
Job no:1048

Job title: 36 Redington Road, Camden NW3 7RT



Planning Amendment

Planning amendment is based on comments received by the Case Officer for a submitted planning application

PLANNING OVERVIEW

Planning Ref: **2018/5694/P**
Local Authority: **Camden Council**

Case Officer: **David Peres Di Costa**

Project Description:

Variation of condition 2 (approved drawings) of planning permission 2015/3004/P dated 03/02/2017 (for erection of 3-storey including basement 4-bed house, front and rear light well and associated landscaping following demolition of existing dwelling), namely to allow additional storey.

At: **36 Redington Road, Camden, London, NW3 7RT**

Consultation Expiry: **18th Feb 2019** Expected Decision Date: **15th March 2019**

Overview of Planning Comments:

- i) Relationship between second floor along the party wall with 38 Redington Road
- ii) Concerns with proposed material to second floor

DESIGN RESPONSE

The following design responses should be read alongside amended plans and elevations as prepared by Archetype Associates.

i) Relationship between proposed second floor along party wall with 38 Redington Road

The building plan at second floor and along the boundary with 38 Redington Road has now been set in by 1m in the most part, reflecting the set back on the opposing side. This creates a centralised second floor

Please note that the building plan remains along the boundary line in the central part of the plan to allow for useable head room above the stair case but as this sits almost 4m back from the parapet, we do not envisage this to have a visual impact on the overall elevation.

ii) Proposed material to second floor

The proposed building is set within a Conservation Area whilst also being attached to a three-storey contemporary dwelling. With this in mind, design and material selection of the proposed second storey has been considered to provide a unity between the contrasting setting of the local context.



Fig. 1 Roofing along Redington Road: a mix of red/ brown roof tiles with dormers



Fig. 2 Roofing at 38 Redington Road: Vertical standing seam metal panels clad the second storey

Whilst consideration of the design within the Conservation Area takes precedence within our proposals, it is noted that the design of the adjoining neighbour – No. 38 – is out of keeping within the overall Conservation Area and our proposal provides an opportunity to mellow its visual impact within the streetscape and create a more natural unity between the contemporary intervention and the wider historical context.

Proposed Material | Corten metal sheeting



In contrast to the original design which proposed a polycarbonate external cladding, we have selected a material which is more familiar to the tonal palette of the Conservation Area and which is already found within the approved scheme thus sitting naturally within the overall design.

Proposing Corten panels above the first floor brickwork will create a balance of colour across the elevation similar to the more historic neighbours which are typically red/ orange or yellow brick stock with red/brown roof tiles above. And whilst the material itself is different, the CorTen upper storey will create a visual consistency across the overall street scene which is sympathetic to the Conservation Area.

Whilst respecting the Conservation Area, the proposed metal cladding also intends to complement the natural relationship which occurs between No. 36 and No. 38 Redington Road. In this instance, the second storey design looks to pick up on elements of the neighbouring roof structure such as the continued verticality found within the standing seam joints so that the neighbours look to complement each other rather than creating a direct replica.

In addition to the material amendments, it is proposed to make a minor amendment to the second floor plan by way of introducing a projected bay on the elevation fronting Redington Road. A study of the local roof-scape demonstrates the continued use of dormers, and the proposed bay looks to introduce a contemporary interpretation of this local trope as an additional nod to the historical context of the site. Laser cutting details to the bay introduce further areas of detailing whilst allowing light into the dressing room behind and avoiding overlooking to 7 Redington Garden.