52 Redington Road, London NW3 7RS

Design and Access Statement

14/12/2018

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All proposals are subject to further design development, co-ordination and site verification.

Every effort is made to provide detailed and accurate information. However, Robert Hirschfield Architects cannot be held responsible for errors or inaccuracies within this report.

EXECUTIVE SUMMARY

Executive Summary

This design and access statement has been prepared by Robert Hirschfield Architects (RHA) on behalf of the applicants, for consideration by the London Borough of Camden. The statement refers to alterations to the dwelling house situated at 52 Redington Road, London NW3 7RD.

The proposed scheme is for the re-use and reintegration of a period family home, affectionately respecting its identity within the conservation area, while asserting an autonomous presence through the use of sympathetic materials.

The planning application seeks permission for the erection of a minor rear extension with balcony, new dormer windows, a new roof over an existing courtyard, the replacement of the existing courtyard gate with a window, alterations to the porch, alterations to the fenestration, the erection of an A/C enclosure and the raising/extension of the existing terrace.

The scheme also requires the removal of one tree which will be detailed in the arboricultural report by Landmark Trees.

The Applicant

The applicants have recently acquired the site in order to make room for their growing family, who are settled in the local community, with their children attending local schools. The alterations are required to bring the house up to a modern standard and to suit the needs of a growing family.

SITE CONTEXT

Site location OS plan (NTS)

Immediate context

The site is located towards the North-Eastern end of Redington Road, where the road curves in a North-Westerly direction towards West Heath Road. Being situated on the curve of Redington Road gives the plot a unique character with the principle and garden elevations both facing towards the South. Similarly, the curve allows the plot to benefit from a large mature garden to the South.

The building has two neighbouring sites that sit in opposite ends of the curve. No. 50, towards the South, is shielded from view by mature planting. The road also slopes down towards No. 50 which results in the plot at 50 being considerably lower than No. 52 with a large retaining wall separating the properties. No. 54 is then set back from the rear building line of the proposal site, meaning that the main outlook of No. 52 looks away from the neighbour. No. 54 is also a Grade II listed building so designs have been developed in such a way as to make a positive contribution.

Site satellite image

View facing North up Redington Road

View facing North-East towards drive

View facing South-East towards drive

View facing South towards plot corner

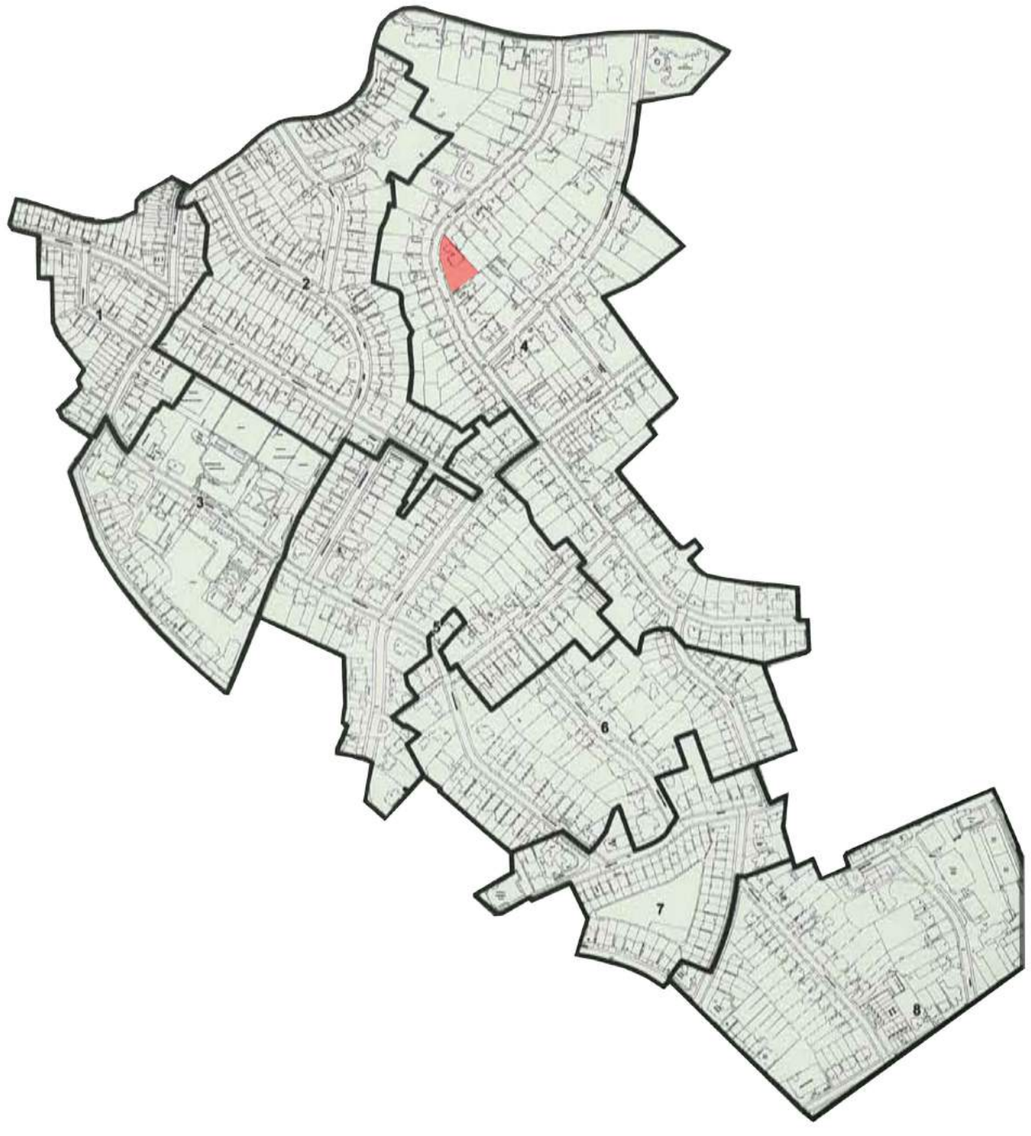
Views towards site

The site also benefits from mature planting to the boundary which gives the dwelling and its garden a sense of privacy and seclusion. The trees, retaining walls and hedgerows all shield the building from view with only occasional glimpses through the foliage being afforded.

The negative aspect of this mature planting is that the site suffers from overshadowing and some of the trees are in a poor condition of health. The design will therefore try to maximise natural light into the building. An arboricultural report supports this application, which explains the tree conditions in greater detail.

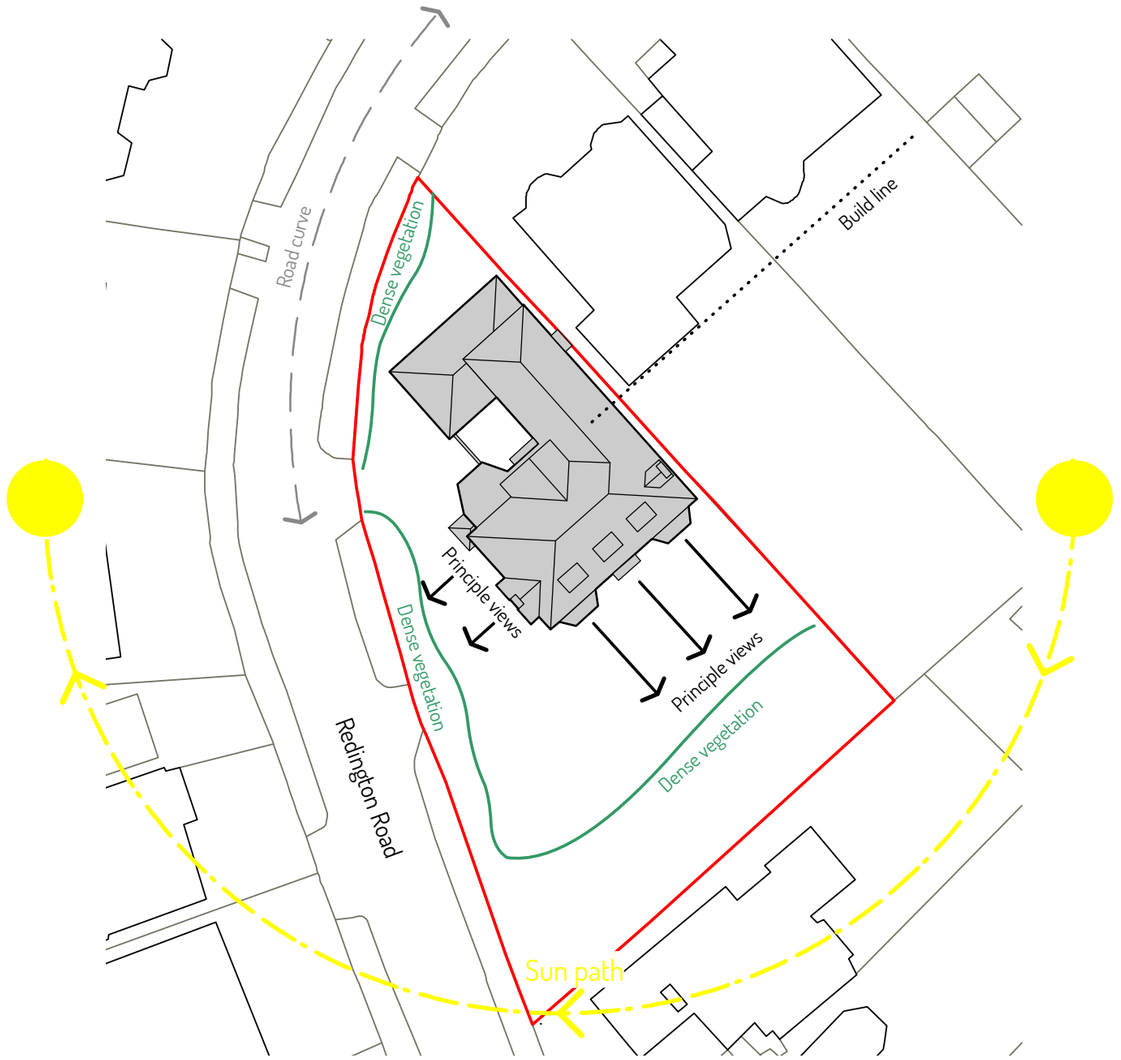
Wider Context/Conservation Area

As part of the wider context, the site is situated within the Redington and Frognal Conservation Area and is identified as making a positive contribution to the area. The area's main quality is that the buildings retain a harmonious late 19th/early 20th century appearance. As such, the Redington and Frognal Conservation Area Appraisal and Management Strategy states that, whilst there is no constant architectural style on Redington Road, red brickwork, clay tiles, dormer and sash windows are common features.



Location within the conservation area

SITE ANALYSIS



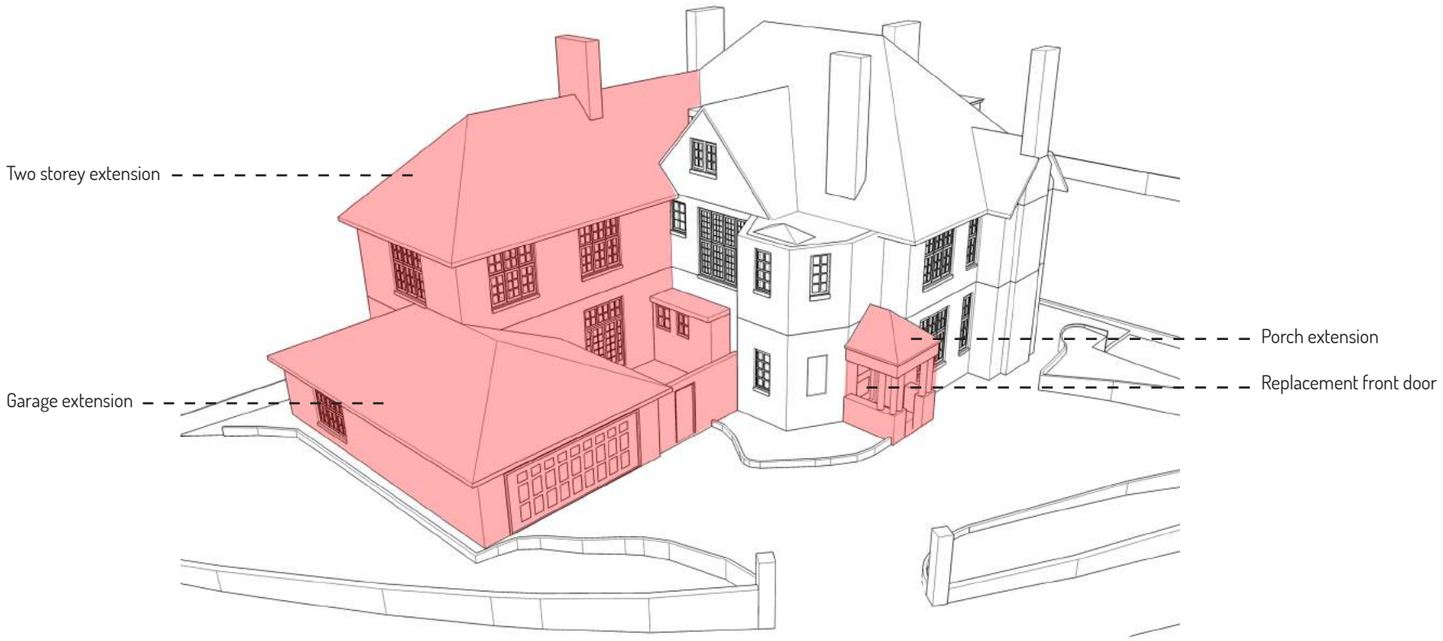
Site analysis diagram (NTS)

Local Site Analysis

Through detailed analysis of the site and its context, we have been able to identify some of the key design drivers for the project. The plot's orientation, location and layout not only allow for the existing garden to be used to its full potential, but also to take advantage of the sun's orientation to bring natural light into an otherwise deep plan building.

Historical additions

In an effort to understand the history and evolution of the building we have consulted the previous owners of the property, the L.B. Camden planning archives and the London Metropolitan Archives. An archive plan and letter from the previous owners can be found in the appendix of the document. This has enabled us to identify additions to the building which, in some cases, detract from the original design intent and nature of the conservation area.



Non-original elements

CONSULTATION/PRE-APPLICATION

North-East elevation - Revised for planning submission (N.T.S.)

North-East elevation - Pre application submission (N.T.S.)

Consultation/Pre-Application

As part of the design development, a thorough Pre-Application (Reference 2018/4946/PRE) has been undertaken with L.B. Camden's Planning Solutions Team. In addition, the applicant has also met with and consulted the immediate neighbour at No. 54 Redington Road. The comments of both the planning officer and the neighbour have been taken on board and reflected in the scheme here submitted.

These include:

1. The removal of proposed rooflights from the scheme;
2. The removal of proposed boundary gates/railing from the scheme;
3. The further setting back of the courtyard extension from the garage facade; and
4. The obscuring of the second floor bathroom dormer window at the request of the neighbours at No. 54.

As well as the above, further justification for certain design items has been requested. Additional information is provided in the design section of this DAS to explain the design in greater detail.

South-West elevation - Revised for planning submission (N.T.S.)

South-West elevation - Pre-Application submission (N.T.S.)

DESIGN

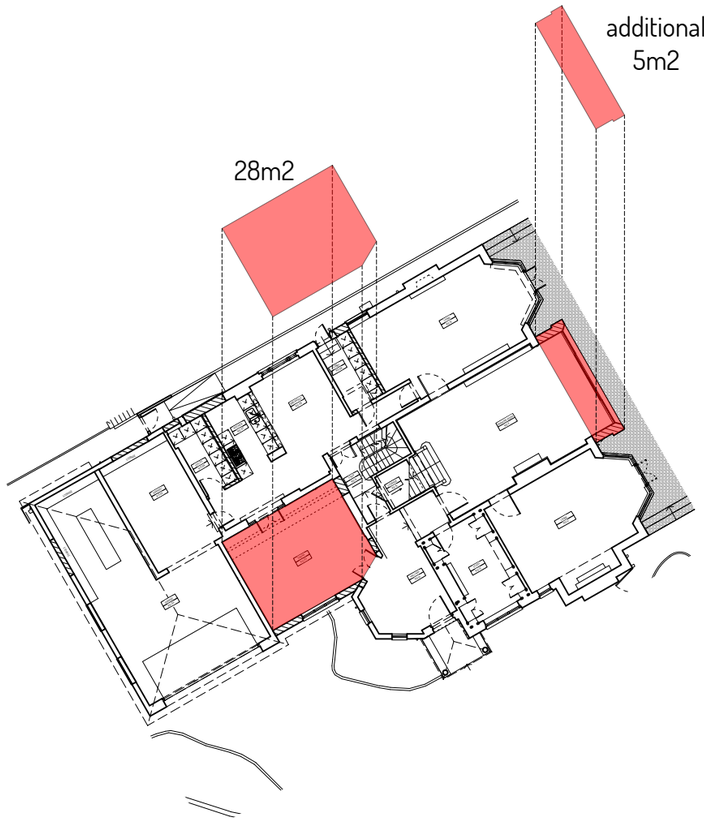
Aerial shot of C3(a) dwelling-house

Use

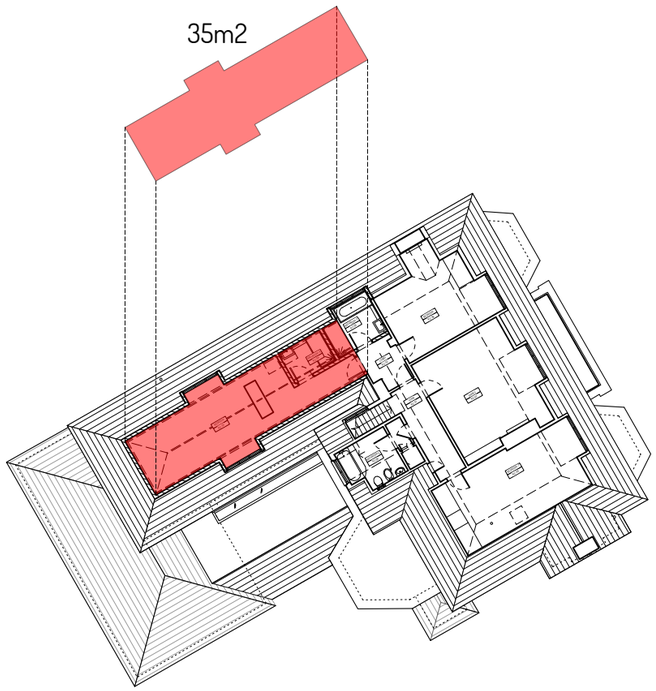
The existing property is a C3(a) dwelling-house and will retain the same use classification. The proposed scheme will enhance the usability of the existing dwelling by creating a family dining room where the underused, shady courtyard is currently situated and by converting the unused loft space. The rear extension also creates a better, more secure connection between the rear garden and the living spaces, allowing the garden to be used to its full potential. Whilst previous planning applications have been approved for a new build dwelling in the garden, the current applicants want to make the most of this garden in its current use and not over develop the site.

Amount

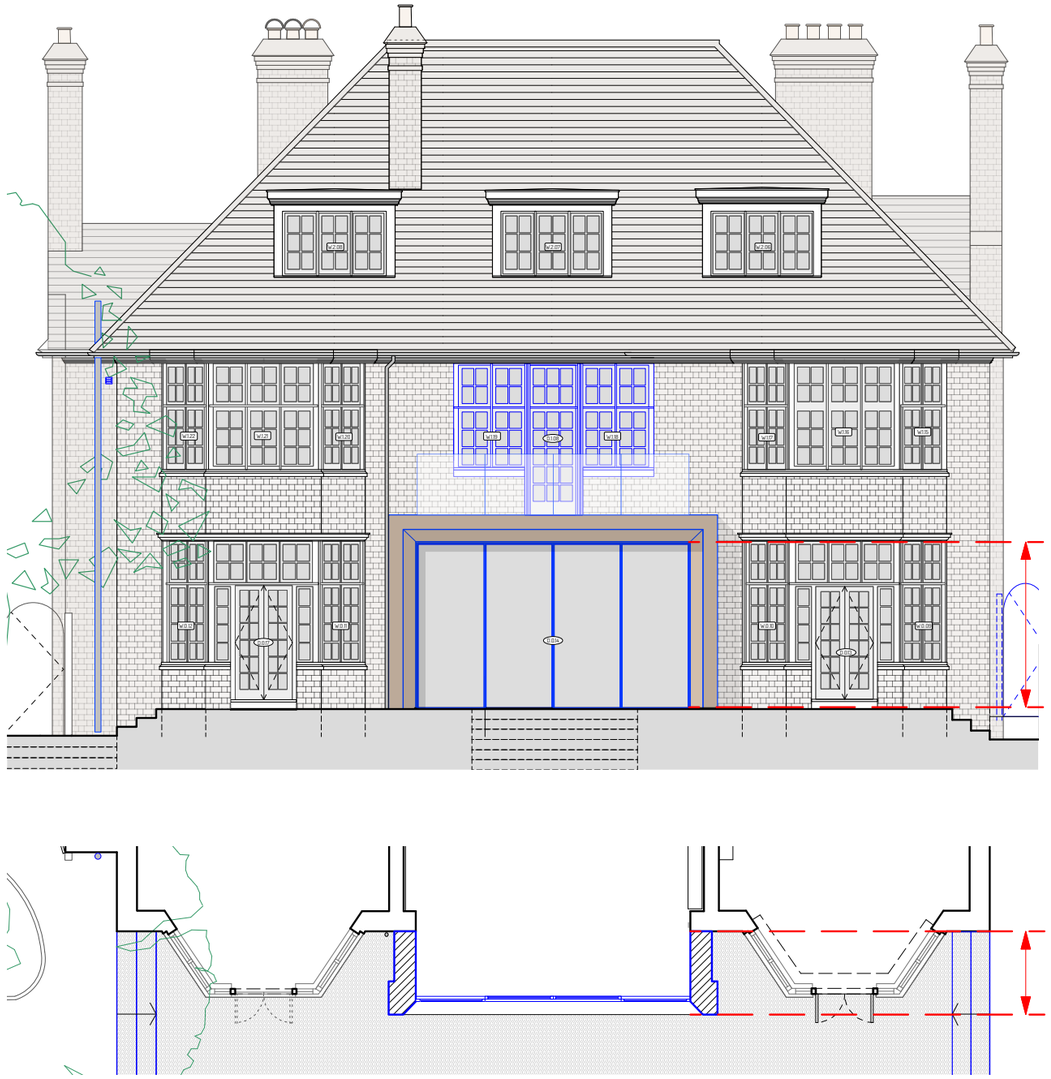
The foot print of the building remains more or less as existing with the only addition being the small rear extension which increases the footprint by just 5m2. Converting the courtyard into a dining room and the loft space into a habitable area, would add an additional 63m2 of usable space. This would be created with very little impact on the external appearance or massing of the building. The proposals do not therefore push the envelope of the existing building but instead preserve and enhance the overall massing.



Ground floor additional areas created



Second floor additional area created



Scale of rear extensions

Rear Extension

The rear extension has been designed to a scale that fits in with the existing building, whilst at the same time taking advantage of the views to the rear garden and connecting the internal/external spaces and the increased natural light that this would bring with it.

As set out in the Site Context section of this DAS, the proposed rear extension will not be noticeable from the street or from neighbouring properties, and so will not have any impact on the conservation area.

The proposed design, whilst contemporary in its spirit is very much rooted in its use of traditional materials. The extension is conceived as a contrasting brick form that projects from the host building. The rear elevation then comprises of a series of glazed sliding doors set back within a chamfered portal clad in metal with a deep brown, bronze hue. With the cladding perching forward of the brickwork and forming a tapered edge between itself and the glass, this offers a depth to the facade that allows the architecture to be read in layers rather than as a veneer.

The height of the glazing has been designed to match the adjacent bay windows/glazed doors. The depth of the extension is similar to the line of the existing extension, so as not to appear over dominant. The extension therefore remains as unobtrusive as possible and does not adversely effect the building or the conservation area (as required by the conservation area strategy for rear extensions).

The overall design provides a layering and depth to the facade while maintaining the massing integrity of the host building: the brickwork offering a degree of separation between the existing and proposed components; and the chamfered metal frame with its recessed sliding glass doors creating a contrast, clearly and sharply, and casting its own shadow and layers of reflection using a palette of honest and traditional materials.

Elevation with metal railings (N.T.S.)

Elevation with frameless glazed balustrade (N.T.S.)

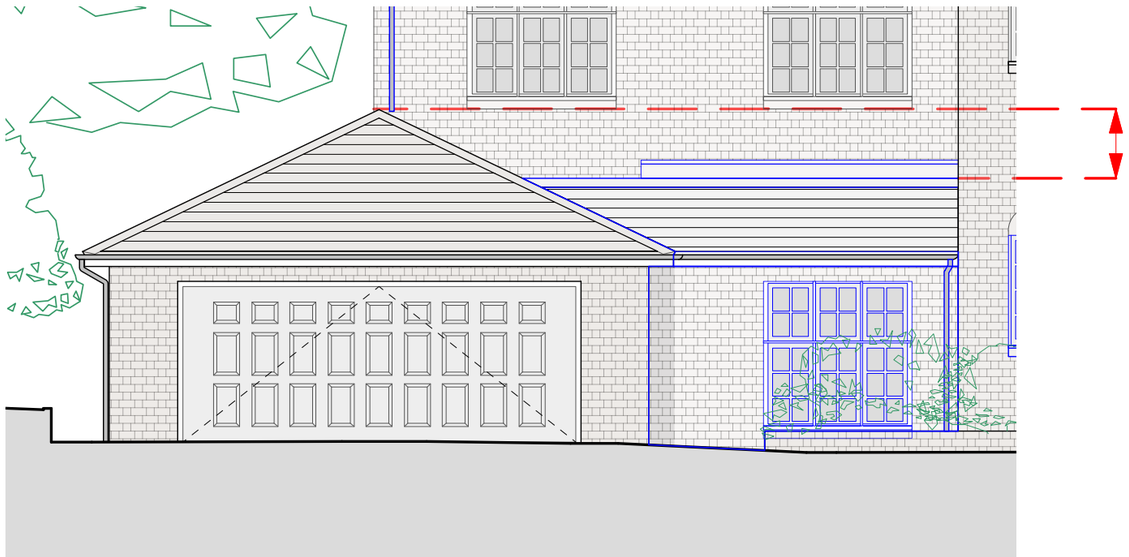
Visual with metal railings

Visual with frameless glazed balustrade

Balcony Balustrade

A new balcony is formed at first floor level which is to have a frameless glazed balustrade that is set back and down from the metal cladding so that it dissolves into the background and avoids becoming a dominant feature of the elevation.

As part of the Pre-Application discussion, whilst it was confirmed that the principle of the balcony to the South-East elevation was acceptable, we were asked to consider the possibility of changing the glazed balustrade to bronze coloured metal railings. We explored this option, however the metal railing adversely effect the building and conservation area by making the elevation appear out of scale. Building regulations stipulate that a 100mm sphere cannot pass through the spindles of a metal guarding and therefore the transparency of any railings are somewhat limited. Instead, by using a frameless glazed balustrade, the balcony guarding appears invisible and has the smallest possible impact on the elevation.



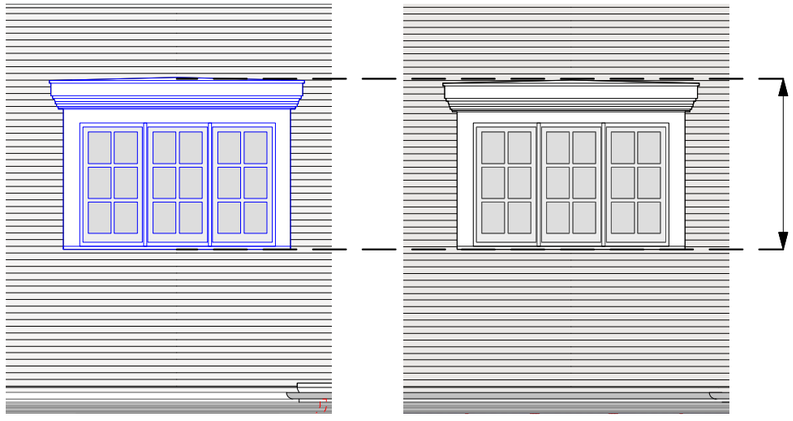
Reduced ridge height diagram

Reduced ridge height visual and setting back of the new elevation

Courtyard Extension

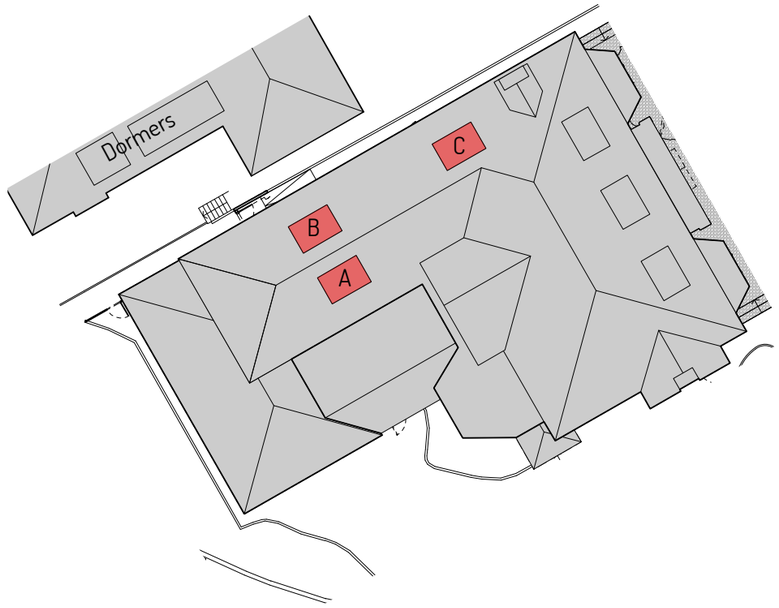
The proposed courtyard enclosure will have a pitched-to-flat roof that follows the pitch of the existing garage roof, but is set back from the facade line. The roof changes from pitched to flat to ensure that the ridge line is lower than the neighbouring roof and appears subservient.

Similarly, the elevation enclosing the former courtyard has been further set back from the garage facade so that it clearly reads as a separate volume from the garage block. As the visual and elevation shows, the greenery to the front is retained, which softens the junction between the house and drive.



Proposed dormer scale

Existing dormer scale

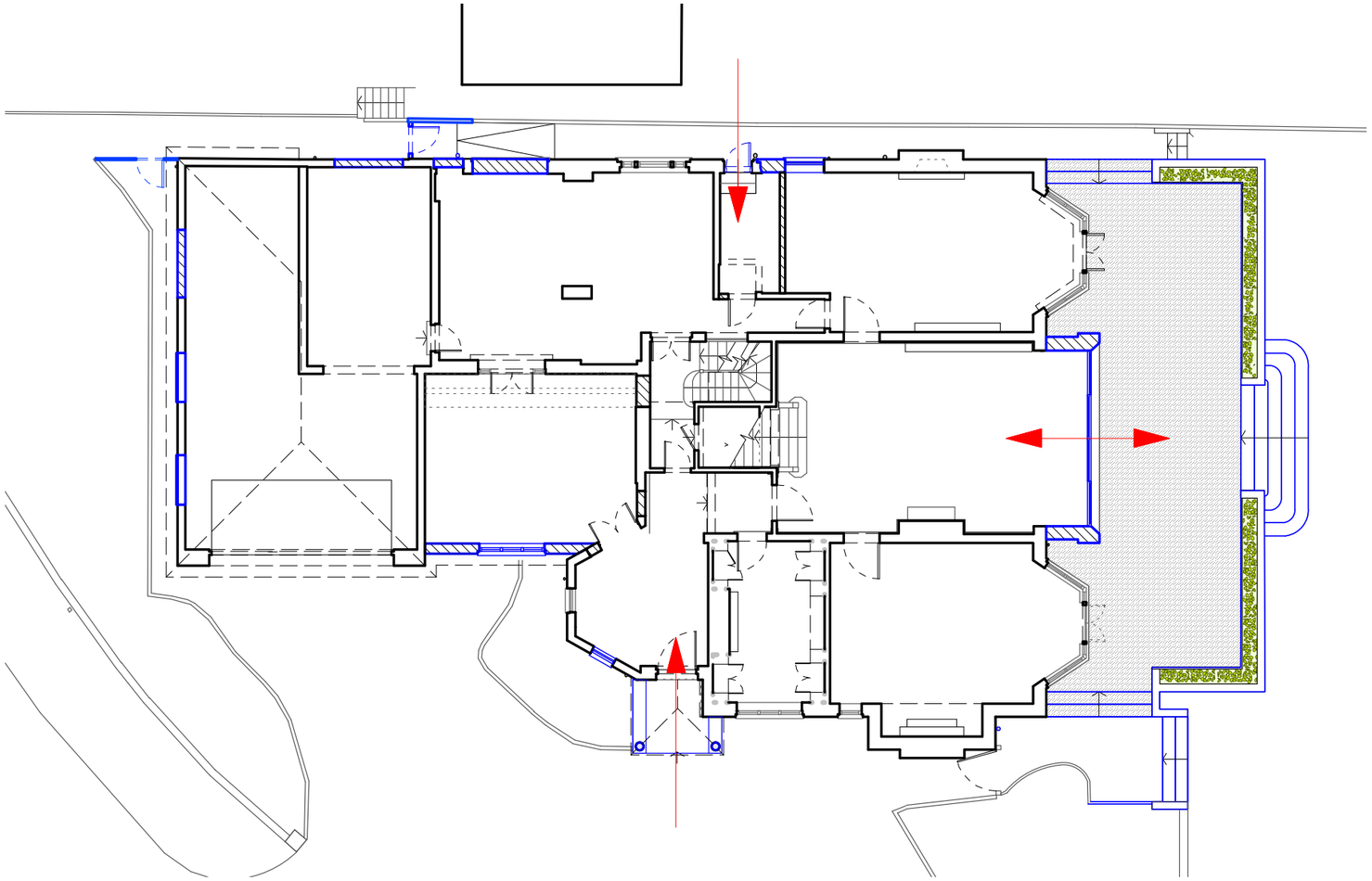


New dormer locations

Dormer Windows

In order to make the most of the proposed loft conversion, dormer windows are used to obtain better head height, usable space and natural light/views out. The scale and amount of dormer windows have been carefully considered so as not to be detrimental to the appearance or character of the existing building. The location of the dormer windows have also been carefully considered so as not to appear out of place or cause overlooking issues.

The glazing to one of the dormer windows (dormer C) on the North-East elevation has also been made obscure.

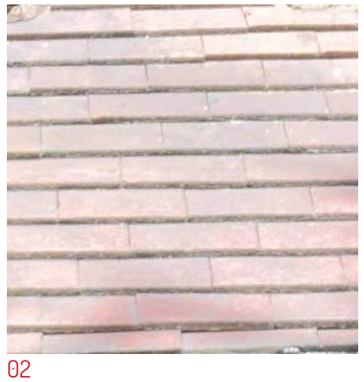


Ground floor layout plan

Layout

The layout of the building retains the main entrance point to No. 52 Redington Road but relocates the secondary access to a more central location so that a larger boot room can be provided and unobstructed access to the rear garden. The rear extension also allows the existing link to the garden to be made more prominent with a level threshold allowing for easy access onto the terrace.

01



02

03

04

05

06

01_ Brick to match existing
02_Tiles to match existing
03_Timber windows to match existing
04_Bronze coloured metal cladding
05_Frameless glazed balustrade
06_ Reconstituted stone column

Materials

Materials have been carefully selected to fit in with the existing building and the wider conservation area taking care to avoid adverse amenity to the surrounding houses.

Any brickwork/tiles required for in-fill or remedial works will be sourced so as to match the existing. Similarly all the windows will be replaced with new double glazed units with timber frames to match the existing.

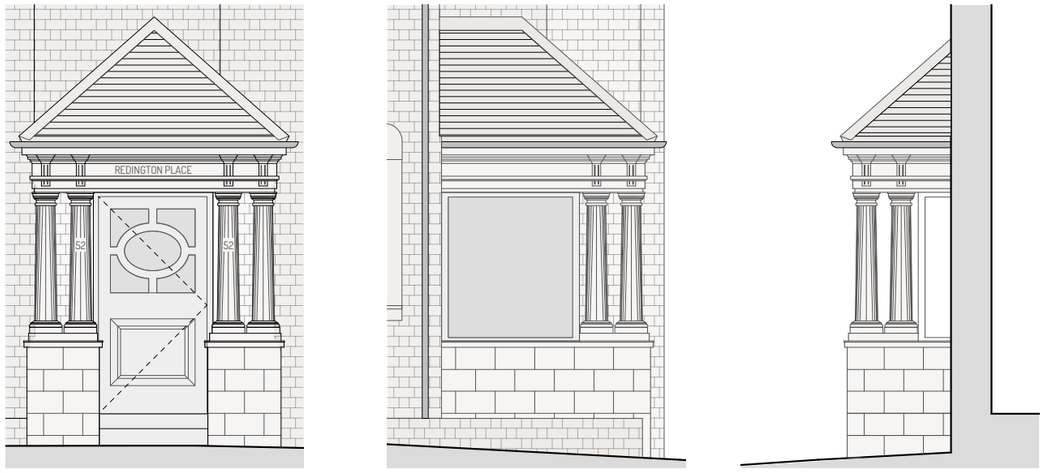
In order to clearly demonstrate the age of the new additions, the rear extension uses a contrasting brick for the initial projecting element and a bronze coloured metal cladding for the chamfered portal. As stated by the planning officer in his Pre-Application report: "The extension uses high quality materials, the bronze metal cladding will complement the existing brickwork". The frameless glazed balustrades also offer a high quality material that will appear invisible when installed on the balcony.

Finally the reconfiguring of the porch will be constructed in a reconstituted stone to match the existing columns.

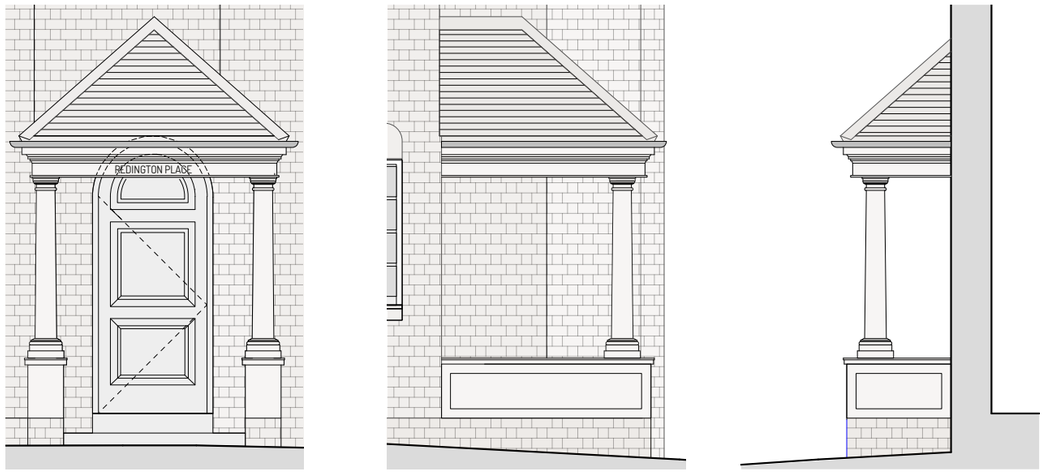
Drainage

The proposed scheme includes some new and replacement SVPs and RWPs. These will be made out of cast iron or aluminium to match the existing and adhere to the conservation area style.

New/altered cast iron or aluminium drainage



Existing porch elevations



Proposed porch elevations

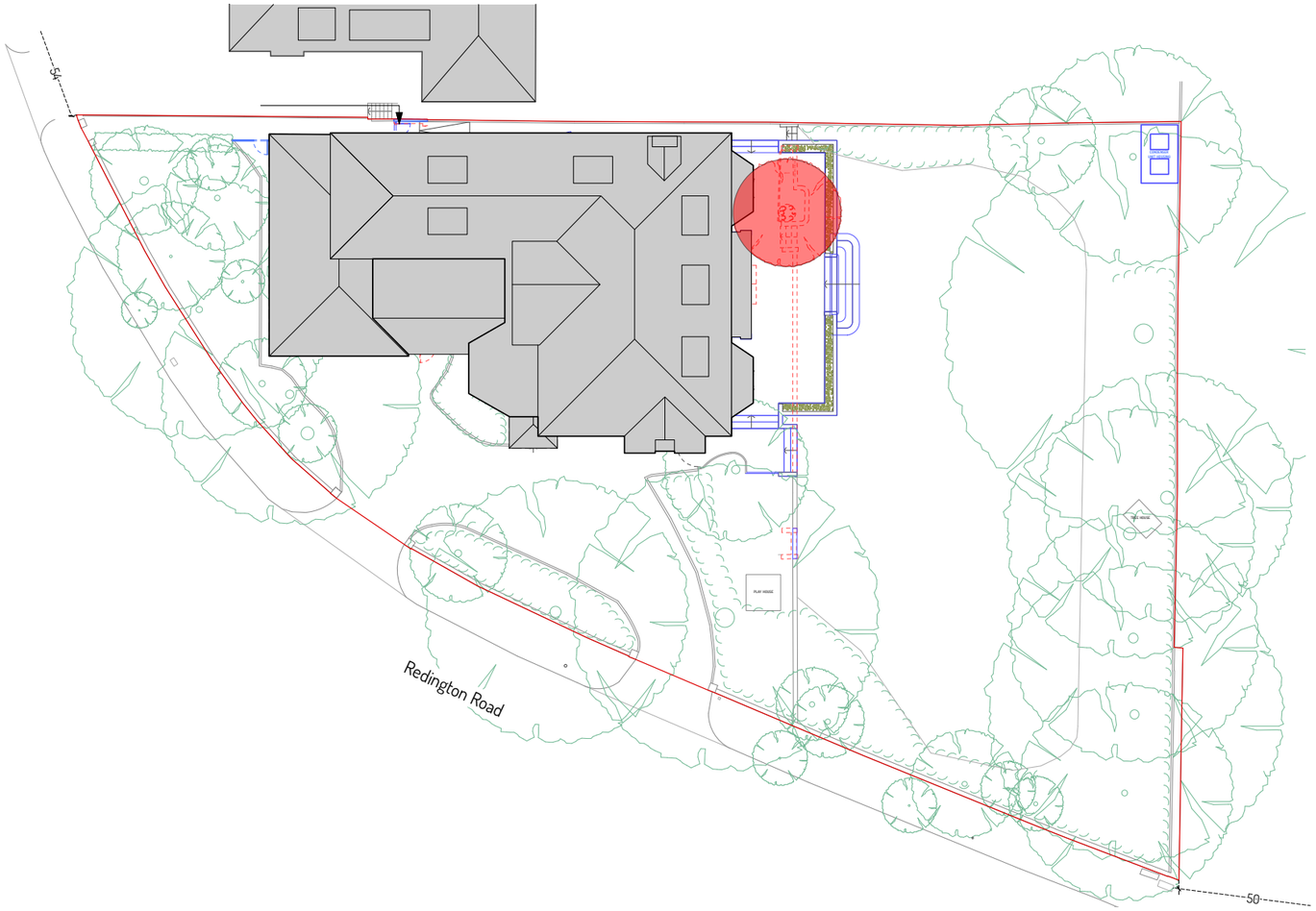
Front Porch

As detailed in the appended letter and archive plan, the porch to the South-West elevation and front door are not original features of the house and their clumsy design detracts from the overall appearance of the building and conservation area. The use of three squat pillars supporting a tiled roof does not fit in with the design style. A glazed screen has also been added to one side of the porch which again detracts from the main entrance point.

The proposed scheme therefore looks to address this element of the building by creating a more rationalised design. The stone pillars will be simplified into two taller pillars that fit in with the proportions of the whole. This will also allow the opening of the porch to be wider, improving access for ambulant or disabled users.

The non-original door is also to be replaced with a new, more secure front door with and arched head. The arched head to the door follows the style of adjacent windows.

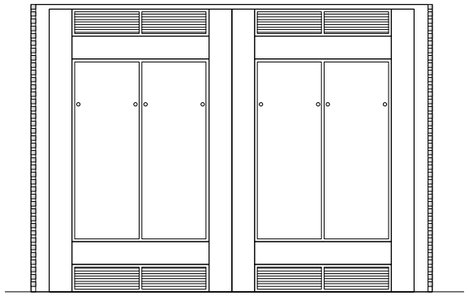
EXTERNAL WORKS



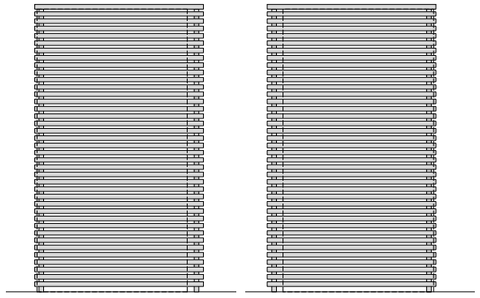
Tree to be removed

Trees

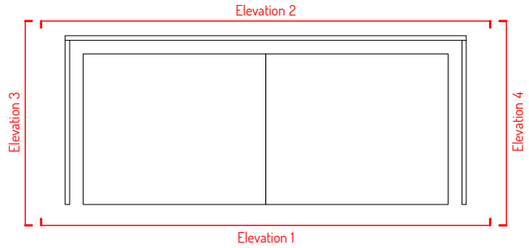
There is an existing multi-stem bay tree situated on the right hand side of the patio in the rear garden that is to be removed. We have consulted with Landmark Trees about this tree and it has been inspected by their arboricultural consultant who agrees that the tree can be removed. This is further detailed as set out in their arboricultural report.



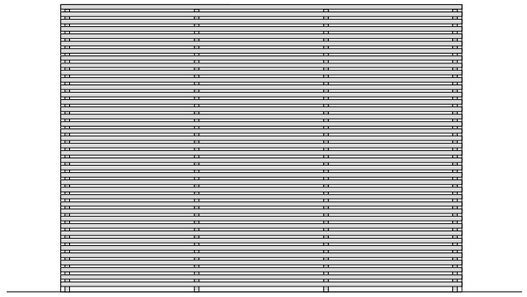
Elevation 1



Elevation 3 Elevation 4



Heat recovery units plan



Elevation 2

Acoustic enclosure and screening

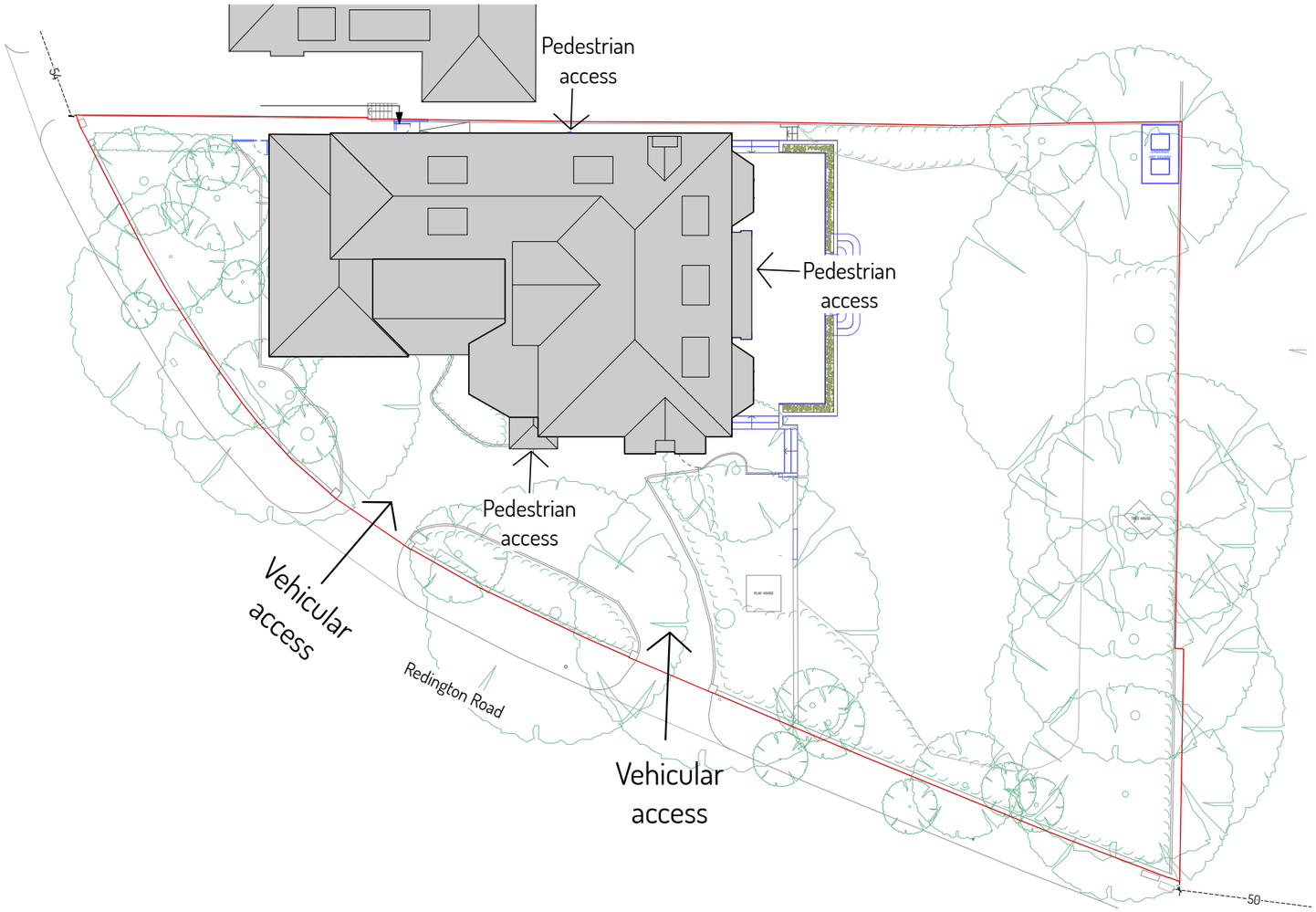
Air source heat pumps

As part of the works to the property a new, more sustainable air source heat pump system will be installed to heat and cool the property. The airsouce heat pumps absorb heat from the outside air, providing an energy efficient form of heating.

These pumps will be located to the North-East of the plot, in an area of dense vegetation, so as to be visually unobtrusive. They will be contained within an acoustic enclosure, with a night time set back mode, to ensure a minimal level of noise is emitted from the plant and it does not disturb the neighbours.

Finally, whilst the plant is shielded by dense vegetation, we have also provided a timber slatted screen that will ensure the acoustic enclosure is camouflaged within the foliage.

ACCESS



Access plan

Access

Access to the property is essentially unaltered by the application proposals. The off-road vehicle parking space has been retained and gives convenient access for the front door. Access is maintained to the primary elevations at the front and rear.

The nature of the existing building/levels present certain inherent constraints with respect to access. However, the proposed scheme will improve the existing arrangement by providing a level threshold between the rear terrace and internal living space. In addition, all alterations will be designed to comply with 'Approved Document M' of the Building Regulations.

The site is located in a controlled parking zone and is within walking distance to the public transport links on Finchley Road, which is served by various bus, underground and train routes.

CONCLUSION

Conclusion

The proposal represents the applicant's intention to renovate and update the property with improved internal space by augmenting its current condition in order to fulfil the needs of a contemporary family dwelling. By doing so, it would ensure high quality development through good and inclusive design and the efficient use of resources in accordance with national planning policy and guidance.

This Design and Access Statement demonstrates how a thorough understanding of the site and conservation area has led to a proposed scheme which would not only fit in with, but also enhance the surrounding area.

The proposed alterations to the building are considered to be appropriate in scale with the existing house and street context. Through appropriate massing, scale, materials and orientation the design has been developed in consultation with the neighbours and the local authority, to take into account their suggestions and meet the requirements for development.

A number of the proposed changes are not readily visible from the street or neighbouring properties. Where they are visible, they are sympathetic and do not result in the detriment to either its character or special fabric, or to the adjoining properties or streetscape. The scale of the proposed development is also considered to be commensurate with the scale of the surrounding houses, many of which have been extended over time.

For these reasons it is considered that the proposed design meets the requirements of the relevant design, access and other planning considerations for a development of this type.

APPENDIX

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Robert Hirschfield

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19 November 2018

Dear Mr Hirschfield 52 Redington Road, Hampstead. NW3 7RS

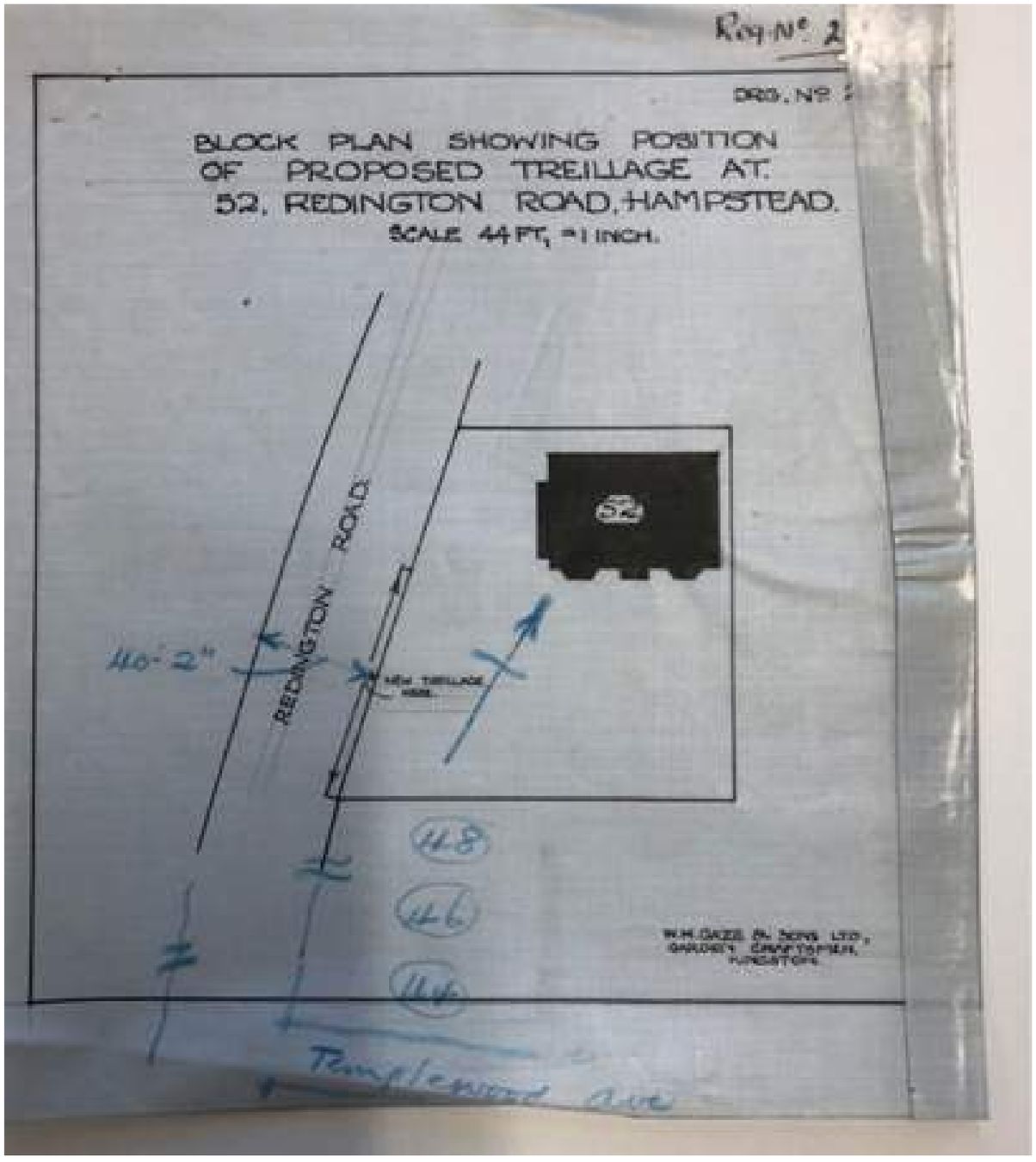
You have asked for any input we can provide regarding front door replacement and porch works we carried out, as they may affect your current proposals on also replacing the front door of the property of the above property.

My wife and I have lived at 52 Redington Road from 1984 until a few months ago. When we moved in there were considerable internal house works needed, as well as both the front door and the porch also needing immediate repair and renovation works. We carried out very extensive house works to rectify existing damage also including porch works and replacing the front door. We considered this to be a considerable improvement. As we lived in the house for over 30 years obviously over the years further works were being carried out and the front door was again replaced, around the year 2000. There was also unfortunately an incident a few years ago when we were away, when the police were called in our absence by neighbours who mistakenly thought someone had entered into the house and the police had to break through the front door in order to enter and this meant we needed to have the door renovated again.

Yours sincerely

Neville Shulman

Letter from previous owner



Historic site plan illustrating absence of porch

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