

2A TEMPLEWOOD AVENUE
HAMPSTEAD
LONDON NW3 7XA

INTERNAL REFURBISHMENT AND SINGLE-STOREY EXTENSIONS TO FRONT AND REAR

PLANNING, DESIGN AND ACCESS STATEMENT

30th July 2018
1514-DAS

1. SUMMARY

1.1 **General:** this Planning, Design, and Access statement is for a planning application for:

Internal refurbishment and single-storey extensions to single-storey private house, comprising front extension on north east side and new covered porch, rear extension on south-east side, and ancillary paving and landscaping works.

The proposed scheme comprises:

- * internal refurbishment with alterations to windows and external doors.
- * demolition of approximately two-fifths of the front elevation, and similarly two-fifths of the rear elevation - to facilitate the proposed front and rear extensions. The main structure of the existing house including the crown roof, the remaining three-fifths of the front/rear elevations, and all of the side (north-east) elevation, are to be retained.
- * main structure of the existing house including the crown roof, the remaining three-fifths of the front/rear elevations, and all of the side (north-east) elevation, are all to be retained.
- * front extension on north-east - left-hand side viewed from street.
- * covered front porch replacing steel/glass canopy.
- * rear extension on south-east - right-hand side viewed from rear garden.
- * Ancillary paving and landscaping works, including front driveway, side path, rear terrace. and french doors from main bedroom with steps down to garden level.

1.2 **Supporting information:** for the planning application comprises:

Drawings

1514-S1	Existing site plan	1:100
1514-S2	Existing floor plan - including floor area schedule	1:50
1514-S3	Existing roof plan - including 1:1250 OS location plan	1:50
1514-S4	Existing front & rear elevations	1:50
1514-S5	Existing side elevation and side return elevation	1:50
1514-1	Proposed site plan	1:100
1514-2	Proposed floor plan - including floor area schedule	1:50
1514-3	Proposed roof plan - including 1:1250 OS location plan	1:50
1514-4	Proposed front & rear elevations	1:50
1514-5	Proposed side elevation and main section	1:50
1514-6	Proposed side return elevation and section	1:50

Statement

This Planning and Design & Access Statement, including site photographs

Internal refurbishment and front/rear extensions

1.2 - Supporting Information (continued)

Arboricultural Report

John Cromar's Arboricultural Company - Report dated 23.1.18 - reference 1-38-4492

John Cromar's Arboricultural Company - trees plan dated 23.1.18 - reference 1-38-4492 rev v4

Photographs

Photo 1	Front elevation 1
Photo 2	Front elevation 2
Photo 3	Rear garden elevation

2. **PLANNING AND DESIGN STATEMENT**

2.1 **General:** the existing single-storey house has two reception rooms, kitchen/utility-room, three bedrooms and two bathrooms - one en suite - and guest cloakroom.

The proposal is to enlarge the house from its present floor area of 155.2 sq m - 1,670 sq ft - to 217.24 sq m - 2,338 sq ft. This will provide a living/dining room with open-plan kitchen, utility-room, master bedroom suite with bathroom and closet, three bedrooms and a study/bedroom, guest cloakroom, and one further bathroom.

2.2 **History:** the house is attached to No 42 Redington Road, and is entirely self-contained with its own front garden/driveway and rear garden.

No 42 Redington Road was originally constructed around 1905 as a grand house with garage/stables, and a large rear garden.

During WWII, the house was requisitioned, and in 1945 was bought by the Bank of England, and used as a hostel for 40 women bank employees until 1954. At that time the stables/garage - on the site of the present house - were converted into a caretaker/warden's lodge.

In 1954, the building was sold and converted to six flats and a separate 'cottage' - previously the caretaker's lodge - which is now No 2A Templewood Avenue. At that time, No 2A was known as Templewood Cottage, and its address was 42A Redington Road.

A large part of the rear garden of No 42 was sold for development - as a garage court and several houses. The house next to the garage court was recently redeveloped as a much larger house with basement.

In 1973, the front elevation of No 2A was altered and an extension was added at the rear.

In 1988, the address was changed from 42A Redington Road to 2A Templewood Avenue.

This information is based on available research, and all dates/details should be taken as approximate.

2.3 **Conservation Area status:** the house is in Sub-Area 5 of the Redington/Frogna Conservation Area.

Its Edwardian neighbours - 42 Redington Road and 2 Templewood Avenue - are not statutorily listed, although they are described as making a positive contribution to the conservation area.

No 2A is one of the very few buildings in the whole conservation area which has no conservation listing - it is not considered as making a positive contribution.

Internal refurbishment and front/rear extensions

- 2.4 **Design objectives:** the design intentions are to improve the front of the house with respect to its Edwardian neighbours, and to improve the rear also with respect to its neighbours and in relation to the new house at 38 Redington Road.

Both the neighbouring houses have tall gabled frontages, and the two much lower gables proposed for No 2A reflect this. The tallest gable is on the new front extension, next to No 2 Templewood Avenue, with a smaller gable for the covered porch, and a flat section (with the existing tiled crown roof) attached to No 42 Redington Road. This provides a comprehensible hierarchy which fully respects both neighbouring houses.

The rear extension has a simple flat roof (with sedum green covering), with powder-coated sheet metal fascias reflecting No 38 Redington Road. The rear elevation is subdivided with a lower bay window section, reflecting the rear bay windows of No 42 Redington Road.

- 2.5 **Materials:** all new external materials will match existing materials.

Paving materials are stone and brick with brick dwarf walls.

External walls are painted rendering.

Roofs are clay-tiled to sloping sections, existing zinc-covered to existing flat roof sections, leadwork to both bay windows, and sedum-covered to main flat roof section.

Windows and external doors are painted timber - double-glazed.

- 2.6 **Trees:** the site includes protected trees, and there are also protected trees in the adjoining rear gardens.

An arboricultural survey has been carried out by John Cromar's Arboricultural Company, including proposals for tree management and maintenance - and this is attached as supporting information - Cromar Report dated 23.1.18 - reference 1-38-4492.

The building proposals do not affect any of the protected trees.

The management and maintenance of the trees will be the subject of a separate application in due course.

3. ACCESS STATEMENT

- 3.1 **Accessibility:** the existing house has stepped access to the main front door, and steps down to the garden terrace.

The proposal improves accessibility, and includes level access for the main front door and garden terrace, and a Part M compliant guest cloakroom. The building works are subject to Building Regulations and will therefore fully comply with Part M, specifically in relation to corridor widths, domestic stairs, and door widths.

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