



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

Ref: 17017

By Email

London Borough of Camden
2nd Floor, 5 Pancras Square,
C/o Town Hall, Judd Street
London WC1JH 9JE

20th July 2018

Dear Sir or Madam,

RE: 11 Redington Road, NW3

MWA have been instructed to prepare and submit a Householder Planning Application pertaining to a new front boundary wall at 11 Redington Road.

In March earlier this year, a similar application (2018/0625/P) was refused. The new application seeks to address the conservation officers' concerns and reasons for refusal by providing additional information and amending the design accordingly.

Additional Information:

- 1) Paragraph 4.4 within the Delegated Report of refused application 2018/0625/P states:
"The introduction of a wall with pillars at 1.8 metres high and brick walls with black metal railings on top of a height of 1.4 metres is not considered appropriate or complementary to the setting of the streetscene. Council acknowledges there are higher brick walls within the streetscene; however, these are predominately situated on the opposite (northern) side of Redington Road. The southern side of the road contains predominantly open gardens with hedges and/or low boundary walls. The black metal railings are considered to be out of character within the wider streetscene and create a harsh and visually detrimental setting to this fine Arts and Crafts house."

There are 13 number examples of front boundaries with garden walls on Redington Road between Frognaal and Chesterford Gardens alone. Of these, the average height is approx 1.675m and considered to be of the same style as the designs proposed at 11 Redington Road. To demonstrate this we have provided a photographic record of the street scene, submitted with this application ("17017_11 Redington Road_Boundary Conditions"). It is worth noting the prevalence of traditionally-detailed black metal railings.

- 2) Materials
The proposed bricks, as noted on the drawings submitted, will be chosen to match the front of the house. The railings would be steel, painted black and with finials and spacing to match those at 5, 8, 10, 21, 23 and 25 Redington Road. We feel a simple palette such as this, would complement both the street and host building.

Amended Design:

- 1) Paragraph 4.4 and 4.5 of the Delegated Report of refused application 2018/0625/P refers to the removal of the front garden hedge. This hedge has already been removed in accordance with consented Lawful Development application (ref: 2017/6010/P). They are not illustrated in the new, amended Planning application.
- 2) Height
On the basis of the survey submitted as part of this application, we propose to amend our design to



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include 1.5m piers (reduced from 1.8m), and retain the railings at a height of 1.4m. We propose to maintain the proportion of railings-to-bricks as proposed, as this helps maintain a transparency between the house and street concurrent with the surrounding properties.

3) Planting

We are proposing to incorporate some dense planting on the east-side of the front garden in order to reinstate more greenery. This was not illustrated on the previous application 2018/0625/P. We propose for this to be taller than the proposed boundary walls so as to read more prominently behind the boundary

In light of the above, we feel the revised proposals are well considered and in keeping with the prevailing character of the street.

Kind regards,

Peter Brown
Marek Wojciechowski Architects Limited