

Design & Access Statement 29 Redington Road NW3 7QUSE Amended Jan 2019

Use

Number 29 Redington Road is a semi detached five floor large Edwardian semi detached house that has been modernised.

In November 2010 Full Planning Permission was granted for use as two self contained flats with alterations to form a basement and rear extension, alterations to openings and fenestration and the creation of a basement front entrance and new staircase to the basement flat and alteration of the front porch. PP2010/4354/P

In 2012 there was an application for [2012/0742/P](#) alteration to the basement flat entrance omission of the approved excavated front stairs down to the basement, formation of a new semi covered side entrance to the basement flat at basement level. The application was also for a side extension at basement level to the line of the existing basement lean too extension and extension of the lower ground floor balcony on the roof of the same. The proposal also includes an application to change the front ground floor porch doors from double doors to a single door. The application includes a glazed canopy to the rear existing first floor balcony to match that formed on number 31 the other half of the terraced property and a rear lower ground floor extension on the rear dining room. Finally minor excavation of the lower ground floor external front steep bank to form a cupboard for external meter and services access.

This application is for a glazed conservatory over the lower ground floor terrace.

Amount

The proposal will provide additional 18.23msq space to the lower ground floor rear kitchen.

Layout

The rest of the house and flat layout would remain as existing. The new conservatory could be accessed from the kitchen .

Scale

Number 29 Redington Road is the other half of a Terraced pair with no 31. No changes to the scale of number 29 are proposed save the glazing in of the rear terrace at lower ground level. No 31 has a timber structure at this level leading down to a swimming pool.

Landscaping

The proposals would require no additional landscaping. The proposal is already landscaped with decorative railings planting and paving to surfaces and paths with an existing bin store and meter cupboard area.

Appearance

The proposed alteration to the terrace would mean removal of the existing glass railings to the kitchen section of the balcony. The formation of a matching brickwork low apron either side of a rear door to the steps and the addition of a glazed lean too roof at 22.5 degs to the rear elevation at lower ground floor level in front of the kitchen only. The glazed roof and windows will be black aluminium framed to match the glazed canopy over at first floor level.

Access

The House access is at street level there is off street parking leading to the main front door.

Wheelchair access to the front door and ground floor is all at the same level.

Access to the rear garden is via the side passageway steps. Disabled access to this area could be formed by the use of a portable ramp only. Escape in case of fire from the upper floors could be by means of Fire brigade ladder to the front first floor and second floor dormer windows. The existing access to the lower ground floor is via a door on the East side of the front elevation and is to be maintained. A door and porch under the lower ground floor pantry overhang forms the side front door for the basement flat. The basement flat also has a secondary door to the side passageway at the rear leading off the side Patio and to the rear patios from the living room and rear bedroom these will have level access thresholds.