

Design and Access Statement

and

Heritage Statement

Flat 1, 30 Redington Road, London NW3 7RB

July 2019

1. Introduction

This Design and Access Statement and Heritage Statement forms part of a planning application that seeks to extend to the side on the ground floor. The application has previously been consented by Camden in 2000, 2005 & 2015 (2014/5962/P). This application design remains exactly the same as that previously consented.



Above: Aerial photograph showing street context

2.0 History

- 2.1 The development of the Redington/Frognaal Conservation Area as a whole, as well as Sub Area Four, in which Redington Road lies, are well described in the Conservation Area Appraisal. On page 14 & 15, describing the Conservation Area as a whole, it reads:

“Redington Road, Templewood Avenue, Redington Gardens, Templewood Gardens and West Heath Road, form an area containing some of the larger and more generously spaced houses in the Conservation Area set in a mature landscape. Whilst this gives the sub area a general theme, the period over which the area was developed has resulted in a mix of architectural styles. Despite this, parts of Redington Road and the majority of Templewood Avenue are of consistent character and appearance. There are a number of examples of mid and late-20th century houses and flats occupying parts of the former grounds of adjoining properties. These are, with a few notable exceptions, of a more modest scale than their neighbours and generally do not overly detract from the character of the Conservation Area.

Redington Road was laid out in 1875 and developed slowly starting from the Frognaal (southern) end. It is the longest road in the Conservation Area and features a wide range of primarily early 20th century domestic architecture along its length. Whilst there is no consistent architectural style, red brickwork, clay tiles, dormer and sash windows are common elements to Arts and Crafts, Queen Anne, Edwardian and neo-Georgian houses alike.

The relationship between buildings and the street varies along the length of Redington Road. For example, Nos. 7-15 are with ten metres of the back of the pavement, whilst Nos. 16-28 are set back behind dense vegetation. Redington Road rises and falls a number of times along its length with its lowest point being at the junction with Heath Drive and its highest point close to its north-eastern end. There are limited views between houses on the lower part of the road towards west London and longer distance views across roof and treetops can be gained from its northern end.”



Above: Aerial photograph showing Redington Road

3.0 Context

3.1 The following are of particular interest on Redington Road:

- Nos. 2&4 (listed) designed by Phillip Webb in 1876 - rural Arts & Craft
- Nos. 16 (listed) One Oak, designed by Arthur H. Mackmurdo
- Nos. 35-37, designed by Horace Field
- No. 39, designed by W.W. Bull
- No. 66, The Wabe, designed by Dr William Garnett
- Nos. 54&56 (listed) designed by Quennell

3.2 The Conservation Area Appraisal mentions the application site when describing “*Buildings and features that detract from the character of the area and would benefit from enhancement.*”
-Roadside garages and parking forecourts at Nos. 15, 24, 26 and 30 Redington Road.”



Above: Aerial Front Elevation photograph showing neighbouring properties

Below: Aerial Rear Elevation photograph showing neighbouring properties



4.0 Planning history

- 4.1 The house remained single occupancy until 1956 when it was converted into three self-contained flats, the formation of a garage in the basement and a new means of access to the highway.
- 4.2 09/01/1967
The provision of a single garage and pavement crossover at 30 Redington Road, Camden.
ref. CTP/ES/5/2/3067 - *Permission*
- 4.3 09/01/1967
The provision of a double garage and pavement crossover at 30 Redington Road, Camden.
ref. CTP/ES/5/2/3068 - *Conditional*
- 4.4 16/11/1982
Change of use involving works of conversion and extension including the erection of a 2-storey rear extension and a 1st floor side extension to form 5 self contained flats
ref. 35264/R3 - *Conditional*
- 4.5 08/09/1983
ref. 36867 -revision of 35264(R3) - *Conditional*
- 4.6 13/02/1984
Approval of details of landscaping and car parking pursuant to condition of consent No.36867 for the change of use involving works of conversion and extension to form five self-contained flats
ref. 8400164 - *Granted*
- 4.7 05/09/1986
The erection of a part one and part two storey side extension to an existing ground floor flat with roof terrace over for the flat above.
ref. 8601665 - *Granted*
- 4.8 10/06/1988
Erection of a conservatory extension at the rear in 1988
ref. 8804060 - *Withdrawn*
- 4.9 25/08/1988
Flat 1/30 -1988 - The erection of a single storey side extension to existing ground floor flat.
ref. 8804360 - *Granted*
- 4.10 20/10/2000
Flat 1 - Erection of a single storey side extension at ground floor level.
ref. PWX0002470 - *Granted*
- 4.11 26/10/2005
Flat 1 - Renewal of planning permission ref. PWX0002470
ref. 2005/4439/P - *Granted*
- 4.12. 27/01/2015
Flat 1 - Planning permission
ref. 2014/5962/P - *Granted*

With the exception of applications regarding works to trees, there is no further planning history attached to No.30.

5.0 Proposal – an overview

5.1 The proposal involves the following:

- a. The erection of a single storey side extension at ground floor level to provide additional accommodation for the existing flat.

6.0 Proposal – detailed description

6.1 The erection of a single storey side extension at ground floor level to provide additional accommodation for the existing flat.

6.2 The previously consented addition of a single storey rear extension is a modest one that fills in the enclosed-feeling space that is left between the existing building and the boundary (currently filled by a garden shed) - see photographs below (shed shown outlined in Red). All of the neighbouring buildings already have similar extensions. The proposed extension is of brick to match the existing and features (secure) painted timber French doors in keeping with the style of the building.

6.3 Its purpose is to replace the existing redundant shed and outdoor area with a revised layout allowing better light into the bedrooms and a new kitchen and eating area that faces onto the garden. The existing rooms are old-fashioned and pokey and contribute to negative space both internally, and when viewed from the garden.

6.4 The proposed single storey extension will have no impact on the amenity of either neighbouring properties.

6.5 No.32, the detached neighbour on the right when viewed from the front, is unaffected as there is already a wall which abuts the party wall (higher than the proposed extension) which we propose to remove. Furthermore the view of the proposed extension when viewed from the windows of the upper storeys of No.32 will be much tidier.

6.6 The closet wings of the neighbouring properties on Redington Road (that are in the same group of detached houses) are considerably larger (taller and deeper), as shown on the application drawings and the photographs below.



Above: Aerial photograph showing the rear extensions to this group of buildings

6.7 This proposal protects the quality of life of neighbours and does not harm their amenity in terms of overshadowing and outlook by virtue of the proposed extension's position, height and size.

7.0 Materials

7.1 The proposed materials are all traditional: brick to match the existing and secure painted timber French doors. They are in keeping with the building and the Conservation Area.



Above: Front Elevation showing character, access and vehicle hard-standing on site.

8.0 Sustainability

8.1 The extension represents a significant upgrade in sustainability terms, notably by adding substantial levels of insulation and draught-proofing, these being the most efficient forms of energy efficiency measures.

9.0 Trees

9.1 As shown on the site plan on the application drawings, the proposal would have no impact on trees. Please refer to Tretac's Arboricultural Method Statement dated July 2019 and their accompanying Tree Protection Plan dated July 2019.

10.0 Access

10.1 The proposal has no effect on the existing entrance to the property.

10.2 The property is served by bus stop CD, and the Nos. 13 & 82 bus routes that run along Finchley road (A41).

Local tube and train lines include the Northern Line stations at Hampstead and Golders Green and the Overground station at Hampstead Heath. Furthermore the Metropolitan and Jubilee lines at Finchley Road are within 20 minutes walking distance.

The property lies within a Controlled Parking Zone and by car the A1 and A406 (the North Circular) are easily accessible. It is well served in terms of schools in the area. Local shops and supermarkets are found in Hampstead and Finchley Road.

11.0 Planning Policies

The proposal is in line with the NPPF February 2019 and complies with the adopted Camden Local Plan 2017, particularly policies:

- H3 Protecting existing homes
- H7 Large and small homes
- C5 Safety and security
- A1 Managing the impact of development
- A3 Biodiversity
- A4 Noise and Vibration
- D1 Design
- D2 Heritage
- CC2 Adapting to Climate Change

12.0 Conclusion

- 11.1 The proposal seeks to improve the property without negative impacts on the amenity of neighbouring properties. It both enhances and preserves the Conservation Area. On this basis it is considered that the proposal should be granted planning permission.