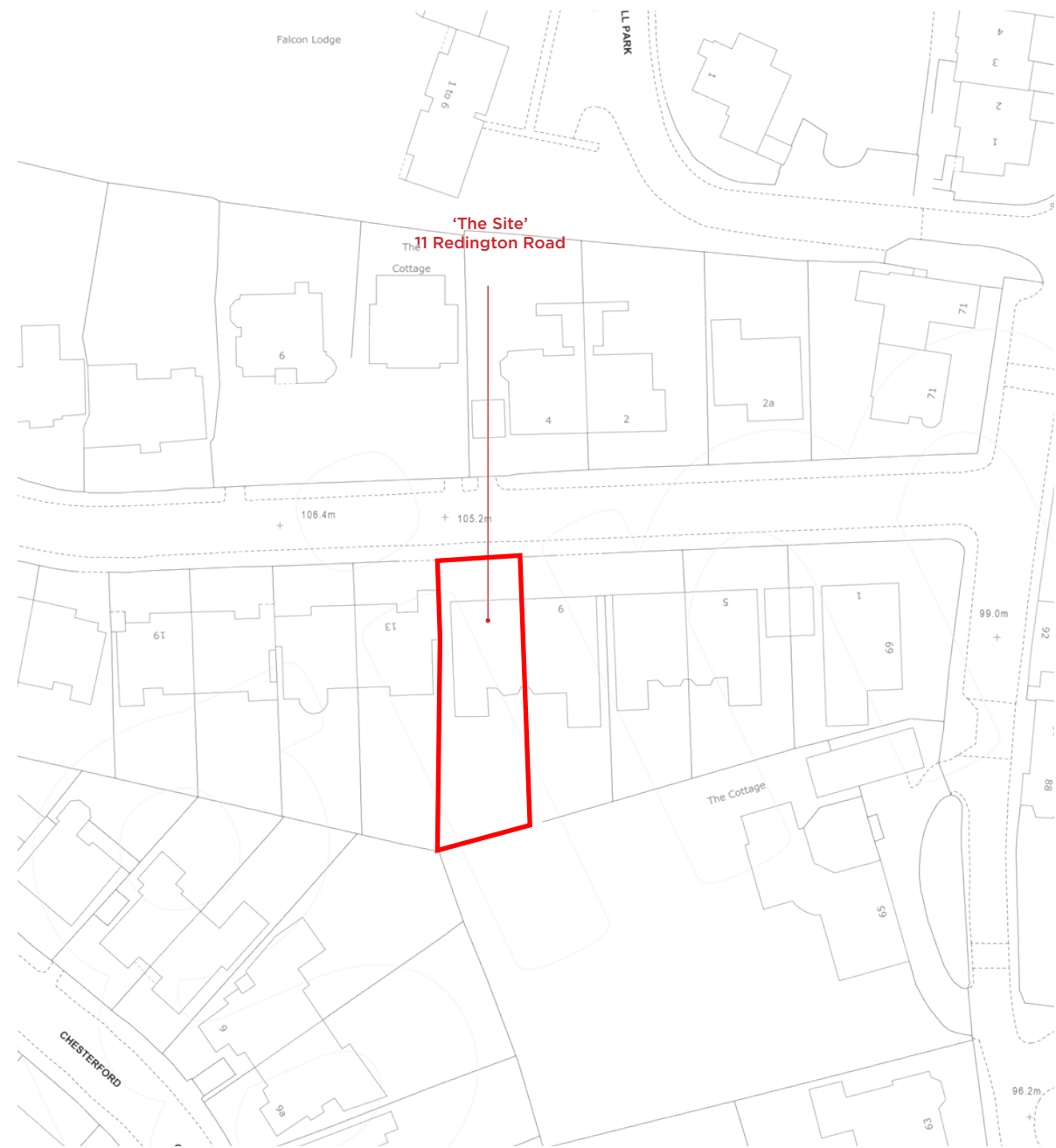
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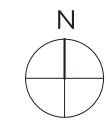
SECTION ONE:

INTRODUCTION & SITE HISTORY

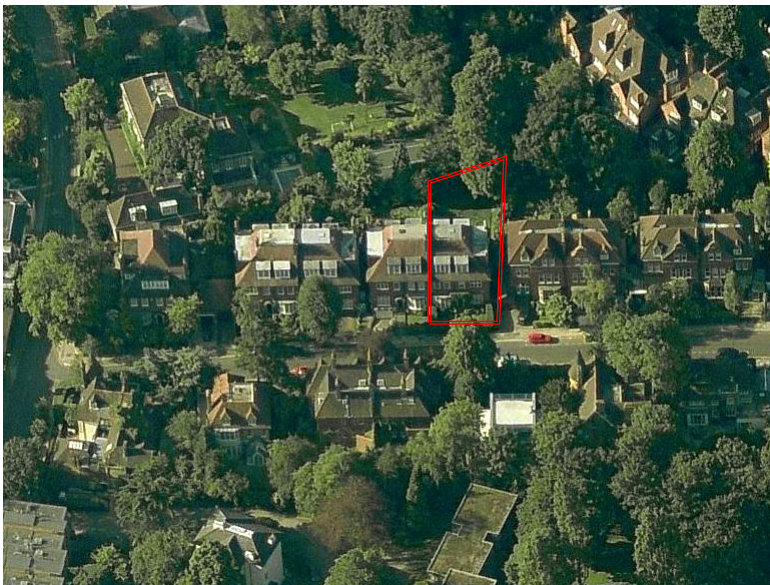




Site Location Plan
Approx. 1:1000 @ A3



Key:
Denotes Site Boundary



11 Redington Road
Aerial View 01
(Site outlined in red)

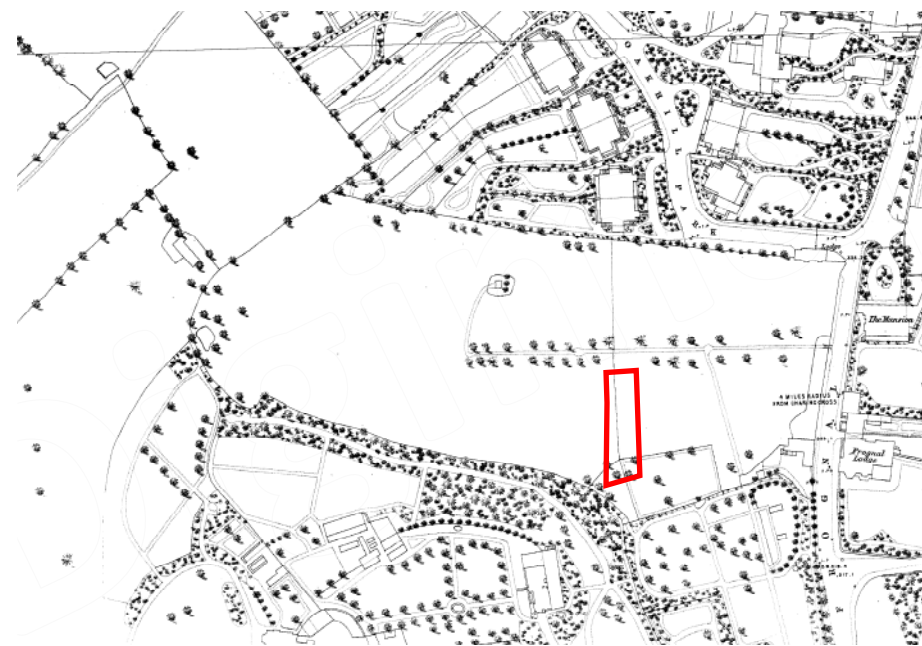


11 Redington Road
Street View 02
(Site outlined in red)

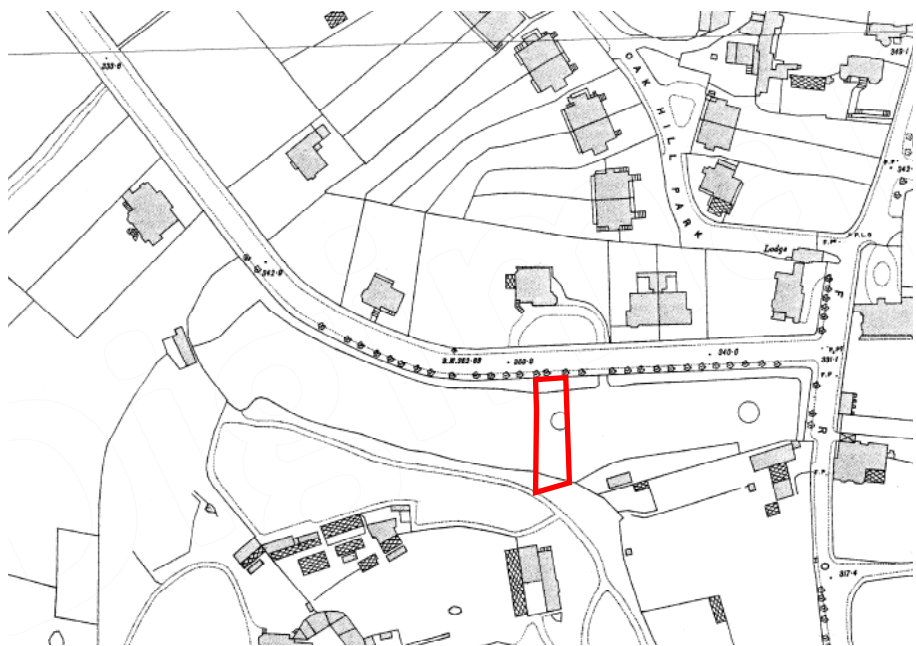
1.1 PROJECT INTRODUCTION

- i. Marek Wojciechowski Architects have been instructed to prepare a Design & Access Statement to support the Planning Application for the Property at 11 Redington Road. The site consists of a 5-storey property, arranged over lower ground to third floor (loft) levels (C3 use). The property is not Listed but falls within the Redington & Frogna Conservation Area.
- ii. This document relates to the proposed conversion and extension of the property, as outlined in the plans and visuals in section 2.0 and 3.0 of this report. Works related to the above redevelopment include (but are not limited to):
 - Extensive internal and external refurbishment;
 - Demolish and re-build the non-original extension to provide increased ceiling height and larger openings;
 - New rear terrace to the first floor level;
 - Associated landscaping and earth works;
 - New dormer window on rear elevation;
 - Associated internal alterations
- iii. This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.





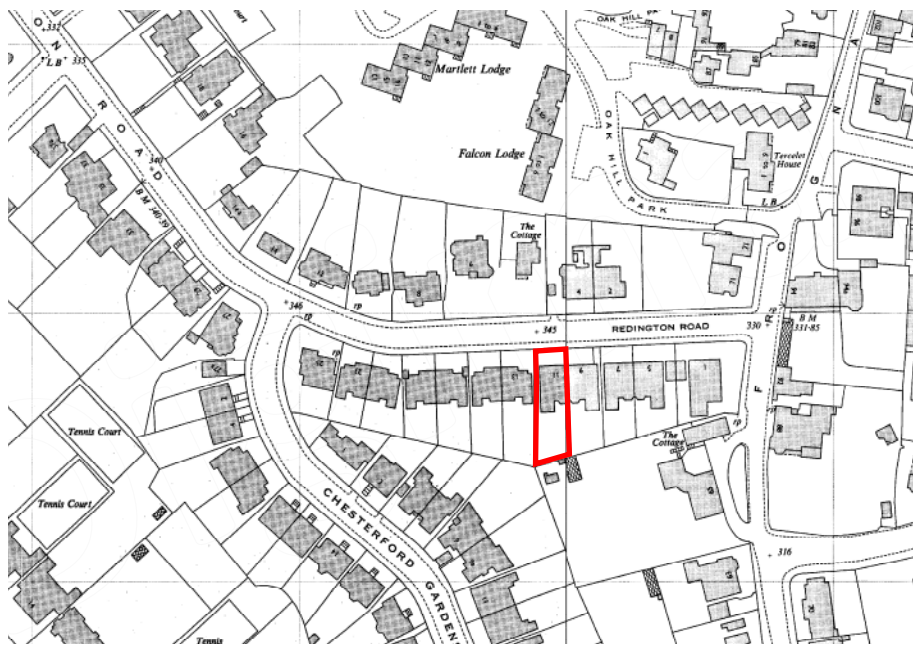
1870's
Ordnance Survey Map
Redington Road & Surroundings
(Approx. site outlined in red)



1890's
Ordnance Survey Map
Redington Road & Surroundings
(Approx. site outlined in red)



1930's
Ordnance Survey Map
Redington Road & Surroundings
(Approx. site outlined in red)



1960's
Ordnance Survey Map
Redington Road & Surroundings
(Approx. site outlined in red)

1.2 SITE HISTORY

i. The Application Property is part of the Redington & Frogmal Conservation Area.

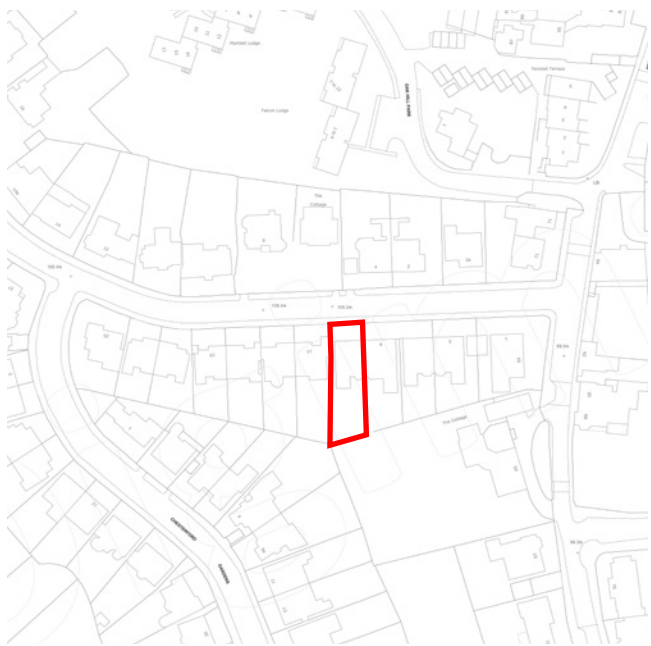
ii. It is noted in the Redington & Frogmal Conservation Area Audit that,

"Up until the 1870s the area now comprising the Redington/ Frogmal Conservation Area was undeveloped fields separating Hampstead Village and Frogmal Lane to the east from West End to the west." (p.4)

iii. It continues, *"(The Redington & Frogmal Conservation Area) forms a well-preserved example of a prosperous late 19th century and Edwardian residential suburb. The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles typical of the last years of the 19th and early years of the 20th centuries. On the whole these are built in red brick with clay tiled roofs, occasional areas of tile hanging and render and may of them have white painted small paned windows."*

iv. The historic ordnance survey maps describe the development of the area since the late 19th century.

v. With this historic research in mind, the proposals set out in this document look to respect and enhance the quality and heritage of the site and conservation area, providing an exemplary residential development, whilst maintaining the streetscape.



2017
Ordnance Survey Map
Redington Road & Surroundings
(Approx. site outlined in red)

