

68A Redington Road, NW3 7RS



## Design, Access Statement & Heritage Statement

Nicholas Lee Architects

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## **1.0 Introduction**

- 1.1 This Design and Access statement has been prepared by Nicholas Lee Architects to support a Planning Application for 68a Redington Road, London, NW3 7RS.
- 1.2 68a Redington Road is an apartment occupying the first two-storeys of a large four-storey detached house set within a generous plot of the Redington & Frognal Conservation Area in the London Borough of Camden.
- 1.3 Whilst being within this conservation area, No.68 is not a listed building and like many neighbouring properties has received major alterations over the succeeding years since its construction – see 4.0.
- 1.4 The age, style and materials of the property are characteristic of the late 19<sup>th</sup> century / early 20<sup>th</sup> century architectural character of the suburb.
- 1.5 The formal planning proposal will include; a new front boundary wall, front side extension, rear extension, extended terrace to the rear & a lowered floor level to the existing plant room.
- 1.6 The design submitted aims to demonstrate that we have taken a considered approach to the proposed alterations through extensive study of the local context including that of the feedback from Camden Council through the 2019/6190/PRE Pre-application advice.

## **2.0 Applicant and Agent**

- 2.1 The clients for this application are a Mr Darren & Mrs Lisa Braham.

Mr Darren & Mrs Lisa Braham  
68a Redington Road  
Camden  
London  
NW3 7RS

- 2.2 The client's agent for this application is:

Nicholas Lee Architects  
34A Rosslyn Hill  
Hampstead  
London  
NW3 1NH

- 2.3 The Structural Engineer for this application is:

Cooper Associates Structural Engineers Ltd  
Consulting Structural Engineers  
6 Bartholomew Place  
London  
EC1A 7HH

### 3.0 Site Location and Description

- 3.1 68a Redington Road an apartment occupying the first two-storeys of a large four-storey detached dwelling located on the Southern side of the street within the Redington and Frognal Conservation Area.



- 3.2 *The Redington/Frognal Conservation Area occupies an area of sloping land to the west and south west of the historic centre of Hampstead Village, it forms a well-preserved example of a prosperous late 19<sup>th</sup> Century and Edwardian residential suburb. The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles.*
- 3.3 The front and rear façades of No.68a consists of red brickwork, clay tiles, dormers and sash windows consistent with the original character of the suburb. The later additions of the front/side extension, front timber bay, rear curved bay and conservatory are of varying styles and periods that don't coherently and positively add to the conservation area.
- 3.4 The site slopes down towards the rear of the building, allowing the inclusion of a lower ground floor on the level of the rear garden complete with swimming pool.
- 3.5 The main entrance to the building is located along Redington Road at ground floor level with a subservient side access gate leading to the rear garden.

## 4.0 Planning History

- 2006/0058/P** **Site Address:** 68 Redington Road, NW3 7RS  
**Application Type:** Full Application  
**Decision:** Granted 10-04-2006  
**Proposal:** Partial excavation of the rear garden in association with the construction of an open-air swimming pool for the ground floor flat.  
**Case officer:** Matthew Durling
- 2005/4262/P** **Site Address:** 68 Redington Road, NW3 7RS  
**Application Type:** Full Application  
**Decision:** Granted 16-12-2005  
**Proposal:** Extensions and alterations to existing maisonette involving replacement of the rear single-storey extension at upper ground floor level with a larger glazed extension, enlargement of basement involving a rear lightwell, erection of railings at upper floor level to form a terrace and installation of an access staircase from upper ground floor to garden level, plus replacement of a window and door to the front elevation ground floor level with a new window.  
**Case officer:** Marilet Swanepoel
- 2014/5705/P** **Site Address:** 69 Redington Road, NW3 7RP  
**Application Type:** Full Application  
**Decision:** Granted Subject to a Section 106 Legal Agreement 15-05-2015  
**Proposal:** Excavation of basement under the footprint of existing dwelling house with associated front lightwell and enlargement of existing garage.  
**Case officer:** Olivier Nelson
- 2012/2548/P** **Site Address:** 69 Redington Road, NW3 7RP  
**Application Type:** Full Application  
**Decision:** Granted Subject to a Section 106 Legal Agreement 08-10-2013  
**Proposal:** Excavation of basement to accommodate swimming pool and enlargement of lower ground floor level including front lightwell, erection of glazed orangery extension to rear ground floor level, installation of 2 dormer windows on rear roofslope, 3x rooflights and alterations to fenestrations all in connection with existing single-family dwellinghouse.  
**Case officer:** Elaine Quigley
- 2019/2903/P** **Site Address:** 66 Redington Road, NW3 7Rs  
**Application Type:** Householder Application  
**Decision:** Granted Subject to a Section 106 Legal Agreement 08-10-2013  
**Proposal:** Demolition of the existing two-storey side extension and erection of a new two storey extension within a similar footprint to the rear/flank elevation  
**Case officer:** Obote Hope
- 2019/1908/P** **Site Address:** 59 Redington Road, NW3 7RS  
**Application Type:** Full Application  
**Decision:** Granted Following Appeal 30-12-2019  
**Proposal:** Installation of new boundary treatment comprising of metal gates with brick piers, alteration to existing vehicle cross-over, demolition of existing boundary wall.  
**Case officer:** Josh Lawler

## **5.0 The Proposal**

- 5.1 The proposal consists of a number of elements that will provide the ground floor accommodation with the necessary functionality the lives of a growing family require. These elements are listed below for clarification:
- 5.2 Reconstruct front boundary wall, increasing the driveway entrance width to match neighbours and integrating planting behind boundary wall.
- 5.3 New single storey front side infill extension with timber sash and materials to match existing dwelling.
- 5.4 Removal of non-original timber bay to front elevation, to be replaced with timber sash and matching brickwork infill.
- 5.5 New matching brickwork rear extension with glazed sliding doors to lower ground & ground floor level.
- 5.6 The modification and extension of the terrace to the ground floor level.
- 5.7 New Garden steps
- 5.8 Internal layout revisions.
- 5.9 Canopy of existing portico to be extended.

## **6.0 Conclusion**

- 6.1 The principles of the development outlined within the application proposals is considered to be acceptable under the current planning legislation, design guidance prepared specifically for the Hampstead Garden Suburb.
- 6.2 This proposal acknowledges the comments from Camden Borough Council in the pre-application proposal (2019/6190/PRE) by amending the design to correspond with the policies therein.



## 7.0 Appendix

### 7.1 Existing Front Elevation Highlighting Non-original Elements Effectuated



### 7.2 Existing Rear Elevation Highlighting Non-original Elements Effectuated



### 7.3 Proposed Front Elevation



### 7.4 Proposed Rear Elevation

