

59 Redington Road,
Hampstead,
London,
NW3 7RP

Pool House Application

DESIGN AND ACCESS STATEMENT

To be read in conjunction with the following drawings and documents:

The Location Plan – 1:1250.

PLPH01-226-2018 – Existing and proposed site and block plans.

PLPH02-226-2018 – Basement floor plan.

PLPH03-226-2018 – Ground floor plan.

PLPH04-226-2018 – Roof Plan.

PLPH05-226-2018 – Elevation sections B1, B2 and B3.

PLPH06-226-2018 – Section elevations C1 and C2.

PLPH07-226-2018 – External elevations A1 and A2.

The Basement Impact Assessment.

The Arboricultural Report

The completed and signed planning application forms.

DESIGN

The street scene will remain unaffected by the proposed development.

The proposed pool house is a one storey ancillary building which contains a swimming pool, sauna / steam room, changing area, gymnasium and associated services. It is set within the boundary of a back land plot which was joined to the main plot of 59 Redington Road.

The structure is a pitched and flat roof pavilion which is predominantly glazed. The building materials will be brick, render and glazed walls to compliment the main house and a standing seam aluminium roof.

USE

The property is to remain as a single family residence and the proposed development will enhance the quality of life for the residents.

AMOUNT

The ground floor plan has an internal floor area of 153 sq.m.

SCALE

This proposed development is single storey, of domestic scale and does not seek to alter the scale of the overall property being domestic in scale.

LAYOUT

The ground floor plan is for a swimming pool, sauna / steam room, changing area and gymnasium arranged to suit the existing shape of the garden and complement the views from the main dwelling.

LANDSCAPING

The garden is to be landscaped to compliment the pool house and existing trees, with lawns, pathway to the pool house and a shallow reflecting pool.

ACCESS

Access to the pool house will be pedestrian and from the rear of the main dwelling.

MY Construction & Carpentry Ltd

Camden Council
Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

26th November 2018

Dear Sir/Madam,

Re: Householder Application for new pool house to rear garden of 59 Redington Rd,
Hampstead, NW3 7RP.

I formally submit a Householder Application – enclosed are the following:

01. 4 copies of the forms of application duly completed and signed.
02. 4 copies of the 1:1250 location plan.
03. 4 copies of the Design and Access Statement.
04. 4 copies of the Arboricultural Report

The drawings and Basement Impact Assessment (BIA) will be emailed to you at
planning@camden.gov.uk

Please could you confirm the application fee so that our client can pay directly.

Should you require any further information in order to validate the application please let me know so that this can be dealt with quickly.

Yours faithfully,



Julian Sheldon
MY Construction & Carpentry Ltd