

Design Statement

Revision 00

**14A Redington Road,
London,
NW3 7RG**

New Extension at Second Floor Level

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Photographs of Existing



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Existing Site

The site is located on the north side of Redington Road on the north-east boundary of the Redington/ Frognal Conservation area. The Conservation area is situated to the west of Hampstead, London, NW3 within the borough of Camden. The site is also on the extreme western edge of the Hampstead and Highgate Ridge Area of Special Character as defined in the Unitary Development Plan.

The character of the Conservation area is one of a high quality Victorian and Edwardian residential suburb together with more modern designs. The houses are predominately large detached and semi-detached with a variety of formal and free architectural styles typical in the latter 19th and early 20th centuries.

The site is boarded to the north-west by 16 Redington Road, a two storey grade II listed building of 1889, by Arthur A Mackmurdo. The wings and separate studio were added in 1927 by Maxwell Ayrton. There are also 1970's extensions. The house is set back at the rear of the plot in a much elevated position and is 28m from the road. No. 16 is enclosed from the street by a high brick wall and fence.

To the south-east the site is boarded by 14 Redington Road. This is a new build house designed in a traditional style. The house which is broader and higher than 14A Redington Road consisting of two storeys plus attic and basement levels.

The site area for 14A Redington Road measures 522m² (0.05 hectares). The existing dwelling is set 7.5m from the public footpath with the ground floor position 0.5m below pavement level.

The existing dwelling comprises a three storey, plus basement level, four bedroom house. 14A Redington Road was granted planning approval on November 2006 (Planning reference- 2006/4977/P).

The style of the architecture is modernist and simple as requested by Camden at planning stage. The minimal style is enhanced in the detailing (e.g frameless glazing in some places, avoidance of coping stones, restriction on glazing bars).

The existing house at 14A Redington Road has been designed so that approximately half of its floor space is at basement level. The house has the appearance from the road of a ground, first and second floor building with flat green roofs. The overall height of the building above ground level is less than 9m at its highest point.

A previously application (Planning reference- 2014/5164/P) for the erection of a second floor side extension was submitted and approved on 21st November 2014.

Design Statement

New Extension to Bedroom at Second Floor Level

Planning approval is sought for extension of the second floor level to provide additional bedroom accommodation.

The building is approximately 480m² in area with half the floor area being at the lower ground floor level. It is considered that increasing the area at the second floor with the addition of a bedroom will rebalance the living to bedroom ratio for a house of this floor area.

By increasing the area at second floor the extension will improve the balance of the building form whilst still being subservient to the dominant first and ground floors and thus maintaining the hierarchy of the building.

The effect of the addition is also considered to be reduced by the design of the corner being constructed in frameless glass giving the building a lighter, floating appearance at this level with the glazing reflecting the sky.

It is also proposed to decrease the amount of existing obscured glazing to the south-west façade of the second floor. The glazing will be replaced with a render finish and obscured glazing. The roof is proposed to be extended as a green sedum roof with rainwater recycling for use in the house.

The proposed extension maintains a considerable distance from surrounding properties particularly from the front elevation of 16 Redington Road and therefore overshadowing and overlooking is not an issue.

It is considered that the proposal will maintain the high quality of the existing design and continue to enhance the conservation area.