

**36 REDINGTON ROAD  
London, NW3 7RT**

**APPLICATION FOR FULL PLANNING & DEMOLITION WITHIN A CONSERVATION AREA  
DESIGN & ACCESS STATEMENT**

**Submitted to Camden Council  
December 2018**

**Prepared by ARCHETYPE ASSOCIATES LTD  
on behalf of Mr. A. Zolf**



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## 1.0 - INTRODUCTION

- 1.1 This Design Statement has been prepared by Archetype Associates Ltd on behalf of the applicant, Mr. Ahmed Zolf, in support of proposals at 36 Redington Road, London.
- 1.2 The Local Authority for the application site is acknowledged to be Camden Council. The site itself falls within the Redington and Frognal Conservation area and thus this application is for **'Full Planning and Demolition within a Conservation Area'**.
- 1.3 The proposals include the full demolition of the existing property to create a new, 3-storey single dwelling with a single basement, and are a development on a design which has already achieved approval from Camden Council – 2015/3004/P. This statement identifies how the design proposals have considered local policies, quality of design, as well as neighboring properties and the surrounding context.
- 1.4 Whilst this application relates to Full Planning for demolition of existing house with replacement of new, the design up to first storey has been approved and as such is considered to be approved in principal. Amendment from the approved design and this new application is related to the addition of a new second storey and so this design statement will relate primarily to this area.
- 1.5 This application should be read in conjunction with the submitted drawings and all other supporting information including a Planning Statement, Basement Impact Statement and Arboricultural Assessment.

The following report is set out in the following sections:

- 2.0 **Project Brief**
- 3.0 **Site Appraisal**
- 4.0 **Planning History**
- 5.0 **Policy Considerations**
- 6.0 **Design Proposals**
- 7.0 **Privacy and Light**
- 8.0 **Conclusion**

Drawings, proposed materials and an overview of the architects profile can all be found in the following Appendices.

## 2.0 - PROJECT BRIEF

- 2.1 Archetype Associates Ltd were originally approached by the property owners with a brief to demolish the existing residential property at 36 Redington Road and design a single family dwelling within the site. Approval was granted, establishing the principal that a contemporary new build home with basement would be acceptable within the site.
- 2.2 The National Planning Policy Framework, London Plan, and Camden Local Development Framework all lay out the importance of good design as a key aspect of new residential developments. This is especially prevalent to the application site which is located within the Redington and Frognal Conservation Area and more specifically the Redington Road and Templewood sub-area. This area is characterised by large, generously spaced houses in a mixture of architectural styles, set in a mature landscape. 36 Redington Road is considered to be out of context in terms of scale and style typically found within the area. The outlined proposals therefore should improve the quality of design within the site and make it a positive contribution to the established conservation area.
- 2.3 The previously approved application was submitted in 2015 (approved Feb 2017) and since then; a more detailed evaluation of the project suggests that additional floor space is required in order to make the project financially viable. In support of the approved design and site investigations already carried out, it is considered that the most suitable and effective way to increase habitable space would be through the addition of a second storey which is in keeping with the scale and design quality of the surrounding area. Whilst the approved design will remain as approved across the basement, ground and first floors, it is considered that the addition of a new storey is a Material Amendment and thus a Full Planning application is made.
- 2.4 To minimise areas of planning consideration, the design is, in the most part, to remain as approved. In support of provisions laid out in Policy A5 of the Camden Local Plan, there shall be no amendments to the approved basement design or building footprint as it has already been demonstrated that the this level of development would not cause harm to the surrounding area and context. As an approved design, it is also already considered within the cumulative impact assessment of basement development within the area. Elevation composition and material treatment across basement, ground and first floor also remain as approved. With this in mind, planning consideration for this new application is mostly concerned by the impact and design of the second storey only.

## 3.0 - SITE APPRAISAL

- 3.1**
- Site Address:** 36 Redington Road, London, NW3 7RT
- Local Authority:** Camden Council
- Conservation Area:** Redington and Frognal
- Sub-Area:** Redington Road and Templewood Avenue
- Use Class:** C3 (Residential)
- Local Transport Access**
- Nearest Train Station:** Finchley Road (Overground) West Hampstead (Overground)  
Approx. 0.8 miles from application site
- Nearest Tube Station:** Hampstead Tube Station (Northern Line)  
Approx. 0.6 miles from application site
- Nearest Bus Route:**
- Site Area:** Approx. 450sq. m
- 3.2**
- Context**
- 3.2.1 The proposal site is located in a prosperous north London suburb, characterised by large semi detached and semi-detached properties of mixed architectural style, with the area on the whole being considered as a well preserved example of a prosperous late 19th century suburb.
- 3.2.2 The area is predominantly residential and its location in a conservation area means properties are mainly considered as providing a 'positive contribution to the area'.\*\* Houses are largely detached and semi detached with buildings ranging from single storey extensions to 4-5 storey residential blocks. On the whole, these are built in red brick and clay tiled roofs.
- 3.2.3 It is worth noting that, although local architecture is largely Edwardian and Victorian in style, there are notable examples of contemporary architecture suggesting that proposals would not necessarily need to be of a traditional style.
- 3.2.4 The streetscape of the Redington and Frognal Conservation Area is characterised by mature trees and dense vegetation with avenues and gardens becoming a dominant feature of the conservation area. In some instances, red-brick pedestrianised paths have also been identified as desirable features of the area.
- 3.2.5 Despite the conservation status, it has been identified that a pocket of residential properties, located along Redington Road and Redington Gardens are not considered to provide any positive contribution to the character of the area. This is made particularly apparent at 36 Redington Road where the semi detached properties are of considerable difference in size, form and character.
- 3.2.6 The area is well located in terms of proximity to transport routes with train and tube stops within less than one mile of the application site. The area additionally is well positioned for accessibility to local amenities.

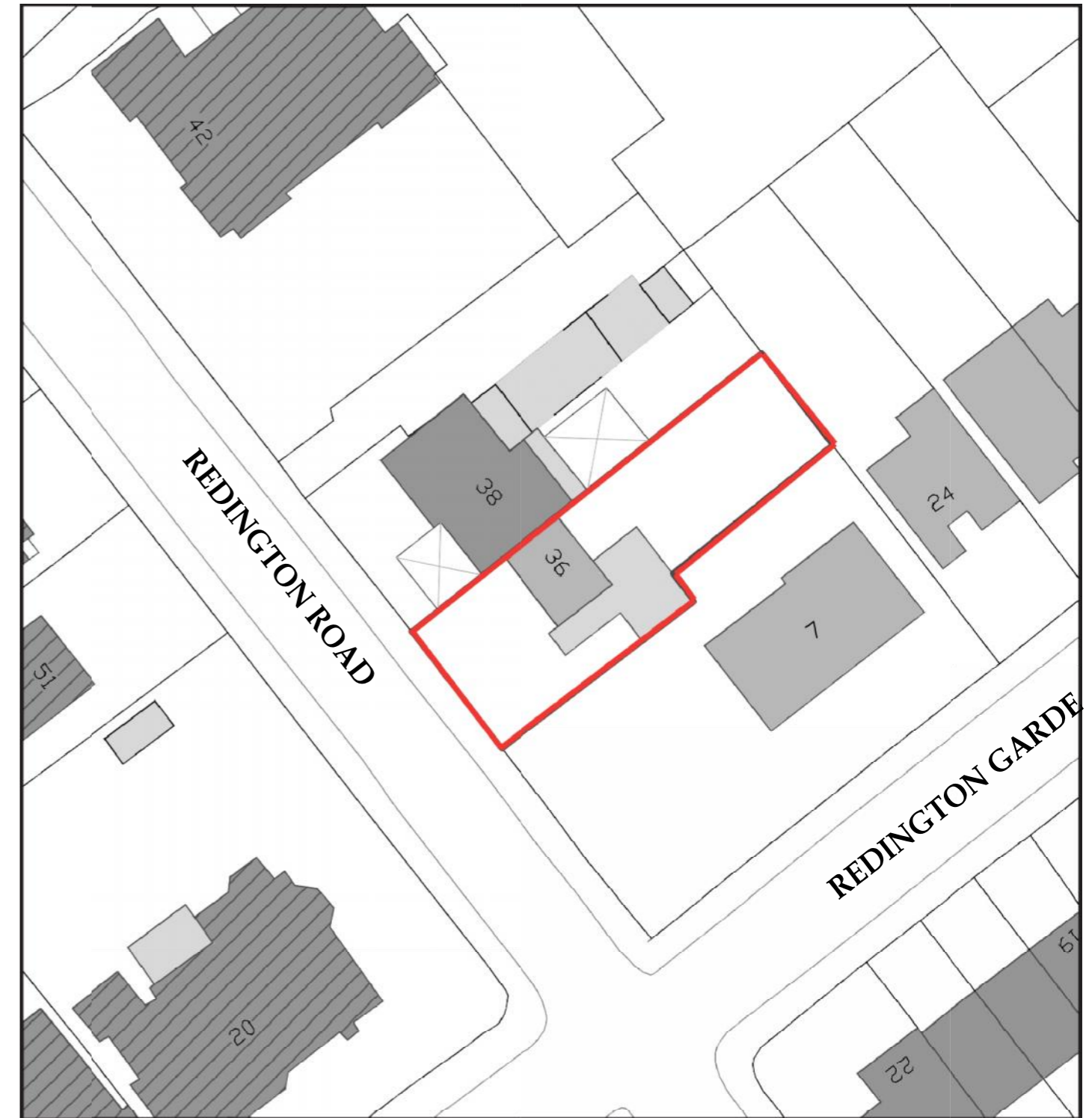


Fig. 1 1:500 Location Plan (proposal site outlined in red)



\* All storey levels are given from ground and do not include basements and sub-basements.

\*\* As noted from the Redington & Frognal Conservation Area Report as prepared by Camden Council





**CONTEXT IMAGES**

**Row 1:** Panoramas along Redington Road showing typical building heights **Row 2:** Buildings along Redington Road showing variation of style

**Row 3:** Satellite image showing general building massing of area and with existing building on proposal site shown in red. Photo of approach to site at junction with Redington Garden. Photo of building adjacent to proposal site

**Row 4:** Photo's of existing two-storey building on proposal site in relation to adjoining neighbor, which dwarfs the building in scale and massing.

### 3.3

#### **Existing Building**

3.3.1 Despite its location within a conservation area, the site is identified as neutral, understood to mean that it does not provide positive contribution to the architectural quality of the area. It has been acknowledged by planning officers that the application site is out of keeping with the area and as such there are no objections in principle to the redevelopment of the site.

3.3.2 The application site is on a rectangular plot located on the north of Redington Road. The site covers an area of approximately 450m<sup>2</sup>, including both front and rear gardens and shares boundaries with 38 Redington Road, 7 and 24 Redington Gardens.

3.3.3 The existing property is a typical two-storey semi-detached family dwelling of late 50's-early 60's style. The main building material is fairface brickwork and render, with concrete tile used on the low-pitched gable roof. The casement windows have timber frames painted white. The existing building has single storey, flat-roof extensions to the side and rear of the main building which are built up to the boundary line shared with no. 7 Redington Gardens,

3.3.4 The existing building is dwarfed by the size and scale of the approved scheme at No 38 Redington Road, making the application site totally out of context with both its adjoining property and the wider area. Due to the impact of no. 38 Redington Road on the application site, it is worth noting key features of the adjoining property;

*38 Redington Road is flat-roof, 3-storey residential building with double basement extending across the entirety of the site. The building is of contemporary style and of a monolithic form, finished in red brick and zinc cladding.*

3.3.5 As the adjoining property is a recent development, in line with Party Wall Agreement, the application site will be allowed to make use of the contiguous piles already in place along the boundary line. Further details of this can be found within the structural assessment for the proposed scheme.

3.3.6 Along the boundary with 7 Redington Gardens, there are several trees which contribute the character of the conservation areas. Details of these may be found within the Arboricultural Assessment which forms part of the application.

### 3.4

#### **Landscape & Gardening**

3.4.1 In keeping with the area, the site enjoys both front and rear gardens with provision for one parking space to the front of the property. Separate pedestrian and vehicle entrances are located to the front boundary with Redington Road.

3.4.2 Providing a single parking space, the front garden is predominantly finished with hard-standing whilst the rear garden provides soft landscaping with both grass and planting. The front boundary has a high evergreen bush whilst all other boundaries share a timber fence.

3.4.3 Across the site and along the boundary line, there are a mixture of trees of varied maturity and species. Further details of this can be found in the accompanying Arboricultural Assessment.

3.4.4 The red brick paving in front of the site on Redington Road has been identified as a valuable feature in the overall character of the Redington and Frognal Road conservation area.



Fig. 2 Photograph from front garden of existing property



Fig. 3 Photograph from rear garden of existing property



Fig. 4 Street scape from Redington Road



Fig. 5-9 (L-R) 5- Photograph to show relationship between 36 & 38 Redington Road, 6- Existing trees along boundary with 7 Redington Road, 7- View along building line of existing building, 8 - Relationship between 36 & 38 Redington Road from rear garden, 9-Photograph of rear garden

## 4.0 - PLANNING HISTORY

4.1 There have been nine previous planning applications at the proposal site including the full planning application for the existing house, several applications regarding tree maintenance across the site and, most recently, an application for demolition of the existing house with proposals for a new dwelling. A full table of applications is found below;

	Application Number	Description	Date Registered	Decision
1.	2015/3004/P	Erection of three storey building including basement 4-bed house, front and rear lightwell and associated landscaping following demolition.	03/02/2017	Granted
			25/11/2014	
2.	2014/6143/P	Demolition of existing property and erection of new 3-storey single dwelling plus a basement and sub-basement with front and rear lightwells.		Withdrawn
3.	2010/0811/T	Rear Garden: 1x Ornamental Weeping Pear - reduce by 30%, 1 Crab Apple - Reduce by 30%	18/02/2010	No Objection to works to tree in CA
4.	2007/1281/T	Rear garden, along boundary with 7 Redington Gardens: 1x Hornbeam - Crown reduce by 30%. 1x Crab Apple - Crown reduce by 30%. Rear Garden: 1x Weeping Pear - Prune new growth	20/03/2007	No Objection to works to tree in CA
5.	TC9706580	Fell 1 x Crab Apple and prune 1x Hornbeam in rear garden; fell or prune Limes in neighboring garden	29/08/1997	No Objection to works to tree in CA
6.	TC9706183	Removal and replace of 1x silver birch in front garden	13/03/1997	No Objection to works to tree in CA
7.	8791162	Cherry tree damaged in the storm	14/12/1987	Part Approve/ Part Refuse
8.	18568/R	The erection of an extension to provide larger kitchen on the ground floor and bathroom and bedroom on the first floor	27/03/1974	Conditional
9.	10977/379/4	Erection of single-storey two room extension at the rear of 36 Redington Road	10/08/1960	Conditional

4.2 During previous planning submissions at the site, a number of design concerns were raised which are outlined below;

- Demolition of the existing house to be replaced by contemporary new building with basement is in principle acceptable (approved 2015/3004/P)

- The application (2014/6143/P) proposal shows an above-ground built envelope which is roughly the same height and bulk as the adjacent new house at No 38. In straight elevation a third storey element is evident which spans the full width of the house forming a continuous roofline with No. 38, meaning that from many angles and in longer views the house will read in three dimensions as a monolithic built form, which is out-of-keeping with the established scale of development in the conservation area.

- The design has a second storey of the same height as the adjacent roofline of No 38, the footprint of which is recessed back from the main elevations to attempt to make its bulk and form subservient. However, the solid to void pattern of the elevations, particularly at the rear, fails to have a lightweight appearance.

Issues raised by planning offers during previous planning applications were addressed and led to planning approval for new build development although it is noted that application 2015/3004/P previously included a second storey within the design but a further design amendment was not feasible at the time due to impending decision dates. With this in mind, the second floor was removed from the final approved design.

This application shall look to address the issues raised concerns relating to the second storey, namely bulk, height and detailing, both within the overall composition within the application site and within its wider context.

(All comments above were made between Archetype Associates Ltd and Planning Officer Eimaer Heavey)



## 6.0 - DESIGN PROPOSALS

### 6.1 Summary

6.1.1 The application is for the complete demolition of the existing building at 36 Redington Road, with proposals for a new-build single dwelling with basement in line with the scale of properties within the area.

6.1.2 The proposals have taken a respectful yet contemporary approach to design, referencing scale form and material through subtlety of design rather than creating a false imitation of the Edwardian and Victorian architecture found within the area.

6.1.3 The proposals include provision for large living spaces located on the ground floor and basement with four double bedrooms located on upper floors and a fifth bedroom located within the basement and leading onto a sunken garden. Areas of note are the proposals for a second storey lightweight structure, in keeping with building heights in the surrounding area, and which is set back from the main building line – up to 2.2m along the front elevation – and provide additional an additional bedroom within the property.

6.1.4 The site is located within a conservation area characterised by mature landscaping and so proposals include the preservation and protection of established trees located within the site and along the boundary shared with 7 Redington Gardens.

### 6.2 Layout and Use

6.2.1 The proposals retain the existing use of the site as a single use, family dwelling (Use Class C3) with front and rear gardens providing landscaped outdoor amenity space.

6.2.2 The five bedroom property is located across four floors - basement, ground, first and second floor - with a central staircase and hydraulic lift for vertical circulation. All shared living spaces, including a formal lounge, living room, kitchen and TV room are found across the ground and basement levels. Bedrooms are located on the upper floors, with a fifth bedroom located within the basement and opening onto a sunken garden which extends onto the rear garden to provide a desirable outlook.

6.2.3 The position and size of the proposed footprint have been carefully considered with respect to the site and also the adjoining properties. In particular, it is worth noting that the building line at no. 36 Redington Road does not project beyond the building line of no. 38 in any instance. Furthermore, where the proposed building connects to the neighboring property, it has been set back by approximately 1.5m at ground and first floor, more at second floor level to reduce the overall bulk of the combined buildings. The basement footprint has been retained as approved which was considered alongside comments from the arboricultural assessment, preserving the long term integrity and growth of the existing trees on site.

6.2.4 Lifetime Homes and Part M standards have been considered at the earliest stage with layouts accommodating all recommendations including clear openings of 900mm to all habitable rooms, hallways with minimum width of 1500mm, main living spaces located on the ground floor and level thresholds to the main entrance.



Fig. 1:500 Proposed Location plan (Existing building shown in dotted red line)



### 6.3 Areas

6.3.1 All rooms exceed minimum space requirements as laid out in '4.0 Dwelling Space Standards' of *London Mayors Design Guide (2011)* and *SPG2 Housing (2013)* prepared by Camden Council.

6.3.2 An overview of Gross Internal Areas can be found below;

Basement	138m <sup>2</sup>
Ground	125m <sup>2</sup>
First	122m <sup>2</sup>
Second	73m <sup>2</sup>
<b>Total Built Area</b>	<b>458m<sup>2</sup></b>
<b>External Amenity Area</b>	<b>305m<sup>2</sup></b>
<b>Total Site Area</b>	<b>445m<sup>2</sup></b>

### 6.4 Scale and Appearance

6.4.1 The proposed elevations have been carefully considered with respect to existing architecture within the Redington and Frognal Conservation area whilst simultaneously making reference to the contemporary red brick and zinc clad building which adjoins the site. This careful approach has led to a proposed building which is contemporary both its material palette and detailing, befitting of the high architectural quality within the area.

#### Proposed Material Palette



L-R Polycarbonate sheet cladding, Burford Atherton Red Brick, Corten sheet panel, powder coated finish – RAL 8091



**6.4 cont.** With respect to the established scale of development in the area, the building plan has been stepped to break down the impact of building from Redington Road and allowing the proposed building to be read as 2 separate entities. To provide some level of continuity with the adjoining property, the new second floor proposals are a flat roof structure, although the roof level is below that of No. 38 so that it remains subservient in the overall massing of the joined units. The vertical rhythm of the standing seam zinc at No. 38 is continued, albeit through a more lightweight interpretation so that the semi-detached properties may be read together without contributing to the visual massing of the combined units. Instead, it is proposed to provide a translucent rain screen, set within a slimline frame. A soft light LED strip is proposed behind the translucent screening to enhance the lightweight appearance, and provide subtle detailing and interest across the façade.

6.4.2 Complementing the high architectural quality in the surrounding area, attention has been made to the architectural features within the application site. These include;

- At ground level, laser-cut corten panels provide natural day-lighting into the entrance hall and provide a subtle yet elegant break in the ground floor cladding.
- Timber louvers provide a break in the fairface brickwork and avoid large expanses of glazing to the front elevation whilst also providing shading to the entrance hall and snug within. Louvers are further used as a screen from the roof balcony, providing depth of light, shade and space across the front and rear elevations.

The different use of timber louvers aims to visually unify the outward appearance of the building envelope whilst providing interest and varied detailing across the façade.

- Providing a contemporary twist on existing architectural detailing within the conservation area, a projected oriel window is proposed at first floor level. Clad in cor-ten and using aluminum framed windows, through its materiality, the oriel window provides a visual connection to ground and basement floor detailing.

All features aim to provide a contemporary interpretation of domestic detailing in their appearance and scale.

**6.5 Construction Method and Material**

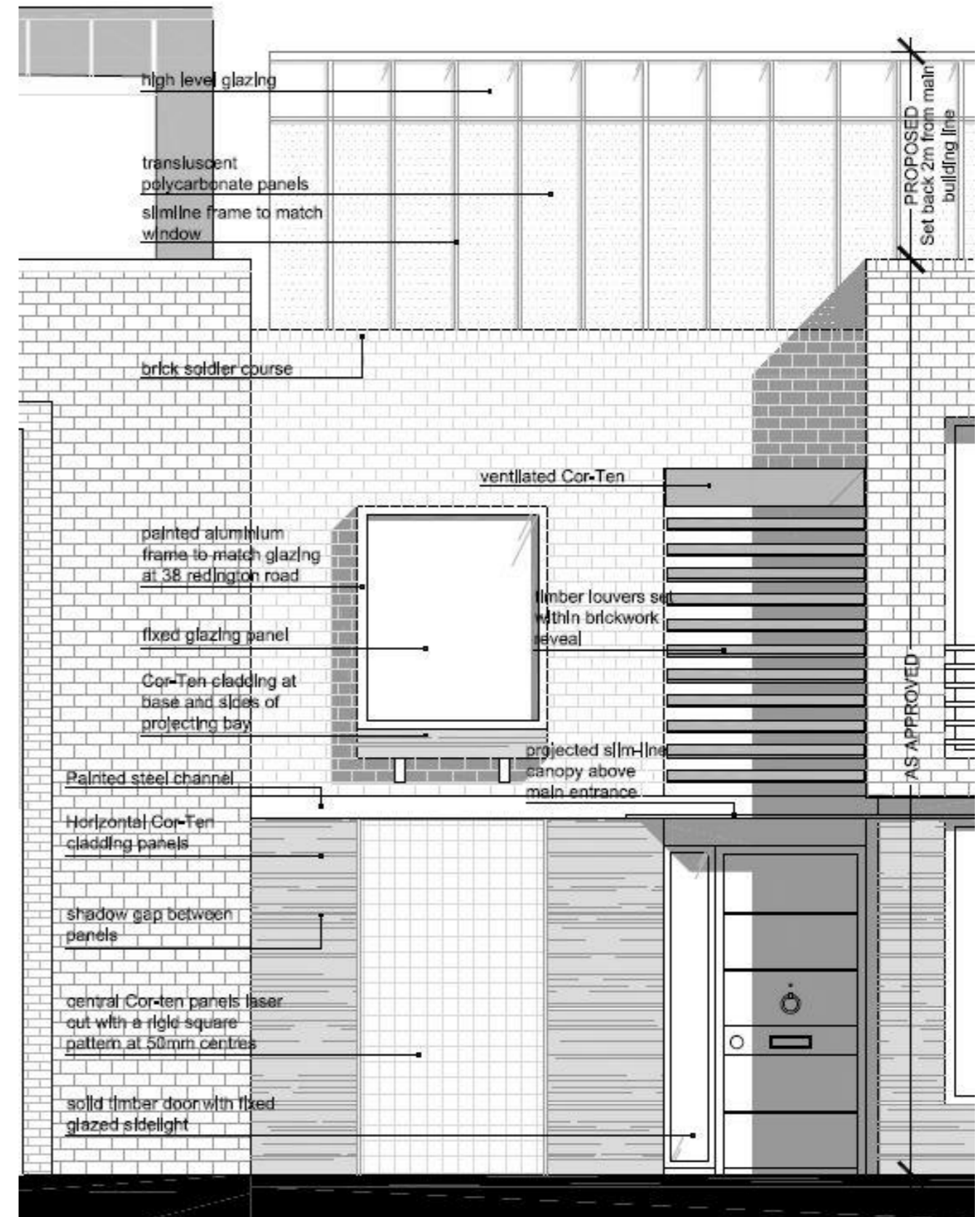
6.5.1 An extensive construction package has been prepared by ZussmanBear to support this application.

6.5.2 The application takes advantage of the rights laid out in the Party Wall Agreement as agreed with 38 Redington Road.

6.5.3 The proposed building will be constructed with a reinforced concrete basement on contiguous piles with a steel frame construction above ground level which would reduce construction time in comparison to more traditional construction techniques. Brickwork, Corten and translucent panelling will provide the external cladding to the building envelope.

**6.6 Landscaping**

6.6.1 In keeping with the area, 36 Redington Road is proposed to have front garden with on-site parking and a rear garden providing additional soft landscaping. The existing trees on site and along the boundary with 7 Redington Road have been a key consideration throughout the design process with all but one tree proposed to remain.



## INSPIRATION IMAGES

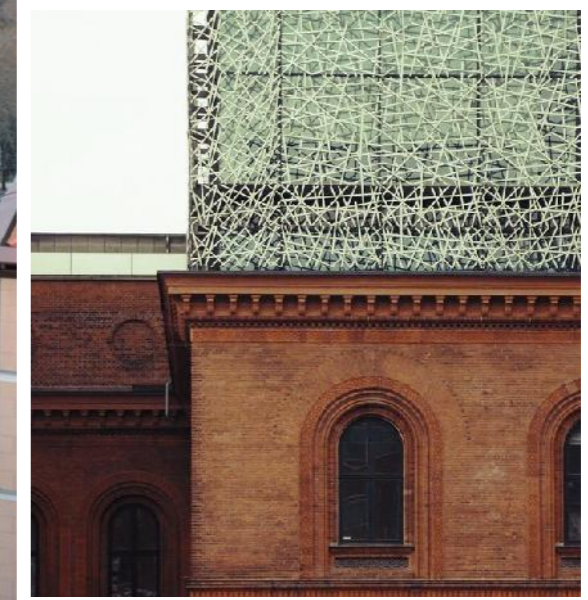
The proposals at 36 Redington Road are intended as a contemporary interpretation of residential architecture, taking inspiration both materially and conceptually. The following inspiration board seeks to illustrate some of the design decisions and principles adopted with the proposals;

### Second Floor set back

The majority of properties along Redington Road have living accommodation across ground, first and second floors. In order to minimize the visual impact of the second floor addition, it has been suggested to set back the upper floor. As can be seen in a number of these images, this will create visual separation between the rooftop extension and allow the existing/ approved building to be read as was originally designed. The set back will also reduce the overall bulk of the building on approach along Redington Road and when viewed alongside the adjoining property at No. 38. Although it is screened by established trees along the shared boundary, the second floor is also set back at the side to avoid matters of privacy and shadows to the external amenity space at 7 Redington Gardens.

### Materiality

The material palette of CorTen and brickwork – approved within application 2015/3004/P – intends to respect the existing context of the Conservation area whilst introducing contemporary design palette. Use of polycarbonate panels as cladding material at second floor level is proposed to provide a lightweight appearance so as to detract from the added volume and create visual separation between lower floors so that the approved design is not compromised.



**6.6 cont.** 6.6.2 It is proposed to remove a young ornamental tree to the front of the property. In addition, during construction, it is required to remove the high hedge to the front boundary with Redngton Road. On completion of the build, a new 2 meter high hedge is to be planted to re-establish the green character of the conservation area. All other boundaries are to have timber fences.

6.6.3 To provide sufficient top soil for the ongoing growth of the hedge, the basement has been stepped back from the boundary by 900mm. Furthermore, where grass is proposed above the plant room, a min. 500mm top soil has been allowed for.

6.6.4 To the front of the property, the red-brick paving has been established as a positive contribution to the character of the area. Paving in similar style is proposed to provide the hard standing across the front and rear gardens.

6.6.5 To the rear of the proposed building, a sunken garden is proposed, with steps extending onto the lawn of the main garden. The sunken garden includes provision for sunken planters within the steps providing a desirable outlook for the bedroom opening into the space.

**6.7 Refuse Storage and Recycling**

6.7.1 To maximize the green space within the front garden of the property, a new refuse and recycling area has been provided and is accessible from the external passageway running alongside the boundary with 7 Redington Gardens.

Provision has been made for separate bins for general refuse and recycling.



# 7.0 - PRIVACY & LIGHT

## 7.1 Privacy

7.1.1 Due to the increase in building volume in terms of the existing building to the proposed, it has been important throughout to consider the privacy of both the future residents at no. 36 Redington Road and also the impact on privacy to neighboring properties.

7.1.2 Whilst the existing property is built up to the boundaries with 38 Redington Road and 7 Redington Gardens, the proposed footprint allows for a 1.3m pathway along the boundary line with No. 7 providing greater separation than is currently the case. Furthermore, the building line is stepped back by some 1.5m from the main building line of No. 36 to remove instances of overlooking to the neighboring light well.

7.1.3 All glazing has been considered so minimize any instances of overlooking. The side window to the first floor en-suite has obscured glazing. Windows on the second floor are high level or set behind translucent or are set back within balconies.

7.1.4 Streetscape elevations have been provided (shown right) which consider the existing heights and spread of trees which are to be protected during the construction at no. 36 and further maintained once the build is complete. (Heights taken from arboricultural assessment). These trees aim to provide a natural screen between the proposed and existing properties; this is particularly relevant to the relationship with 7 Redington Gardens where the new development would otherwise have most visual impact. However, the protection of the existing trees makes the visual impact on neighboring properties negligible. To the front of the development, the existing 1.8-2m hedge is proposed to be re-instated on the completion of all construction works providing privacy between the street and the proposal site, and is in keeping with the surrounding areas.

## 7.2 Light

7.2.1 In line with national and local design policies, all habitable rooms have direct access to clear and openable windows, including basement rooms such as TV room and Bedroom 5. The master suite on the top floor has direct access to a recessed sunroom to provide an outlook, whilst additional day lighting to the bedroom, en-suite bathroom and dressing area is provided via a high-level ribbon window.

7.2.2 Rooms within the basement receive natural day lighting through provision of light wells and a sunken garden. This is particularly important for the bedroom to the rear of the plan which has been designed to look out onto a large sunken garden so not to restrict natural day lighting despite its sub-ground location. This is provided with planting to ensure the quality of outlook. Additionally, although not a habitable room, the basement kitchen will benefit from natural day light from a light well which spans the width of the building.



## 8.0 - CONCLUSIONS

- 8.1** The existing building at 36 Redington Gardens is considered to be out of scale with the surrounding area with the property and provide positive contribution to the architectural quality of the area. Therefore, it is considered that a new development within the application would be favorably considered.  
Based on the existing planning approval it is considered that the proposals up to first floor, including the introduction of a basement are acceptable and should not require further consideration in terms of planning.
- 8.2** The proposal for an additional second floor to the development would be in keeping with other properties found along the length of Redington Road, and having been proposed with a lower roof level than the adjoining building, would The addition of a second floor to the proposed building is in line with existing building heights found along Redington Road and the wider conservation area and with the overall building height sitting below that of the adjoining property at 38 Redington Road, would remain subservient within the overall massing of the street,
- 8.3** Proposals have been developed in response to extensive communication with Camden Council Planning and Design Officers as previous planning stages as well as with reference to comments made towards previous applications on the site to provide a considered, well designed and through-out proposal. The client has instructed numerous independent consultants to provide detailed analysis of the site as requested including Arboricultural Assessments, BIA Assessments and Structural Assessments. All proposals have been made by the architect with these comments in mind to provide the best solution for the site at 36 Redington Road.
- 8.4** In response to its complex architectural setting- the site is located within a conservation area rich in Edwardian and Victorian architecture whilst adjoining a contemporary red-brick dwelling - it is considered that proposals should make reference to the surrounding historic area but through a contemporary style. Architectural references to the wider conservation area are apparent through the pitched twin gable profile, visible within the front and rear elevations, and architectural features including the oriel window located on the first floor snug. Red brick has been selected to complement the traditional material palette of the area, whilst powder coated frames unify the property with no 38, and cor-ten provides a contemporary twist the overall building facade.
- 8.5** The conservation area is characterized by green planting and mature vegetation and, in line with this, the proposals have been developed to ensure the long-term preservation of almost all trees located within the site and all those located along the boundary with 7 Redington Road.