TAG
ARCHITECTS

58a REDINGTON ROAD
LONDON NW3 7RS

DESIGN AND ACCESS STATEMENT FOR
PLANNING AND CONSERVATION AREA APPLICATIONS

12 July 2018

Existing group of houses at Nos. 58 Redington Road, NW3 Street view.

BACKGROUND

This Design and Access Statement is submitted in support of the full Planning and Conservation Area Applications for the proposed demolition of the existing single family dwelling house at 58a Redington Road, London NW3 7RS, and the construction of a new single family dwelling in its place. The application is made on behalf of the existing Owners and Residents, Mr. and Mrs. Daniel Belov and is for the demolition of the existing dilapidated house and the erection of a new house of high design and construction standard, a genuine “home for the future”, high quality, environmentally friendly, and suitable for a modern family. This is not a house by speculative builders to maximise the floor area for profit. The current Owners intend to build it for themselves to live in it for many years to come - they have every interest in having a house that is inoffensive, sits well with its neighbours and is a positive addition to the area. The current design achieves their objectives and aspirations. This document will demonstrate that the new replacement house is of appropriate scale and design, will positively adopt the current construction and environmental standards, and will make a positive contribution to the Conservation Area.

The document should be read in conjunction with the other documents submitted in support of the application.

DESIGN TEAM

ARCHITECTS:
TAG Architects
HERITAGE & PLANNING:
ARAGON Land and Planning UK Ltd.
SUSTAINABILITY AND ENERGY:
ARAGON Land and Planning UK Ltd.
RESIDENTIAL AMENITY:
ARAGON Land and Planning UK Ltd.
STRUCTURAL ENGINEER:
Elite Designers Structural Engineers
HYDROGEOLOGICAL INVESTIGATIONS:
GCG Geotechnical Consulting Group
GROUND MOVEMENT IMPACT ASSESSMENT
GCG Geotechnical Consulting Group
SITE INVESTIGATIONS:
GEA Geotechnical & Environmental Associates

SUPPORTING DOCUMENTS AND CONSULTATIONS

(to be read with this Statement and other Planning Application Documents submitted)

1. L.B. of Camden Planning Pre-Application Advice;
2. Lifetime Homes Standards Assessment
3. Planning & Heritage Statement
4. Structural Report on Demolitions
5. BIA Report (Include Hydrogeological Report and Site Investigations Report)
5. Sustainability and Energy Statement
6. Residential Amenity Statement

TAG ARCHITECTS

We are a local specialised practice established in 1990. We work mainly with residential properties, often Listed or in Conservation Areas in London.

We are renown for fully modernising, remodelling and rebuilding period houses to create contemporary, energy efficient homes, whilst maintaining and sensitively enhancing classic and period features and appearance of period properties.

We have over 20 years’ experience, working on a great variety of projects from remodelling, refurbishment to new-build projects. Working in the London areas often falling under the control of Camden Council, we understand well the local sensitivities in the Conservation Areas and work positively with L.B. of Camden Planning Department to satisfactorily resolve the many pressures stemming from introducing alterations to the existing established built environment.

The existing house at 58a Redington Road, NW3, garden view

CONTENTS

1. INTRODUCTION

1.1 The Proposal

This submission is part of the Planning and Conservation Area Applications for the above property at No. 58a Redington Road, NW3.

The proposal is to demolish the existing semi-detached dwelling house and construct a new single family house in its place, of a similarly scaled mass, improved appearance and construction standards.

1.2 Use / Amount

The building is a single-family dwelling house (Planning Class C3(a)). The proposed use is to remain a single dwelling house.

The existing and proposed development areas are shown in the table to the right:

1.3 Planning History

There are several planning applications available to view on the L.B. of Camden website relating to the various alterations and extensions carried out to the property at No.58a Redington Rd.

The adjoining property, at No.58 Redington Rd. has also been subjected to revisions over the years. The relevant planning history for both properties is noted below.

<u>58a Redington Road:</u>

23948 - The erection of 4 double and 2 single garages at 58/58A Redington Road, Hampstead – Refusal – 16/03/1962

CTP/D5/3/3/7099 The erection of a 3-storey extension at the rear of 58A, Redington Road, Camden.
Refusal 17-07-1969, but the structure has been constructed at the time and is in existence, so possibly decision overturned on appeal (no records of this on the Camden website).

23543 The retention of the basement level and porch front extensions, the means of access to the highway and alterations to the front fenestration.
Conditional Permission 28-01-1977

<u>58 Redington Road</u>:

TP47980/11916 The conversion of dwelling house at No. 58 Redington Road, Hampstead, N.W. 3 into two self-contained flats.
Conditional Permission 11-10-1962

8833(R) The erection of a single storey extension to the kitchen at the rear of the garden floor of No.58 Redington Road,N.W.3.
Permission 07-09-1970

8601562 Erection of a single storey extension in rear garden to enlarge kitchen and provide breakfast room as shown on drawings No.191/1 and 2.
Conditional Permission 05-11-1986

58A REDINGTON ROAD, NW3	**11.2017.**	**TAG ARCHITECTS**
FLOOR AREAS CALCULATIONS	**EXISTING**	**PROPOSED**
	m2	**m2**
THE SITE		
Site area (gross area within boundary lines):	**953.00**	**953.00**
Built-over site area:	113.00	115.00
Front Garden & Patio area:	64.00	68.00
Rear Garden & Patio area:	776.00	770.00
LANDSCAPING		
Front Garden green landscaped area:	0.00	4.00
Front Garden & Patio paved area:	64.00	64.00
Rear Garden green landscaped area:	747.00	707.00
Rear Garden & Patio paved area:	29.00	63.00
THE MAIN BUILDING (gross internal areas)		
Garden Floor area:	41.00	159.00
Lower Ground Floor area:	107.00	162.00
Upper Ground Floor area:	84.00	102.00
First Floor Plan area:	40.00	68.00
Attic Floor Plan area:	12.00	56.00
Total Gross Internal area:	**284.00**	**547.00**

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Principal
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2 SITE ANALYSIS

2.1 Conservation Area

The site is within Redington & Frognal Conservation Area, Sub Area Four: Redington Road & Templewood Avenue.

To follow L.B.Camden's analysis, Redington & Frognal Conservation Area is situated on the slopes to the west of Hampstead as they fall towards Finchley Road. It is defined by the relationship of the streets and houses to the contours of the hills. The houses are predominantly large detached and semi-detached and display a variety of architectural styles typical of the last years of 19th and early 20th centuries. On the whole these are built in ed brick with clay tiled roofs, occasional areas of tile hanging and white render and many of them have white painted small paned windows. Of great significance to the area's character are its contours and slopes causing numerous views and vistas and giving emphasis to many of the buildings.

The Conservation Area is divided into eight distinct Sub Areas of discernible character and appearance within the Conservation Area. The property falls within Sub Area Four - Redington Road & Templewood Avenue. This Sub Area contains some of the larger and more generously spaced houses in the Conservation Area set in mature landscape. Whilst this gives the Sub Area a general theme, the period over which the Area was developed has resulted in a mix of architectural styles and settings.

The building on the site, No. 58a Redington Road, is not mentioned in the CA Statement as either having a positive or negative contribution to the area, hence it can be considered as making a neutral contribution to the character and appearance of the conservation area.

A separate Heritage & Planning Statement by ARAGON Land and Planning Consultants, included with the Planning Application Submission, is analysing the Conservation Area and the site in the context of the Camden Planning Policies.

Site Location as shown on London Borough of Camden Policies Map adopted 2017

2.2 Land Use

The site and the locality are almost entirely residential, with a methodist chapel to the rear of the site. Close-by, within walking distance, is a high street (Rosslyn Hill) with numerous retail and office facilities, offering good public transport links to other parts of town.

2.3 Existing House

The host house forms part of a group of three attached dwelling houses, 58a - 58c Redington Road. Parts of the the building appear to have been built at the turn of the 19C, others in the 1970's.

The houses appear from the street front as one relatively homogeneous group of houses constructed of broadly similar materials, but are differing in terms of proportions, architectural and building details. The 58a is the most inconsistent of the three dwellings as it mixes traditional materials with modern exposed concrete, modernist details, non-traditional fenestration, etc.. However, the main roofs and the main front facades brickwork are matching across all three houses.

The Pre-application Consultation has brought up a supposition by the Conservation Officer that No.58a has been formed at a later date than the No.58 and is therefore an extension to the main house at No.58 Redington Road. There is no planning records evidence for this.

No.58a has been subjected to many changes over the years, the most notable is the construction of the large 2-storey rear extension in reinforced concrete. This structure has not aged well, the concrete is showing many signs of serious decay internally. Another significant alteration was forming modern concrete porch on the front facade and the addition of large front basement area under the front drive. The result of these alterations is an odd mix of traditional construction alongside the 1970' modernist concrete forms. All these structures can be observed on the existing building.

The existing house is of no notable architectural quality, built to poor standards, further eroded by the subsequent alterations. it is of very low thermal, soundproofing and sustainability standards, with low energy efficiency, non-compliant with Sustainable Homes or Lifetime Homes Standards.

In its current internal arrangement, its external expression and its condition the building is not acceptable to its Owners. Due to the reinforced concrete used for large parts of its construction, any alterations or repairs are not viable economically nor technically. Demolishing the building and replacing it with a new well built structure seems the most logical option for its improvement.

A separate Demolition Report by ELITE DESIGNERS Structural Engineers has been commissioned by the Applicants, included with the Planning Application Submission, to clarify the best way for improving and altering the house. The conclusions of the Report point to demolition of the existing structures and rebuilding of the house.

A separate Heritage & Planning Statement by ARAGON Land and Planning Consultants, included with the Planning Application Submission, is setting out the effects of the proposed development on the Conservation Area and its surroundings, underlining the positive contribution the rebuilt house will have on the Conservation Area.

2.4 Existing Site

Number 58a Redington Road is located close to the northern end of the road. It is a semi-detached house, of 4 storey plus attic. It is sharing the party wall with the main house at 58 Redington Road.

The property includes a spacious front patio laid out as an off-street parking for 2no. cars. At the rear there are large garden areas, extending to the back of garages off Templewood Avenue.

Due to the shape of the land, there is a considerable drop in levels between the front and rear part of the house, the garden level being 2 storeys lower than the steel level.

The photographs of the site, the house and the site context are to the right.

View from the rear garden.

View from the street.

Outline of the site.

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3. DESIGN PROPOSALS

3.1 Pre-Application Consultation

3.1.1 The Original Proposal.

Design Proposals and Planning Statement for the house, by TAG Architects, have been submitted to Camden Council for Consultation, received by Camden Council on the 14th November 2017.

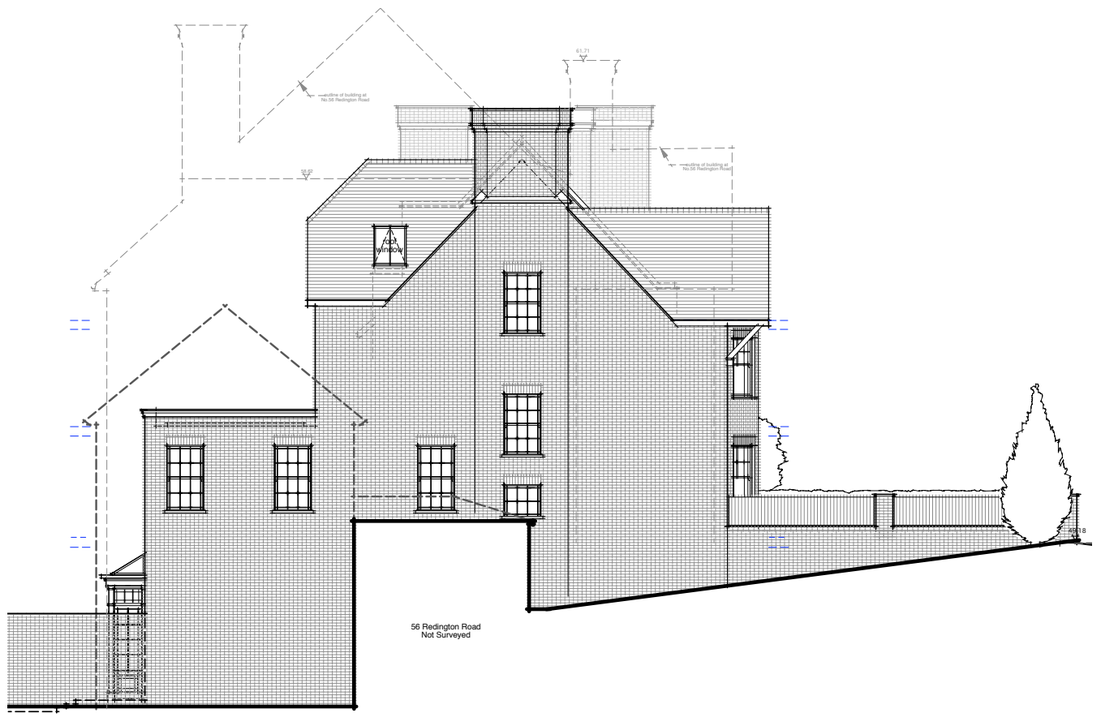
Following the Planning Officer's (Jaspreet Chana) site visit and the Conservation Officer's (Alfie Stroud) review of the proposal, various recommendations and suggestions were made on the Proposals. The principles of the Proposal have been well received, the recommendations and suggestions were limited to the details of of the front and side elevations of the building :

i. Reduce the apparent visual symmetry of the proposed front facade of the building in relation to the remaining houses in the group;
ii. The replacement building should appear as a more submissive extension to the main house in the group (No. 58B) than does the existing;
iii. Restore the building to its original asymmetrical and modelled form;
iv. Revise the flank wall of the building to reduce the impact of the gabled brick facade;
v. Introduce a more modelled flank elevation with lower massing and greater articulation;
vi. Reinstate the hipped main roof to the flank facade.

The above comments resulted in the Proposal being redesigned to meet the recommendations.

The original Proposal front and side elevations, as submitted for Pre-APP Consultation, are shown on the right.

Front Elevation originally submitted for Pre-APP consultation.



Side Elevation originally submitted for Pre-APP consultation.

3.1.2 The Revised Proposal

Following the initial comments on the original Proposal, a number of revisions were introduced to the original Proposal consisting mainly of the following:

- The building has been re-balanced externally to appear as a separate entity;

- The revised front elevation has been scaled down to avoid competing with the 'main' house at No's 58B & C;

- The revised front elevation restores the original asymmetry of both buildings, as seen together, by omitting the originally proposed matching gable and re-introducing hipped roofs and dormer;

- The revised flank elevation is more fragmented in appearance by introducing a recessed front corner and a hipped main roof, reducing the apparent bulkiness and reducing the symmetry of the side elevation.

The revised Proposal was submitted to LB of Camden on the 2nd February 2018. It was well received and the Consultation progressed to the final Pre-Application Report.

3.1.3 The final Pre-APP Report, issued by Camden on the 28th March 2018, raised a few additional detail matters:

Principle of Demolition:
This has been covered by the dedicated Demolition Report, issued to Camden in March 2018, but it appears it has not been considered by the Planning Officer at the time of preparing the Pre-App Report. The Demolition Report is included with the Planning Application Documents.

Design:
The design revisions to the original Proposal have been positively acknowledged. However, a few minor additional recommendations have been received:

i. The proposed windows on the flank wall set within the chimneystack were questioned, it was suggested that alternative means of providing daylight to the staircase to be found. Unfortunately, no alternative windows arrangement is possible within the tight layouts of the proposed building. To address this issue, the revised final drawings submitted for Planning Consent have been further revised to make the windows very narrow, subservient to the large chimneystack, retaining the chimney's historical function of holding flues. As the rebuilt chimneystack within the new gable wall is purely decorative, of no practical function, such windows should not appear out of character among the neighbouring houses subjected to many unorthodox alterations over the past century;

ii. The projection of the chimneystack beyond the main flank wall has not been clearly shown on all floor plans - this has been attended to, as shown on the revised final drawings submitted for Planning Consent;

iii. It was suggested that the top panes of the first floor windows and above would appear more appropriate as four-pane windows rather than six-pane windows. This seems a subjective interpretation as six-pane upper windows are seen on many houses on the street as in the vicinity, and there is no certainty that the four-pane upper windows are a historical original feature of the adjoining house. Regardless, should this item prove critical to the outcome of the Planning Application, it is proposed that this is covered by a planning Condition relating to the windows joinery detail;

iv. The Report notes that overall the proposals are acceptable.

Standard of Accommodation:
The Report recommended that any application submitted demonstrates that sufficient levels of daylight can reach each of the basement habitable rooms. While such a recommendation seems reasonable, it should be viewed in the context of the following:

i. The new basement under the rear part of the building would have direct access to the garden through wide ground stairs, which would also act as means of providing ample light and ventilation to the basement space in addition to four large walk-on skylights within the rear terrace floor. Regardless, the new basement space would not be used as a bedrooms, it is to be used for auxiliary spaces of a wine cellar, a games room for occasional recreational use, bathrooms and boiler/service rooms.

ii. The existing basement at the front of the property is to remain, hence the conditions created by it remain as existing.

iii. The matters relating to Residential Amenity have been assessed in a Residential Amenity Statement (RAS) prepared by ARAGON Land and Planning Consultants.. This document is submitted with the Supporting Documents and to be read in conjunction with this report.

iv. Should the Pre-APP Report's recommendation prove critical to the outcome of the Planning Application, it is proposed that this is covered by a Planning Condition.

Basement Impact
The Report considers the original proposal for new basement as complying with the Policy A5 criteria apart from point L, where it requires to be shown that

the proposed enlargement of the basement beyond the footprint of the host dwelling need to be set off from both side boundaries. The required basement setbacks have now been shown on the revised final drawings submitted for Planning Consent.

Amenity Impact:

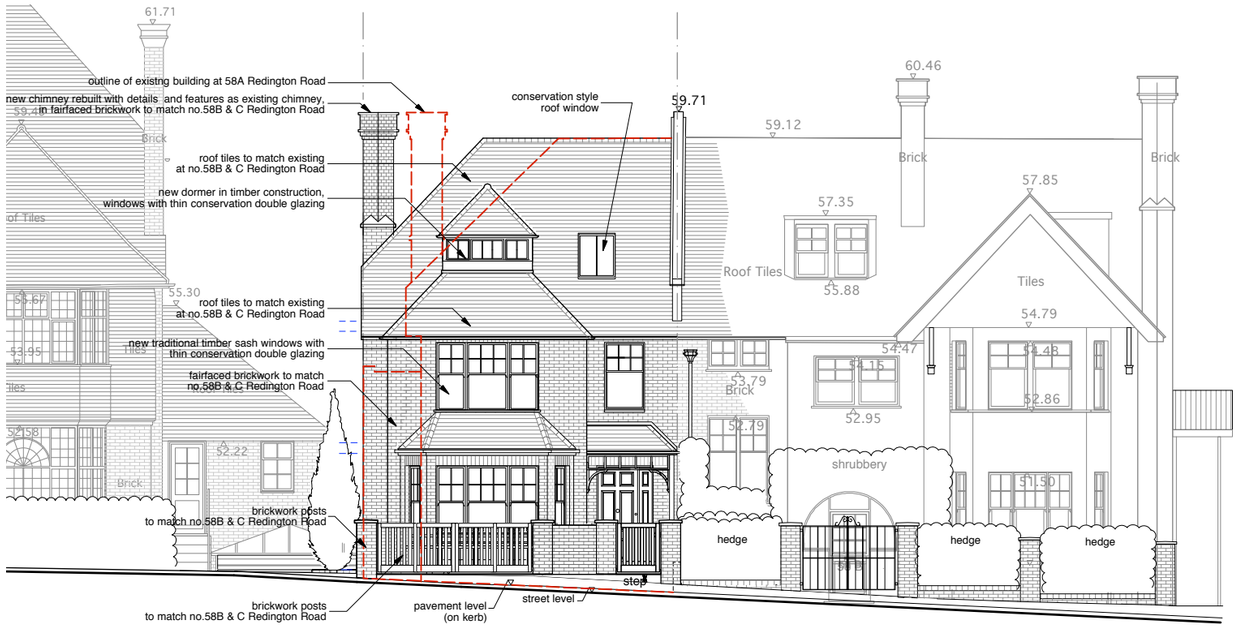
The Report recommends that a 45deg. visibility lines for the neighbours' ground floor windows are shown on the proposal drawings to check whether the two storey rear addition encroaches into the the 45deg. visibility zones with either property. Although such exercise could be presented, this seems superfluous as the proposed extension follows the footprint of the existing rear extension exactly and the proposed extension is actually lower by 1.3m, making the conditions for the neighbours much improved over the existing ones.

Transport:

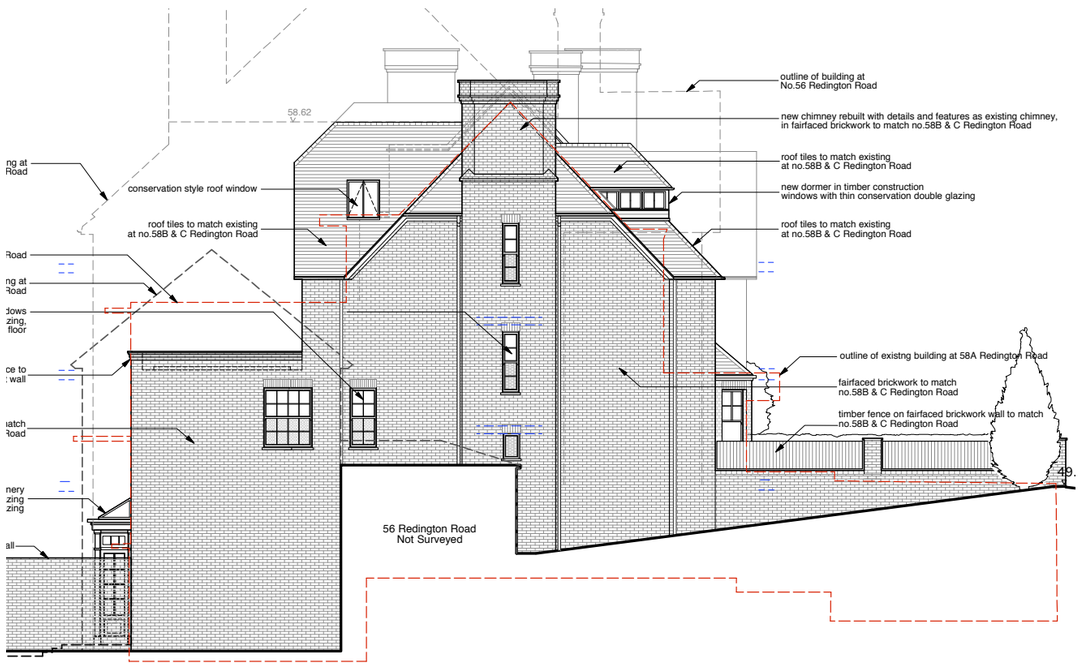
The Report requests that the Proposal shows the omission of both existing on-site car parking spaces. This matter has been covered in the Heritage Planning Statement (HPS) prepared by ARAGON Land and Planning Consultants submitted with the Planning Documents. Based on the Statement advice received, one on-site car parking space has been retained in the Proposal, while the remaining area converted to a footpath and soft landscaping as recommended in the Report.

Cycle Parking:

The Report points out that the Proposal does not include cycle parking. The cycle parking is planned within the back area of the large rear garden, directly accessible from the Templewood Avenue garages area through the existing garden gate. However, there is also provision for an auxiliary cycle parking within the front drive, as shown on the updated drawings.



Front Elevation Final Proposal.



Side Elevation Final Proposal.

3.2 Scale, Setting and Articulation

The main thrust behind the proposed replacement building is to improve on the existing building in every sense and at every level, to offer visual enhancement to the group of the three joined up houses and to enhance the conservation area as a result.

The new building is to continue the architectural detailing and materials observed on the remaining two houses in the group at 58 Redington Road, which retained their original traditional form and construction. The proposed architectural articulation elements for the new house of bay windows, re-constructed gable chimney, dormer windows, sash windows, entrance porch, etc. follow the established existing elements in the Conservation Sub Area , as observed on many original houses in the Area dating from the same period as No. 58. When completed, No.58a would complement and blend with the other houses in this small group, yet retaining its own character, subservient to the main house in the group.

The new building would largely follow the envelope of the existing house it replaces, but in traditional exterior materials and construction. The new elements extending beyond the current envelope are the front bay, the main side wall moved closer to the side boundary, and the new basement areas.

The proposed dwelling would have 5 good bedrooms, study, hobby and games rooms, kitchen, dining and living room, and a number of smaller auxiliary rooms. The dwelling would have triple aspect with regular shaped and sized rooms, with good access to natural light and ventilation. The property has the benefit of an amenity space in the form of a large rear garden with mature foliage.

The proposed building would not cause material loss of light, outlook or privacy to the existing adjoining buildings. The proposed building would be in the same location as the existing building, but cover marginally more of its large plot.

A Basement Impact Assessment has been prepared by ELITE DESIGNERS Structural Engineers, attached with the Planning Application Documents, covering three separate areas: land stability, ground water and surface water. This has been prepared in the context of Camden Planning Guidance (CPG4).

The final Proposal, 3D images.

3.3 Appearance and Materials

The intention behind the appearance of the proposed house is to create a building that sits tactfully and well next to the main house at No.58 and provides a harmonious addition to the streetscape.

3.3.1 Front Facade:

The front facade is designed to read the building as a separate semi-detached house in relation to the main house in the group. This is to continue the character of the original house it relation to its neighbour, which is believed to be constructed as an extension to the main house during the same period of turn of the 19C.

The architectural forms employed on the public front facade of the house reflect the varied forms prevalent on the Redington Road houses new house reflects the designers intention for the house to assert it own visual identity, but without jarring contrasts to its immediate neighbours

The selection of the finishing materials for the facade is to continue the materials of the original house of the late 19C:

• the fair-faced rubbed red brick facade is to reflect the prevailing facade finish material on the street and that of its immediate neighbours. It is intended to use the existing matching brick reclaimed during the demolitions of the existing house;

• traditional brickwork construction detailing (coursing, window heads, etc.) to match those observed on the adjoining house;

• the main sloping roof, similar in scale and shape to the adjoining house, will be covered in traditional hand-made ceramic tiles matching the adjoining house. It is intended to use the existing matching tiles reclaimed during the demolitions of the existing house. Tiling details to match those on the adjoining house;

• the fenestration to be of traditional timber sash window profiles, with thin 'conservation' double glazed panes;

• the front boundary wall to be formed of traditional brickwork posts and panels, matching the materials and detailing observed on the adjoining house. Traditional gates to be of oak, ironmongery in wrought iron.

3.3.2 Rear Facade:

The rear facade is designed to continue the prevalent architectural forms of the adjoining house and many other good, well preserved original houses of the same stylistic period in the neighbourhood.

The selection of the finishing materials for the facade is to continue the materials of the original house of the late 19C:

• the fair-faced rubbed red brick facade is to reflect the prevailing facade finish material on the street and that of its immediate neighbours. It is intended to use the existing matching brick reclaimed during the demolitions of the existing house if quantities are sufficient. However, as the rear facade is private, not seen from the public domain, it is not the priority application for the original reclaimed bricks, close matching new bricks are expected to be used ;

• the fenestration and the new glazed rear bay to be of traditional timber sash window profiles, with thin 'conservation' double glazed panes;

• the rear flat roof is designed as Sedum covered 'green roof', it responds to the ecological requirements and minimises visual impact of the roof when viewed from the upper floors;

3.3.3 Side Facade

The side facade of the proposed house is designed to echo the original gable with prominent chimney stack and the hipped roof of the house it replaces. The facade is practically windowless, the narrow windows within the wide chimney stack are essential for providing daylight to the main staircase (no other option for natural light access to the staircase is possible). Such small narrow windows allow space for flues on either side and could well had been constructed on a house of the period. In addition, as the rebuilt chimney within the new gable wall is purely decorative, of no practical function, such windows should not appear out of character among the neighbouring houses subjected to many alterations over the past century.

The original proposal for the windows on the chimney has been presented at the Pre-Application Consultation. Following the comments received from the Conservation Officer, the windows have been reduced in width to form narrow slots.

The selection of the finishing materials for the facade is to continue the materials of the original house of the late 19C:

• the fair-faced rubbed red brick facade is to reflect the prevailing facade finish material on the street and that of its immediate neighbours. It is intended to use the existing matching brick reclaimed during the demolitions of the existing house;

• traditional brickwork construction detailing (coursing, window heads, etc.) to match those observed on the adjoining house;

• the main sloping roof, similar in scale and shape to the adjoining house, will be covered in traditional hand-made ceramic tiles matching the adjoining house. It is intended to use the existing matching tiles reclaimed during the demolitions of the existing house. Tiling details to match those on the adjoining house;

• the fenestration to be of traditional timber sash window profiles, with thin 'conservation' double glazed panes;

• all side-facing glazing to be fitted with obscured glass (minimum level 3), openable 1.7m above floor level.

3.3.4 Rear Aspect:

The proposed design of the rear facade follows the outline of the existing house, but in more sympathetic traditional detailing. The two-storey rear extension is 1.3m lower than the existing extension, which reduces the bulk of the existing extension it replaces. The flat roof is to be arranged as ‘green roof’ planted with Sedum. If required, the flat roof can serve as location for low profile flat PV panels concealed behind parapet walls

The traditional windows and French doors with ‘Juliet’ balconies reflect the proportions of good windows on the adjoining house. The proposed shallow glazed bay with French doors adds focus to the rear elevation and underscores the traditional period design character of the new house.

The proposed rear basement under the house and the rear patio has no above-ground manifestation. The wide external steps to the basement areas serve as access from the garden and the source of daylight to the basement through the full height glazed doors and fixed glass panels flanking the steps and bottom landing, while the flush walk-on patio skylights further add to the daylight in the basement.

3.3.5 Front Aspect

The proposed design of the front elevation follows the rhythm established by the main house in the group. It continues the main front wall and the main roof of the group and introduces good traditional architectural elements and detailing of the period the original house originates from, replacing the undesirable 1970’s additions on the existing house.

The existing front basement and the front patio lightwell remain largely unchanged by the new proposal. Similarly the front drive, save for the introduction of new front path and planting following the removal of one on-site parking space of the existing two parking spaces.

The proposed storage area for bins is located in the front drive. Bikes storage is envisaged within the back area of the large rear garden, directly accessible from the Templewood Avenue garages area through the existing garden gate.

A photo sheet of good samples of the existing houses in the neighbourhood serving as a guide for the design of the front facade of proposed house is included with the Architect’s drawings.

3.2.6 The proposed main materials palette for the exterior of the building is as following:

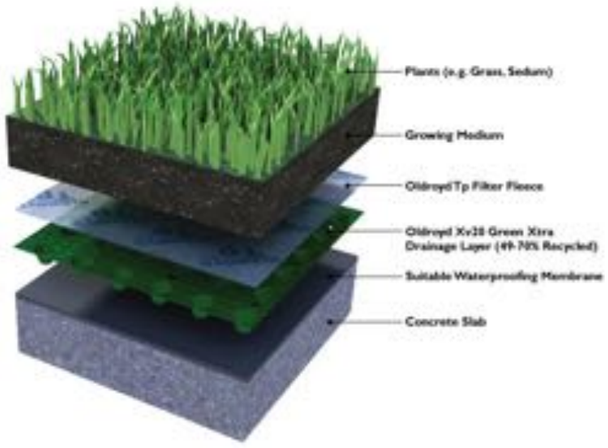
• Existing reclaimed brickwork to the front and side facades;

• Fair-faced ‘rubbed’ brickwork to the rear facade if insufficient quantity of the reclaimed bricks is available;

• Natural ceramic flat roof tiles in red matching the existing house tiles;

• Painted traditional timber joinery of windows fascias, porch decoration, etc.;

• Sedum cover to flat roofs



3.4 Layout

One of the main reasons for replacing the existing house with the new one is the unsuitable floor layout of the existing house. It has been rigidly set in place by the reinforced concrete internal structure of much of the existing house during the various post-war alterations to its fabric.

The replacement house has been conceived along the traditional layout, most probably in place in the original house before its alterations. The proposed rear basement contains auxiliary areas of games room, wine cellar, bathrooms and boiler/equipment rooms.

Although the house is laid out at five floors, all principal house areas and bedrooms are designed to afford disabled persons access facilitated by the proposed personal lift linking the floors with the upper and lower floors with the main entrance. The house as a whole meets the Lifetime Home Standards, on which there is more later, below.

3.5 Landscape

The existing front drive of the house is formed on the concrete roof of the existing front basement extension. It is not planned to remove or alter this basement structure. Hence the scope for revisions to the existing landscaping are limited. However, it is proposed to remove the existing one of the two parking spaces, create a front path and introduce planters for new foliage soft landscaping.

There are no trees within the immediate vicinity of the proposed replacement house or the associated works, hence no trees will be affected by the works.

The rear garden areas are very substantial in relation to the house and the site. Although the proposed rear basement and the rear patio formed on its roof project into the garden further than the existing rear paved patio, this is practically negligible in the context of the rear garden areas.

The existing boundary walls and fences are to remain as existing. The front boundary is to receive new solid timber gates set between traditional brick piers.

4. DESIGN, PLANNING & HERITAGE

The relevant aspects of the project have been analysed in the Heritage Planning Statement (HPS) prepared by ARAGON Land and Planning Consultants. This document is submitted as one of Supporting Documents and to be read in conjunction with this Statement.

The main conclusions highlighted in the HPS Statement are:

The Pre- APP raised no objection in principle to the design and accepted that the proposal was acceptable in Conservation Area terms. The visual aspects of the redevelopment are not materially different in scale to what exists and therefore the proposal will not cause harm to the Conservation Area or the setting of nearby listed building. The re-invigoration and elevational improvements to the design mean that the proposal makes a positive contribution to the Conservation Area. It is strongly considered that the proposal is an improvement and has a positive impact on the Conservation Area and advice is that such applications should be supported.

5. ENVIRONMENT & ECOLOGY

5.1 Sustainability and Energy

The aspects of the project relating to the Sustainability and Energy have been covered in a Sustainability & Energy Efficiency Statement (S&EES) prepared by ARAGON Land and Planning Consultantsin accordance with L.B.Camden guidance. This document is submitted as one of Supporting Documents and to be read in conjunction with this Statement.

The building is to be designed and constructed to the specification outlined in the above S&EES document. This it to be a low carbon development, where high standards of environmental sustainability will be achieved.

The main conclusions highlighted in the S&EES document are listed in the Sections 8 & 9 of the Statement:

1. This is not an outline application however; it is an application where some of the construction materials may not be known at this stage. Once the principle of the development has been established it will be possible to provide full details of the construction materials in order that a further detailed assessment of the carbon reduction can be clarified.

2. Nonetheless the submitted Sustainability and Energy Efficiency Statement demonstrates that a carbon reduction of 12% could be achieved by suggesting a number of specifications for the materials used in the construction, details of roof insulation, and suggestions of light positioning, space heating and details of windows. One option, and as suggested in the climate change and pollution SPD, would be to condition the levels of the technical details that are suggested in the sustainability statement in order for the LPA to be satisfied that a carbon reduction of around 12% could be achieved.

3. Overall for the wall, ground floor and roofs there is a predicted 12% reduction in carbon dioxide emissions over the current Building Regulations for each dwelling.

4. The development will include a number of energy efficient measures to achieve this reduction in carbon dioxide emissions such as:
• Super Efficient LED Lights
• Insulation
• Low E Double Glazing; and
• Combination Boiler

5. This proposal would achieve a very good SAP rating.

6. This reduction of 12% would achieve the requirements of Camden's development plan.

7. If a planning condition is reasonably required to achieve this carbon reduction then this can be imposed on any permission and this would accord with the Secretary of State's advice.

5.2 Principle of Demolition

The principles of demolition of the existing house have been analysed in the context of the Camden Local Plan Policy CC1 e.

e. require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building.

To this end, a Structural Report on Proposed Demolition (SRoPD) has been prepared by ELITE DESIGN Structural Engineers Consultants. This document is submitted as one of Supporting Documents and to be read in conjunction with this Statement.

The SRoPD report makes clear that the extent and nature of the intrusive works make it more efficient to partially demolish and re build. A benefit will also accrue in amenity terms by making the build programme quicker and avoiding slower and piecemeal demolition thereby limiting disturbance. It should also allow a better opportunity for segregation of larger materials to be recycled.

5.3 Residential Amenity

The matters relating to Residential Amenity have been assessed in a Residential Amenity Statement (RAS) prepared by ARAGON Land and Planning Consultants. This document is submitted with the Supporting Documents and to be read in conjunction with this Statement.

The RAS report analyse the impact of the proposed house on the residential amenities of the proposed host building and adjoining properties. It considers the impact negligible, well within the accepted parameters. The summary and results of the analyses are:

1. In summary this is a building which is elevated front and rear, therefore following the existing and established amenity relationship of the existing house. It therefore does not cause any additional or significant changes to the established fenestration arrangement. A number of side corridors are proposed, but these are for non-habitable rooms.

2. The proposal because of it being a residential use is consistent with the residential use in the road. The amenity issues arising from the dwelling are not materially different from the existing dwelling. It is therefore compatible with the development and the amenity guidance in CPG 6.

5.4 Transport

It is understood that the proposed replacement house will not result in any material impact in traffic and transport terms.

The matters relating to the on-site car parking and the cycle parking have been addressed in separate sections above.

5.5 Basement Impact Assessment

The proposal includes a Basement under the rear part of the house. The Basement provides auxiliary spaces for the house of Games Room, Wine Cellar, Boiler and Water Systems Room, Storage, Bathroom with Changing Room. These are important facilities for the proposed house of this kind and fitting them in a small unobtrusive basement enabled the designers to minimise the house footprint and above-ground bulk.

The Basement Impact Assessment Report (BIA) has been commissioned in accordance with L.B.Camden guidance. The BIA report has been lead and prepared by ELITE DESIGNERS Structural Engineers. They produced a Subterranean Construction Method Statement and Structural Report on the Proposed Basement Extension. Trigram Partnership have acted in conjunction with Hydrological Investigations Specialists - GCG Geotechnical Consulting Group, and with Site Investigations Specialists - GEA Geotechnical.

The BIA Report prepared by ELITE DESIGNERS considers all the relevant factors required under the L.B. Camden BIA guidelines. The designs for the new house at No. 58a Redington Road are to fully include the recommendations and the proposals listed in the ELITE DESIGNERS Report, as related to the detail design stages of the project and to the operations on site during construction. This document is submitted as one of Supporting Documents and to be read in conjunction with this Statement.

The BIA Report states the following conclusion:

The BIA has assessed that there is no risk of land instability, and that the anticipated ground movements will not result in damage to adjoining or adjacent properties greater than category 1 on the Burland Scale. The specialist studies concluded that the basement will not have any significant detrimental effect on the existing hydrological environment.

No flood risk has been identified therefore no mitigation is required.

It is therefore concluded that the proposed basement can be constructed without detriment to the adjoining or adjacent properties or buried services; will not increase the risk of flooding; nor create a risk of ground instability.

The auxiliary Ground Movement Impact Assessment by Geotechnical Consulting Group (GCG) states in its Conclusions:

A ground movement impact assessment has been undertaken for the site at 58a Redington Road, where the existing house is to be demolished and replaced with a new structure with basement.

The proposed basement will be constructed by underpinning the perimeter walls.

Some ground movements are inevitable when the ground is excavated, but it is concluded that movements of the ground around the surrounding structures will be tolerable, and that as a result, predicted building damage will not exceed Category 1: very slight.

The auxiliary Hydrogeological Impact Assessment by Geotechnical Consulting Group (GCG) states in its Conclusions:

The proposed redevelopment of 58a Redington Road comprises the demolition of the existing house and the construction of a new building with basement.

A hydrogeological study has been undertaken to assess the impact of the proposal on the local hydrogeology and on the adjacent structures.

The site is underlain by Claygate Member and it is close to the boundary where the Bagshot Bed Formation overlays the Claygate Member.

The site is on ground sloping southwards and eastwards with an approximate gradient of 1: 15.

Groundwater at the site has been measured throughout August and September 2018. It has been found to be approximately 4m below ground level and to flow following the topography of the area. There are lost rivers in the proximity of the site, which are likely to represent the preferential pathway for groundwater in the area.

The front of the proposed basement will intercept the groundwater level and extend approximately 1m below it. The rear of the new basement will remain above the measured groundwater level.

The new basement will therefore only create a local barrier to the groundwater flowing across the site and it is unlikely to cause adverse changes to the local hydrogeology.

The auxiliary Desk Study & Ground Investigation Report by GEA Geotechnical covers many aspects of the ground investigations on the site, each of them summarised by conclusions and recommendations. These are too many to be detailed in this short summary.

All of the above Reports are included with the Planning Application Documents.

6. ACCESS STATEMENT

The proposed new house has been designed to comply with the relevant legislation, including part M Building Regulations, specific Camden requirements and conforms with the requirements of the Disability Discrimination Act (DDA). The proposed house meets Lifetime Homes Standards, being fully accessible for disabled people. The Lifetime Homes Standards assessment is included below in this Statement.

6.1 Site Access

The site is located in the area well served by the London public transport network, with many bus stops and the Underground station within short walking distance in the Hampstead Village and Finchley Road, where the essential provisions and amenities are also accessible. However, the locality of Hampstead in general is not ideally suited for wheelchair users since it is on uniquely steep hills, where roads are with high kerbs.

The existing site is not materially changed by the new proposal in the context of disabled persons access and remains well suited for wheelchair use. Pedestrian access to the house remains just as convenient as before, from the public pavement through the flat and almost level level path within the front drive. Vehicular access is not different to the original arrangement, with a crossover from the road allowing easy car access right to the house entrance door.

The covered entrance porch floor is almost level with the drive, thus allowing for easy wheelchair use.

The rear garden is mainly soft landscaped. The rear patio within the rear garden adjoining the house is practically level with the main internal living areas of the house. A very shallow ramp will join the house

with the rear patio making it easily accessible by wheelchair.

6.2 Emergency Access

The existing emergency access is not changed by the proposal and remains satisfactory. There are no solid obstructions between the road and the front of the house. The emergency vehicles can access the site directly though the wide front drive if necessary.

6.3 Refuse

The refuse and recycling facilities are within the Camden Council requirements, with plenty of space for wheelie bins in the front drive. The residents will be responsible for taking the bins close to the pavement on collection day where they will be emptied by the local authority.

Daily deliveries will be from Redington Road to the front door through the front drive.

6.4 Internal Layout

The house is designed to comply with the criteria of the Lifetime Homes Standards. A chart detailing the compliance is attached below.

Internally, access to all floors and rooms is afforded by a residential lift sized for a wheelchair user.

The Ground Floor allows for comfortable wheelchair use:

• The approach to the Main Entrance is gently sloping;

• The Main Entrance is level, illuminated and is within a covered porch;

• The Entrance Hall and the adjacent staircase Hall allow ample space for wheelchair;

• The fully fitted Bathroom is at entrance level, it complies with Part M of Building Regulations;

• The disabled person's living room is envisaged in place of the proposed Study, it is at the entrance level. Additionally, the formal Living Room at the floor below is accessible by a lift suitable for wheelchair;. Both allow space for wheelchair;

• The main staircase is wide enough to accommodate a chair stair lift when required;

• A through-floor lift is provided, linking all main floors.

• The house is generously planned and is therefore suitable for a wheelchair user.

6.5 Lifetime Home Standard

A table showing detailed compliance with the Standard is below:

	LIFETIME HOMES STANDARD	COMMENTARY
1.	Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300 mm width.	**Scheme fully compliant** The front garden includes good space for off-street parking.
2.	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	**Scheme fully compliant** The off-street parking is in the front garden.
3.	The approach to all entrances should be level or gently sloping.	**Scheme fully compliant** Acces to the entrance is level.
4.	All entrances should be illuminated, have level access over the threshold and have a covered main entrance.	**Scheme fully compliant** Porch lights and Front Path lights to illuminate access. Level access thresholds is provided. All as shown on the drawings.
5.	Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible.	**Not applicable**
6.	The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900 mm, where the clear opening width should be 900 mm rather than 800 mm. There should be 300 mm to the side of the leading edge of the doors on the entrance level.	**Scheme fully compliant** As shown on the drawings.
7.	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.	**Scheme fully compliant** As shown on the drawings.
8.	The living room should be at entrance level.	**Scheme fully compliant** The Study to act as a Living Room in case disabled person is in the house. In adition, a formal Living Room at the lower level is accesible from the entrance level by a disabled person's lift.
9.	In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space.	**Scheme fully compliant** A Bedroom is located at the entrance level, with enough manoeuvring space for wheelchair use
10.	There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future.	**Scheme fully compliant** A fully equipped Bathroom is located as the entrance level.
11.	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	**Scheme fully compliant**
12.	The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	**Scheme fully compliant** A provision for a lift is incorporated into the Proposal, as shown on the drawings.
13.	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.	**Scheme fully compliant** The main Bedroom at the entrance level can have a hoist fitted, connected to the adjacent bathroom.
14.	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	**Scheme fully compliant** All main Bathrooms allow for this, including the bathroom at the entrance level.
15.	Living room window glazing should begin at 800 mm or lower, and windows should be easy to open/operate.	**Scheme fully compliant** As shown on the drawings.