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Project: 19-33
18 Redington Gardens, London NW3 7SA

Design & Access Statement

October 2019



Street View of 18 Redington Gardens



1.0 INTRODUCTION

1.1 Application Site

The application site at 18 Redington Gardens is an end-of-terrace property. The terrace is made up of five properties, 18 – 22 Redington Gardens constructed circa 1905. The property is located in the Redington/Frogna Conservation Area in the London Borough of Camden. The property is not listed.

An application was submitted by Zminkowska de Boise Architects in March 2019, Ref: 2019/1177/P, where permission was granted for the erection of a first-floor rear extension and hipped roof extension including installation of 3 rooflights to the side, front and rear roof slopes and alterations to the rear facing fenestration. Please refer to full planning history below.

1.2 Existing Property

The existing house consists of three-storeys (including an attic storey). The walls are constructed with red/brown stretcher bond brickwork and the roof is covered with a dark brown clay tile. The windows are painted timber sashes. The existing dormer on the north-eastern roof slope has a flat lead-covered roof and tile-hung dormer cheeks.

2.0 CONTEXT



Above: Aerial view with site boundary marked in red.



Above: OS Map with site boundary marked in red.



3.0 PLANNING HISTORY

1. 2019/1177/P - Erection of first floor rear extension and hipped roof extension including installation of 3 rooflights to side, front and rear roof slopes. Alterations to rear facing fenestration- FINAL DECISION 26-03-2019 Granted
2. 2017/7026/T - REAR GARDEN: 2 x Cherry – Fell FINAL DECISION 05-01-2018 No Objection to Works to Tree(s) in CA
3. 2005/2966/T - REAR GARDEN: 1 x Cherry - To be removed. FINAL DECISION 20-07-2005 No Objection to Works to Tree(s) in CA
4. 2005/1822/P - The erection of a new 2-storey rear bay window to the existing side addition. FINAL DECISION 18-05-2005 Granted
5. 2005/1093/P - Erection of new extension to replace the existing rear extension at ground floor level, conversion of integral garage to additional habitable accommodation plus alterations to the front and rear facade fenestration and side dormer window, including a new front canopy. FINAL DECISION 05-04-2005 Granted
6. TC9807034 16 & 18 Redington Gardens London NW3 Reduction works to one Ash, one Oak, one Cherry and three Holly trees at 16 Redington Gardens. Reduction works to one Cherry tree in 18 Redington Gardens. FINAL DECISION 09-10-1998 No objection to works-TCA-Council spec
7. 9091041- Advice on pruning two trees in front garden. FINAL DECISION 08-03-1990 Agree to pruning of Trees
8. 8803628 - Erection of a single-storey addition to an existing kitchen and the erection of a conservatory at the rear as shown on drawing No.A1/0144/SD2/02. FINAL DECISION 16-02-1988 Grant Full or Outline Perm. with Condit.
9. 1244No. 18 Redington Gardens, Camden. Erection of a bedroom extension at first floor level over the garage at No. 18 Redington Gardens, Camden. FINAL DECISION 29-11-1965 Conditional
10. 7385No. 18 Redington Gardens, Hampstead. The erection of a single storey extension at the rear of No. 18 Redington Gardens, Hampstead. FINAL DECISION 28-06-1963 Conditional



4.0 PROPOSED SCHEME

The revised application seeks to implement the proposals previously consented with application Ref: 2019/1177/P with the addition of the proposed works incorporated into this new application including:

- 4.1 New parapet wall to section of front elevation;
- 4.2 Extension to the ground floor, first floor and roof at the rear of the property;
- 4.3 Addition of Dormer windows to the side and rear elevations;
- 4.4 Revisions to the rear elevation fenestration at first floor level;
- 4.5 Air Conditioning units retained

4.1 Parapet wall

With the revised proposals, the front elevation would remain as per the permitted application scheme Ref: 2019/1177/P with the addition of a new parapet wall and dormer windows to the side elevation. The parapet wall is required to accommodate the step in the existing front elevation. The extended pitched roof would sit behind the parapet. The parapet would match the height of the adjacent parapet wall to the neighbouring property and would be constructed with brickwork to match the existing.

4.2 Rear Extension

The proposed rear extension at ground and first floors would be constructed with brickwork to match the existing adjacent walls. The proposed extension to the roof would follow the guidance set out in Policy RF27: Roof Extensions of London Borough of Camden's Redington/Frognaal Conservation Area Statement, which states that, *"the variety of roof forms used in the Conservation area means that proposals for roof extensions will have to be assessed on an individual basis with regard to the design of the building"*.

The proposed roof extension would continue the existing ridge line at the front of the property and the hipped roof would be continued to the end of the terrace, replacing the flat section of roof, more in keeping with the character of the terrace and the Conservation Area setting. The proposed eaves height and hipped roof pitches would match the existing. The existing clay roof tiles would be carefully removed, cleaned, and set aside for re-use where possible. The revised proposal introduces a rear roofscape which is more appropriate to its setting and context and has been carefully designed to introduce additional accommodation into the loft space. Guidance has been taken from Item 4.1 of London Borough of Camden's Planning Guidance: Altering & Extending Your Home, which states that:

Proposed roof alterations are likely to be acceptable where, "continuing the pattern of development would help to re-unite a group of buildings and townscape", and that, "alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form".

4.3 Proposed Dormers

The dormers would replace the existing dormer to be removed and would be located on the north-eastern roof slope and have a flat lead-covered roof and tile-hung dormer cheeks. A third dormer window is proposed to the rear elevation which would match the style, proportion and materials of the existing dormers located on the rear roof slope of the adjacent properties along the terrace. The proposed dormer windows would be painted timber-framed, double-glazed with frames and glazing bars to match the style of the existing.

4.4 Revised Fenestration

As per the permitted scheme Ref: 2019/1177/P, the proposed doors and windows on the rear elevation at ground floor level will be replaced with more elegant, slim metal-framed double-glazed doors and



windows. It is proposed that the first-floor windows will be replaced with slim metal framed windows more in keeping with the style of the approved ground-floor glazed doors.

4.5 AC Units

The existing air conditioning units would be retained in their existing position on the flat section of roof to the south west elevation. It is proposed to cut back a section of the eaves of the pitched roof in order to accommodate the units.

5.0 ACCESS STATEMENT

Pedestrian and vehicular access will remain unaltered.

6.0 SUMMARY

In accordance with Policy RF27: Roof Extensions of London Borough of Camden's Redington/ Frognal Conservation Area Statement, the proposed rear extension will not be detrimental to the form and character of the existing building.

In accordance with item 4.1 of London Borough of Camden's Planning Guidance: Altering & Extending Your Home, the proposed scheme will continue the pattern of development, it will help to re-unite the terrace and townscape, and will be architecturally sympathetic to the age and character of the terrace and retain the overall integrity of the roof form.

The proposed amendments to the permitted scheme Ref: 2019/1177/P will not affect the privacy, daylight, sunlight, or amenity of neighbouring properties in Redington Gardens.

The proposed amendments to the permitted scheme Ref: 2019/1177/P aims to meet the objectives of national and local Planning policy.





Street View of the terrace looking towards the south-west



Front Elevation View of No.18 Redington Gardens



Street View of the terrace looking towards the north-east



Street View of the terrace looking towards the south-west



Rear Elevation View of No.18 Redington Gardens as existing.



Rear Elevation View of No.18 Redington Gardens showing some context with the adjoining properties of the terrace.
Examples of dormers to the rear roof slopes can be seen.





Aerial View of No.18 Redington Gardens showing the existing AC units located on the flat section of roof.
The proposal would retain the AC units in this location.