

DESIGN AND ACCESS STATEMENT  
8 LINDFIELD GARDENS

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**PLANNING APPLICATION - SIDE & REAR EXTENSION**

NOVEMBER 2020

JO COWEN ARCHITECTS

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## 1.1 PURPOSE OF THE DOCUMENT

- 1.11 This design and access statement accompanies a proposal for extensions and related works to the Upper Ground Floor Flat, 8 Lindfield Gardens.

## 1.2 THE SITE

- 1.21 The site is located in the Redington and Frognal Conservation Area. This design and access statement document presents our analysis of the site, the context and our approach to the design proposal.
- 1.22 Two previous proposals to extend the flat have been submitted to the Council in recent years, including a successful application in 2014 (planning application number 2014/3625/P) to create a contemporary glazed rear extension and basement excavation to provide larger accommodation.
- 1.23 This proposal followed an earlier application in 2013 (planning application number 2013/4006/P) to create a larger Ground Floor addition and basement extension, which was refused by Camden Council. We have given careful consideration to these past two applications, particularly the Officer's objections to the 2013 proposal.

## 1.3 THE PROPOSAL

- 1.31 This planning application is for a single storey extension to the rear and to the sides of the existing Upper Ground Floor flat at 8 Lindfield Gardens in order to create a larger family home.
- 1.32 The proposed extensions to the existing building have been carefully designed to complement the character of the original building and the surrounding area.
- 1.33 The current proposal omits the previously proposed basement.
- 1.34 The new proposal is more modest in design and materiality than the previous applications submitted, and does not seek to create a 'wrap-around' extension to the rear.
- 1.35 We are proposing an evergreen screen on top of the garage roof to mitigate even further the side extension already barely visible from the street level, given its elevated position and mature planting.
- 1.36 The side extension proposed will better the 2 metres recommended distance in between detached houses as stipulated in the Neighbourhood Plan for Redington and Frognal.

- 1.37 During summer 2020, we sought pre-application advice to ensure that our proposal would be acceptable to the Planning Officer. The current proposal has been developed in response to the Planning Office's feedback, incorporating their suggestions and comments to create a scheme that would receive their support. On 6th October 2020, London Borough of Camden gave the following positive indication: *'I can confirm that we are of the view that your amended option [i.e. the scheme detailed in the present application] [...] is something to which we could give our support. There do not appear to be any unreasonable impacts on the neighbouring property in terms of loss of light, outlook or privacy from your amended proposal'.*

## 1.4 THE USE

- 1.41 The existing use is residential and the proposed use is also for a residential, single family dwelling.



Fig. 1.1 Front Elevation Photograph

# 02 SITE APPRAISAL

## 2.1 SITE LOCATION

2.11 The site is located at No.8 Lindfield Gardens, This is a quiet residential area within the London Borough of Camden.

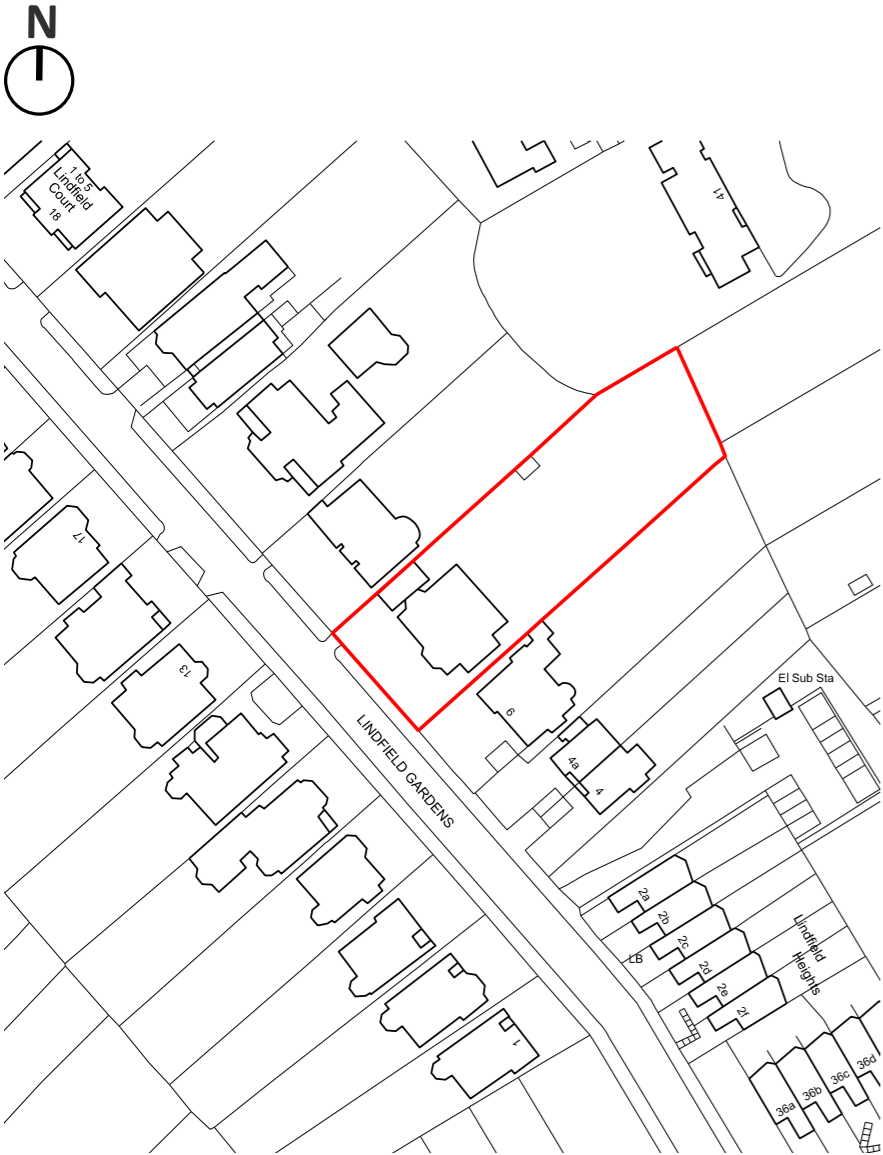


Fig. 2.1 Site Location Plan - 1:1250



Fig. 2.2 Site Location Plan - NTS

# 02 SITE APPRAISAL

## 2.2 THE CONTEXT

- 2.21 No. 8 Lindfield Gardens is located on the east side of Lindfield Gardens.
- 2.22 The development of the street started in the 1880s. During this original period of construction, No.8 was one of the last buildings to be erected, dating from the early 20th century.
- 2.23 Lindfield Gardens is within the Redington and Frognal Conservation Area.

## 2.3 THE CONSERVATION AREA

- 2.31 Redington and Frognal Conservation Area is located to the west of Hampstead and forms a well preserved example of late 19th century and Edwardian residential suburb.
- 2.32 The character and appearance of the area is predominantly defined by the large brick detached and semi-detached houses and the distinct mature vegetation of the back gardens.
- 2.33 Lindfield Gardens is part of Reddington and Frognal sub-area No. 8 and, as stated in the conservation area statement, *"is probably the most varied in character in the Conservation Area"*.
- 2.34 The eastern side of Lindfield Gardens is of lesser heritage significance than the western side. The Conservation Area Statement states as following:
- 2.35 *"While the western side is of a consistent character and quality featuring two coherent groups of two/three storey generally plain red brick late Victorian houses, the eastern side is more varied and of inconsistent quality with the exception of Nos. 8, 10 and 22 this stretch of road is possibly one of the poorest in the Conservation Area due to unsympathetic alterations, dereliction and unsightly forecourt parking areas and to a lesser extent new development."*

Conservation Area Statement Redington and Frognal 2003, page 21.

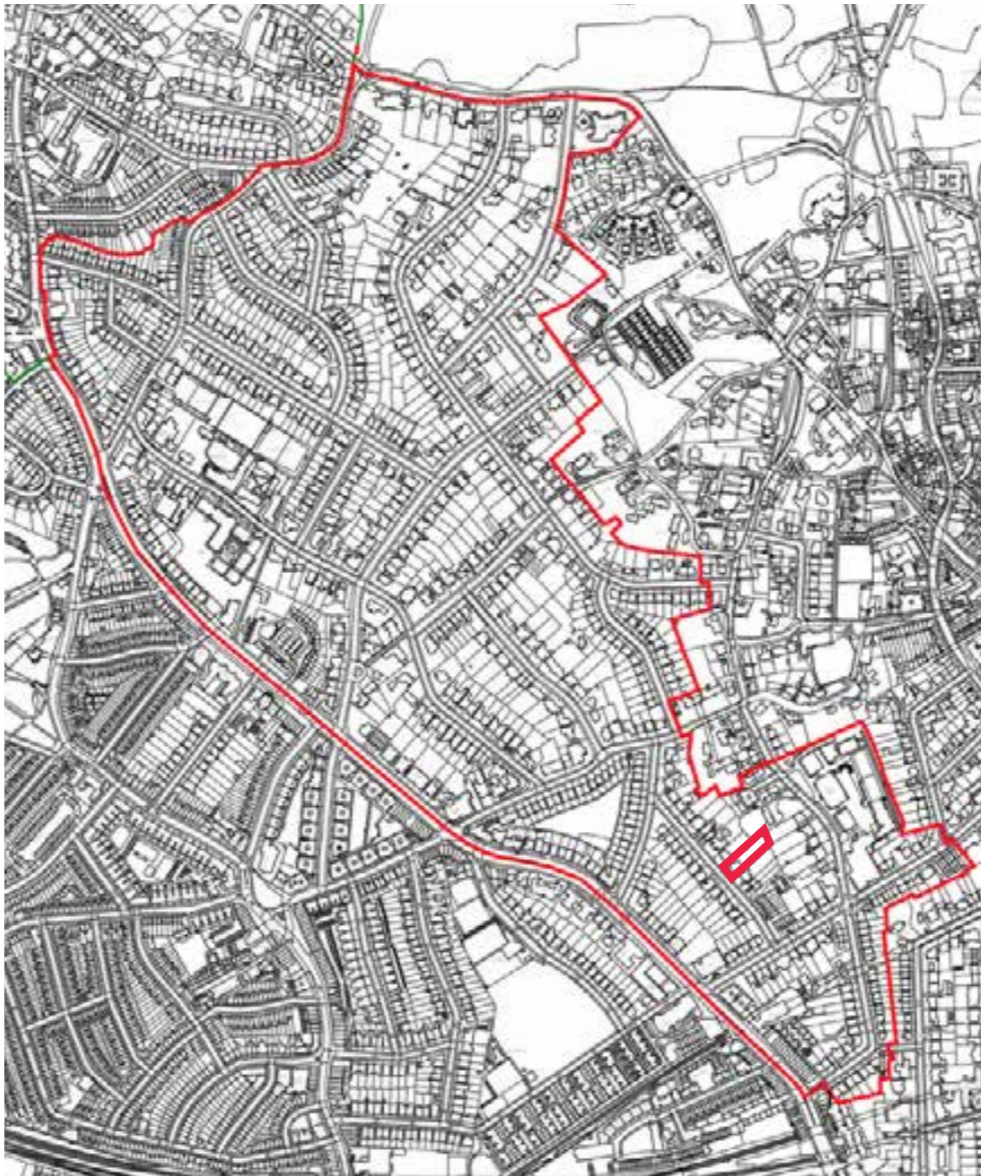


Fig. 2.3 Redington and Frognal Conservation Area



Fig. 2.4 Lindfield Gardens Analysis

# 02 SITE APPRAISAL

## 2.4 STREET VIEWS ANALYSIS

- 2.41
- Lindfield Gardens is characterised by visual gaps between the large detached buildings.
- 2.42
- The average distance in between detached houses in Lindfield Gardens is 2,2 metres.
- 2.43
- We are proposing to keep a gap of 3 metres at the upper ground floor level, exceeding the average distance in the street and exceeding the Neighbourhood Plan Redington and Frognal recommendation.
- 2.44
- The western side of the street presents distinctive gaps between the buildings at lower ground level (fig.2.5).
- 2.45
- The eastern side of the street presents distinctive visual gaps between the buildings at upper ground level. (fig. 2.6).
- 2.46
- No. 8 Lindfield Gardens is on the eastern side of the street, and this was taken in consideration to develop the proposed design.
- 2.47
- It has been noted that considering the garage position, height and width, there is effectively 'no gap' at No. 8 Lindfield Gardens at lower-ground level.
- 2.48
- The side extension, barely visible from the street, is situated in a context where the mass proposed will have a minimal visual impact.

### WESTERN SIDE OF LINDFIELD GARDENS

Distinctive gaps at Lower Ground Level between large detached buildings



Fig. 2.5 Analysis of building spacing along western side of street

### EASTERN SIDE OF LINDFIELD GARDENS

Distinctive gaps at Upper Ground Level between large detached buildings



Fig. 2.6 Analysis of building spacing along eastern side of street

# 03 EXISTING HOUSE

## 3.1 CONTEXT AND CHARACTER

- 3.11 In 1915 No. 8 Lindfield Gardens appears for the first time on an Ordnance Survey map, fig 3.3. Evidence indicates that the existing building was built in the early years of the 20th century.
- 3.12 The building is a large detached 4-storey Edwardian house in dull red brick which includes lower ground floor and dormers. The garage on the north side of the building is shown on the 1915 OS map: we can therefore say that it is likely to have been original.
- 3.13 Windows and doors on the rear facade are different in styles and proportions. The rear facade is dominated by a first floor balcony.

## 3.2 SITE VIEWS AND VISIBILITY

- 3.21 The building is set back from Lindfield Gardens and an area of landscaping separates it from the main street.
- 3.22 As typical of the rest of the properties on Lindfield Gardens, No.8 has a long rear garden, containing mature trees and dense planting to the boundaries with Nos. 6 and 10.
- 3.23 The garden is barely visible from the main street because of the existing screening vegetation and the rise of the ground.
- 3.24 The proposal has been designed to avoid altering the view of the property from the road and to retain the character of the existing building. The proposed works are proportionate to the original building and do not dominate it.
- 3.25 Careful consideration is required of the existing mature trees in the garden and a specialist Arboricultural Statement has been commissioned to address this.

## 3.3 SIGNIFICANCE WITHIN A HERITAGE ASSET

- 3.31 Paragraph 189 of the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in February 2019 states, "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."
- 3.32 The asset in this instance is the Conservation Area itself, to which No. 8 is seen as a positive contributor, and the proposal for which consent is sought here cannot be deemed to pose any harm to the essential qualities of the Redington/ Frogna Conservation Area which was recognised in 1985, as set out in the Conservation Area Statement published in 2004.



Fig. 3.1 Bird's Eye View of Lindfield Gardens from east



Fig. 3.2 Rear Facade View



Fig. 3.3 1915 OS

3.33 We shall endeavour to demonstrate a working relationship with this significance, looking at the immediate environment and the building itself both at the front and to the rear.

3.34 The two recent planning applications for extension to the Upper Ground Floor flat have each been accompanied by supporting statements. 2013/4006/P included 'Heritage Significance Appraisal June 2013' by Michael Burroughs Associates and 2014/3625/P included 'IC/1552 Planning Statement/statement of significance: 8 Lindfield Gardens rear and subterranean extension proposals', presumably by the planning consultant Collins & Coward. While we have not attempted to replicate the scope of these documents, we have used them as a source of historical research and have sought to simplify some of the arguments contained within.

3.35 **STREETSCAPE AND SURROUNDINGS TO THE FRONT**  
Particular emphasis is made in the CA Statement to the poor state of the frontages of the neighbouring properties to the Applicant on the eastern side of Lindfield Gardens, and that unsympathetic forecourt parking areas have been constructed to the detriment of the street character. On the western side, the earlier Victorian houses (see fig. 3.1) are noted for their homogeneity and for having preserved their original relationship with the street. These houses appear on the 1899 Ordnance Survey, where No. 8 is first shown on the 1915 edition.

3.36 **THE FRONT TO NO. 8**  
The relatively original frontage to No. 8 clearly adds value to the streetscape of this side of Lindfield Gardens although the building has been converted to apartments and this means that the functions of the front area in the present day are somewhat different to those for which it was originally laid out and constructed. The garage and driveway are shown in the 1915 Ordnance Survey so we can presume that these are original features.

3.37 **SURROUNDINGS TO THE REAR**  
At the rear, the surrounding buildings have generally been extended and altered at various points (see fig 3.1): this is not a 'uniform rear elevation of an unspoilt terrace or group of buildings' as described in the CA Statement as a contra-indicatory condition for extension to the rear. We must also take note of the fact that the slope of the rear garden is such that the visual impact or extension at the rear is much less than if the garden were level or falling away from the rear of the house.

### 3.38 THE REAR AND SIDE TO NO. 8

No. 8 Lindfield Gardens is a fairly deep house in plan and does not appear to have been significantly added to at the rear. The Planning Statement that accompanied the consented recent application makes reference to an auction catalogue of 1929 which features the house and shows a photograph of an internal view of an extensive and ornate conservatory. This conservatory will have been demolished at some point after 1929 and this serves to explain not only the irregular styles and proportions of the fenestration where the openings to the conservatory were filled in with joinery, but also the slightly top-heavy nature of the rear elevation in general, where the substantial balcony would have been more proportionate with an extended structure at upper ground floor, ie into the garden.

We note also that a Planning Consent was granted in 2003, ref. PWX0202883, which was a renewal of a permission granted in 1989 (ie that dated from after the incorporation of the Conservation Area) that featured a tall side extension with pedimented gables which feature was permitted on account of a minimal impact to the street elevation.

### 3.39 SUMMARY

In our reading of the NPPF Paragraph 189, the 'significance of the asset' is understandable in the conventions of being able to look at a building from the public domain and from rear and side elevations where they are only visible to neighbours. We have evaluated each of these views both in terms of the surroundings and of the building itself, and consider that we have established a baseline of heritage 'significance' from which to discuss appropriate interventions that will not harm the character of the Redington/ Froggnal Conservation Area



Fig. 3.4 Existing Front Elevation

# 04 PLANNING HISTORY AND OUR CONSIDERATIONS

## 4.1 PLANNING HISTORY OVERVIEW

4.11 Two previous proposals to extend the flat have been submitted to the Council.

## 4.2 PLANNING APPLICATION 2013/4006/P

4.21 The application 2013/4006/P was refused for the following reasons (as per decision notice 23rd August 2013) :

4.22 *No.1 "The basement impact assessment submitted is insufficient to determine that the proposed development would not impact upon the host building, neighbours and the surrounding area in terms of subterranean (groundwater) flow, land/slope stability, and surface flow and flooding, contrary to policies CS5 (Managing the impact of growth and development) and CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP23 (Water), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and light-wells) of the London Borough of Camden Local Development Framework Development Policies."*

4.23 *No.2 "The proposal would, by reason of its bulk, size, scale, massing, design and materials, appear over dominant and harm the character and appearance of the host building and Reddington Frognal Conservation area. The proposal is contrary to policies to CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies."*

## 4.3 OUR CONSIDERATION ON 2013/4006/P

4.34 We have given careful consideration to the Officer's comments on this application and we have designed the proposal accordingly.

4.35 The basement is omitted from the current proposal.

4.36 The existing property is substantial in size, reflective of buildings in the area generally.

4.37 The scale and volume of the proposed scheme has been designed to be subservient to the host building and preserves and enhances the character and appearance of the conservation area.

4.38 We have in the Pre-Application process consulted and reviewed the massing of our proposal with the Planning Officer

4.39 The side extension has been designed in order to minimise the visual impact from the main street and from the neighbouring properties.

4.40 The height overall of the side extension is reduced in order to mitigate further the alteration of the existing view from Lindfield Gardens and to be subservient to the main mass of the rear extension, ie to prevent it reading as a 'wrap-around'. Please refer to proposed section BB, fig.5.4.

4.41 An evergreen screen above the garage has been proposed as further mitigation measures, please refer to proposed section BB, fig 5.4.

4.42 We have given careful consideration to the gaps in between neighbouring properties, No.6 and No.10 Lindfield Gardens, also analysed in the section 2.4 of this D&A Statement.

4.43 As stated in the Neighbourhood Plan Redington and Frognal SD5 iv.:  
"The spacing of houses including the extension must allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through the built frontages."

4.44 In the current design proposal we are exceeding the 2m gap in between detached houses prescribed in the Neighbourhood Plan Redington and Frognal SD5 iv.

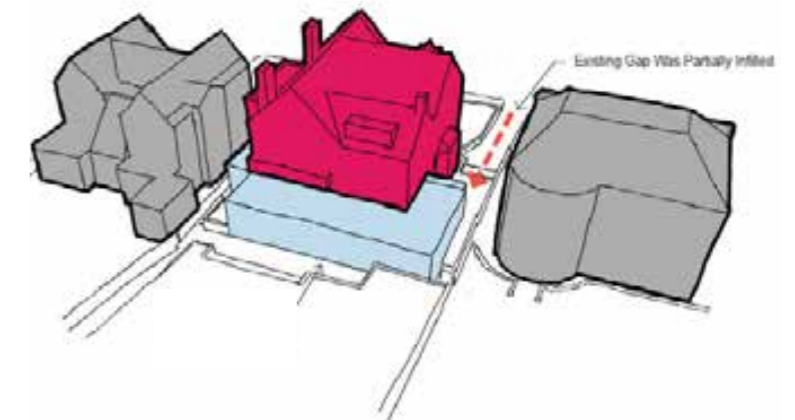
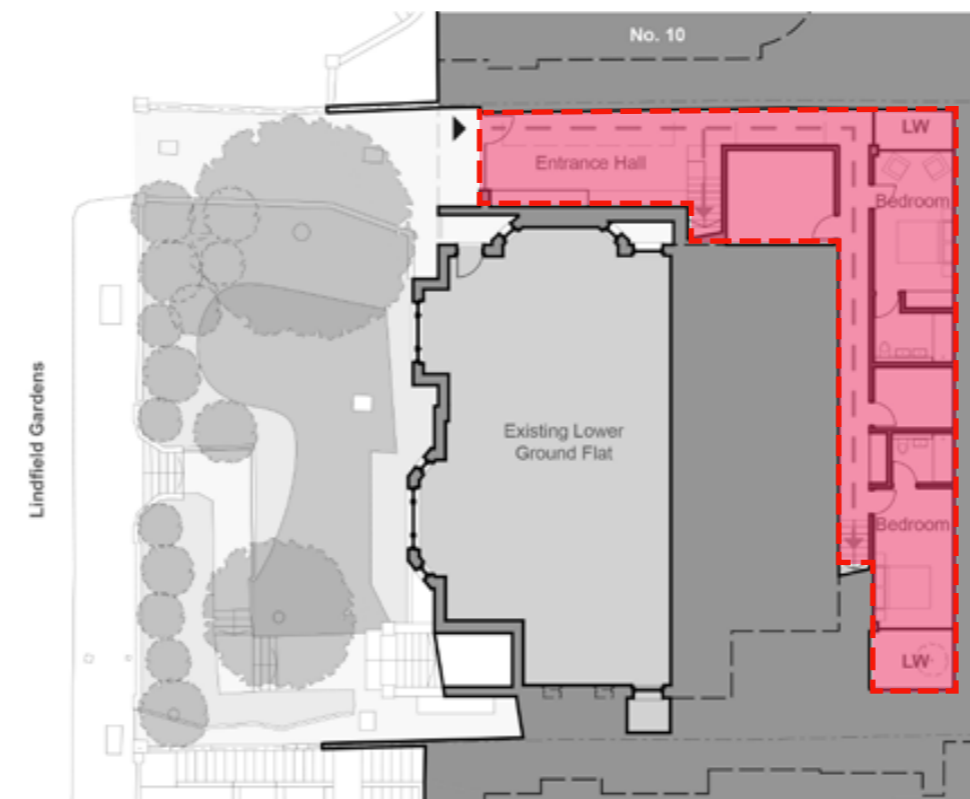
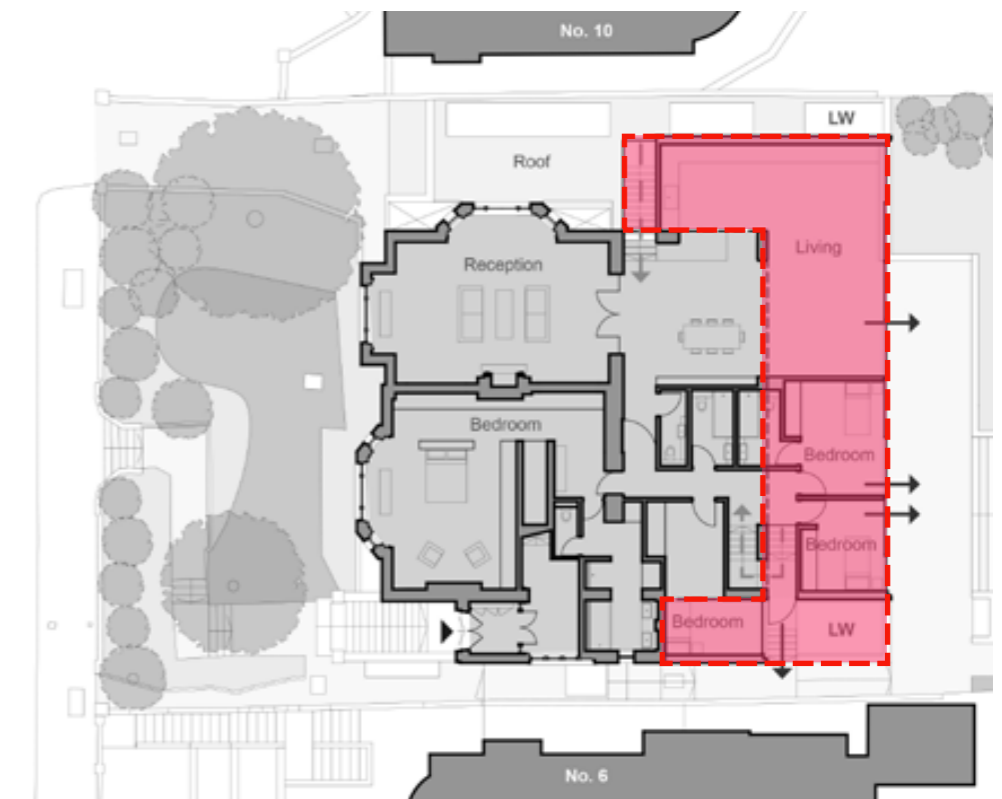


Fig. 4.1 Sketch - From Planning Application 2013/4006 P



Extension proposed

Fig. 4.2 Basement Plan - from Planning Application 2013/4006 P



Extension proposed

Fig. 4.3 First Floor Plan - from Planning Application 2013/4006 P

# 04 PLANNING HISTORY

## 4.4 COUNCIL'S KEY CONCERNS ON 2013/4006/P

- 4.41 Other key Council concerns of this application were (from Officer delegated report):
- 4.42 Quality and consideration of materials
- 4.43 Concerns over the expanse of rear glazing
- 4.44 Gap towards No.10 Lindfield Gardens
- 4.45 Gap towards No. 6 Lindfield Gardens, side extension

## 4.5 OUR CONSIDERATION ON COUNCIL'S KEY CONCERNS

- 4.51 The proposal takes into account the character and design of the property and its surroundings.
- 4.52 We are proposing to use bricks to match the existing building and modest apertures, which will be hardly visible from either the street or neighbour properties, please refer to the drawing set.
- 4.53 It has been noted that despite the concern in this application, extensive use of glass on the rear facade has been approved in the planning application 2014/3625/P.  
The current proposal however moves away from this approach, proposing more discreet framed openings.
- 4.54 Careful consideration has been given to the gap in between neighbouring properties, No. 6 and No. 10 Lindfield Gardens.
- 4.55 The proposal is exceeding the 2m gap in between the detached houses prescribed by Redington and Frognaal Neighbourhood Plan SD5 iv., please refer to proposed site plan.
- 4.56 A small extension has been proposed adjacent to No.6.  
This has been designed not to reduce the gap between No.6 Lindfield Gardens.  
  
The extension has been designed to be subservient to the host building, please refer to rear elevation, Fig. 5.8.

## 4.6 NEIGHBOURS' KEY CONCERNS ON 2013/4006/P

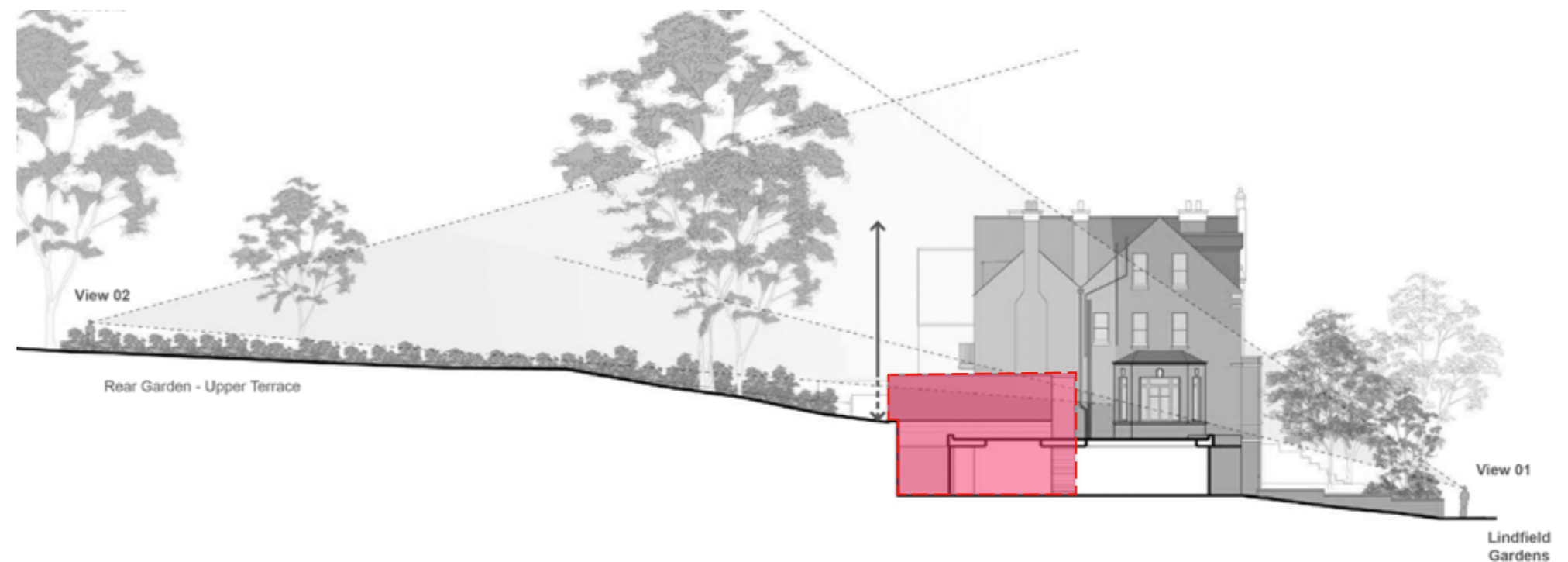
- 4.61 The 2013/4006/P refusal document of 2013 also includes 19 objections by neighbours. The key concerns raised by the neighbours were:
  - Basement Impact Assessment and construction of basement.
  - Bulk and size of extension not subordinate as wraparound.
  - Extension visible in winter months.
  - Loss of views to rear garden from street.
  - Impact on trees.

## 4.7 OUR CONSIDERATION ON NEIGHBOURS' KEY CONCERNS

- 4.71 Having studied the existing property which is substantial in size, the proposal has been designed to preserve and enhance the character and appearance of the conservation area and to be subservient to the host building. In particular we have pulled the side extension back and lowered it so it does not appear to 'wrap around'
- 4.72 Because of the existing topography, the views to rear garden are already very limited from the street, please refer to Fig. 4.4.  
However to mitigate the visual impact of the proposed side extension, also in winter months, an evergreen screen above the garage has been proposed as further measure.
- 4.73 A major concern by neighbours was the basement which is not relevant in our application.
- 4.74 The rear extension proposed does not exceed the previous approved application in depth.



Fig. 4.4 View from Lindfield Gardens - photograph



Extension proposed

Fig. 4.5 Section - from Planning Application 2013/4006 P

04 PLANNING HISTORY

4.8 PLANNING APPLICATION 2014/3625/P

4.81 The planning application 2014/3625/ P was granted subject to a Section 106 Legal Agreement by the council in 2014 (decision notice 27th of January 2017).

4.82 The council granted the permission with the following main conditions (as per decision notice, 27.01.17) :

4.83 *Condition 3 - All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.*

4.84 *Condition 6 - Replacement tree planting shall be carried out in accordance with the approved Site Specific Arboricultural Survey, Impact & Method Statement dated 26/3/13 by not later than the end of the planting season following completion of the development or any phase of the development whichever is the sooner.*  
*Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.*

4.85 *Condition 7 - The hereby approved flat roof shall not be used as a terrace or seating out area unless otherwise approved in writing by the local planning authority.*

4.86 The scheme submitted in this pre-planning application is considerably reduced compared to the one approved in the planning application 2014/3625/P.  
The basement has been omitted and we have given careful consideration to the extension proposed.

4.9 OUR CONSIDERATIONS

4.91 The materials currently proposed resemble the colour and texture of the existing building as requested on Condition 3.

4.92 The current proposal adopts the strategy approved in the Site Specific Arboricultural Survey dated 26/3/13, and an updated document is included with this application.

4.93 The flat roof included in the proposal will not be used as terrace or seating out area, as requested on Condition 7.

4.10 COUNCIL AND NEIGHBOURS' KEY CONCERNS

4.101 A number of neighbours' concerns were made regarding the possible structural risk to the existing house posed by the excavation required in the construction of the basement in the previous proposals.

4.102 The omission of a basement in this current proposal will help to minimise disruption to neighbours.

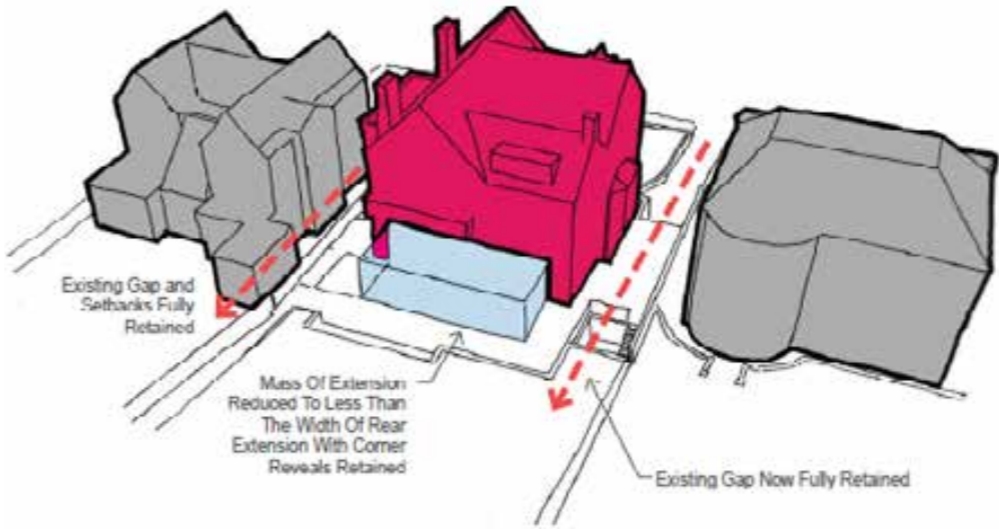


Fig. 4.6 Sketch - from Planning Application 2014/3625 P

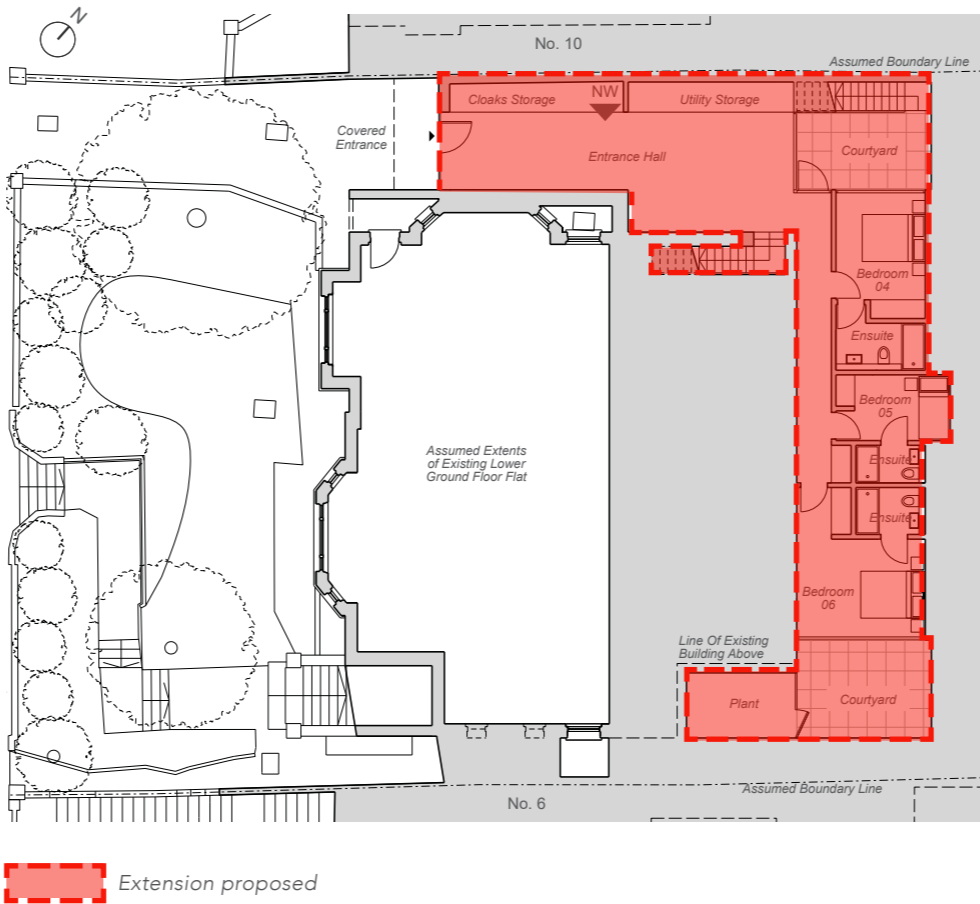


Fig. 4.7 Basement Plan - from Planning Application 2014/3625 P

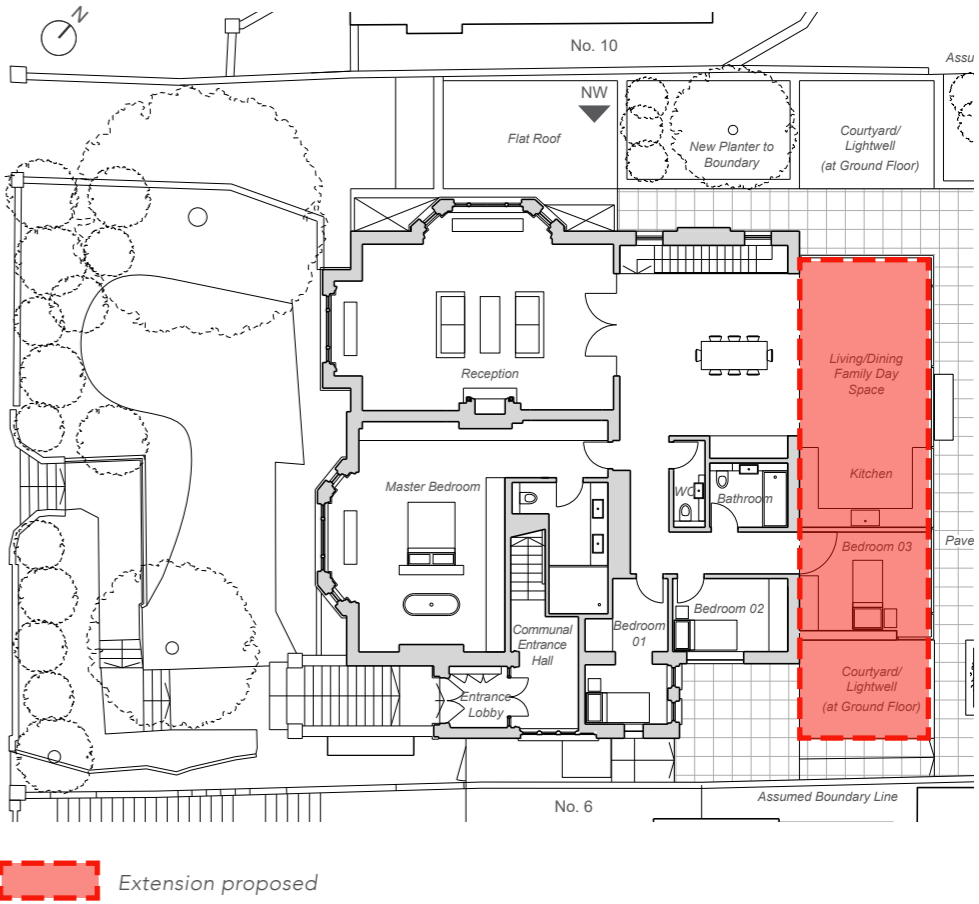


Fig. 4.8 First Floor Plan - from Planning Application 2014/3625 P

# 05 DESIGN APPRAISAL

## 5.1 CONTEXT AND CHARACTER

- 5.11 The design of this proposal takes cues from the analysis and understanding of the character of the existing building and the surrounding area.
- 5.12 We have taken careful consideration to prepare this proposal to address the concerns raised to the 2013 and 2014 planning applications, as well as pre-application advice received from LBC in the context of this application.

## 5.2 LOWER GROUND FLOOR

- 5.21 At Lower Ground level, the proposed works are modest. We are proposing to transform the current garage into a family room, including two roof-lights and to create a secondary access to the flat.
- 5.22 The new proposed staircase will allow for a private access into the Upper Ground Floor Flat.
- 5.23 The new proposed staircase will take advantage of existing footings at Lower Ground Floor level where there is currently a disused Plant Cupboard behind the garage.

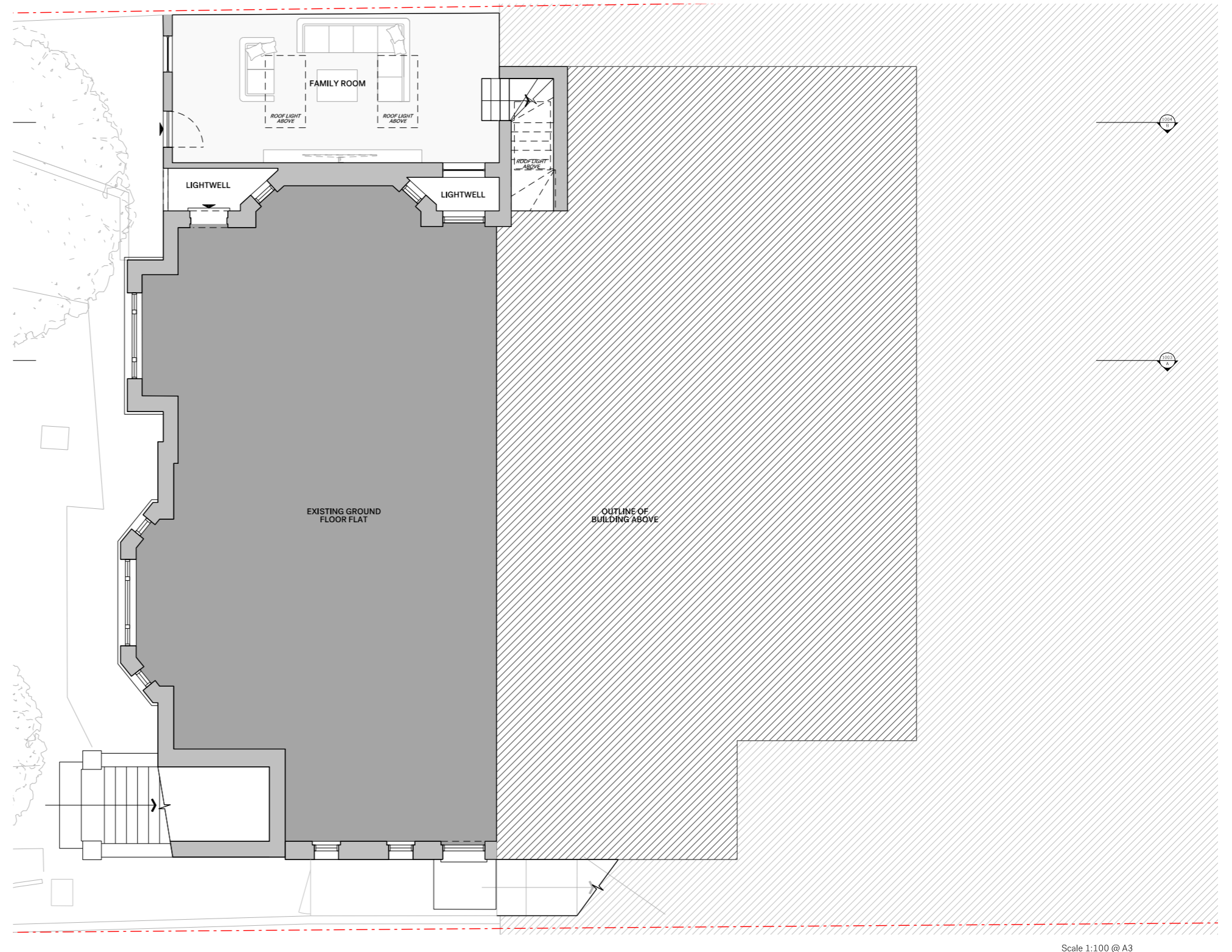


Fig. 5.1 Lower Ground Floor Plan - Proposed

# 05 DESIGN APPRAISAL

## 5.3 UPPER GROUND FLOOR

- 5.31 The footprint of the proposed extensions has been designed around the existing site constraints: the root protection area of the mature Horse Chestnut in the rear garden and the visual gaps in between No.10 and No.6.
- 5.32 The new volume has been designed in order to be subservient to the main house in terms of its bulk, mass and scale, materiality, location and appearance.
- 5.33 In addition the side extension to the No. 10 side is subservient to the main rear extension, both in extent to the rear and in overall height to negate a reading as a 'wrap around' mass, see Figure 5.4
- 5.34 The proposed layout will rationalise the back of house, including a generous living/kitchen area and 3 bedrooms. The internal proportion of the existing front rooms will be retained.
- 5.35 A Japanese-style landscaped roof of paving stones, gravel and planting is proposed on the existing garage flat roof. This would only improve the view looking out from the Drawing Room, and would not be utilised as a terrace or seating out area.
- 5.36 The remaining areas of flat roof on the proposed extension at the rear and sides will be a living green roof.
- 5.37 In response to consultation with neighbours, we will incorporate electric blackout blinds into the roof lights above the new kitchen and family room (the present garage), in order to prevent light spill at night.

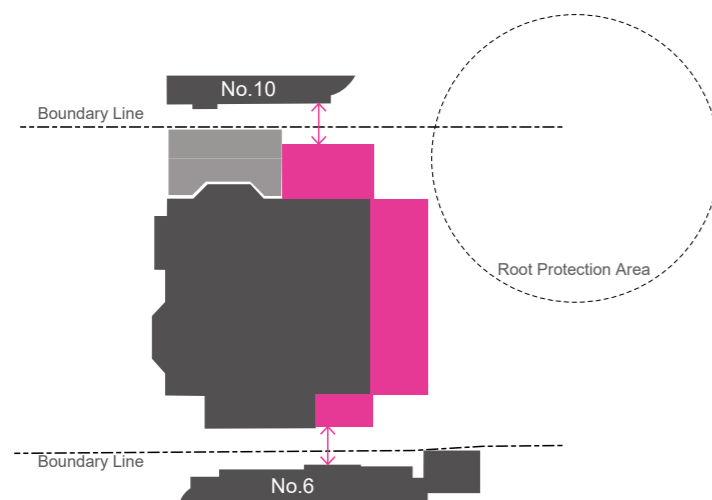


Fig. 5.2 Diagram

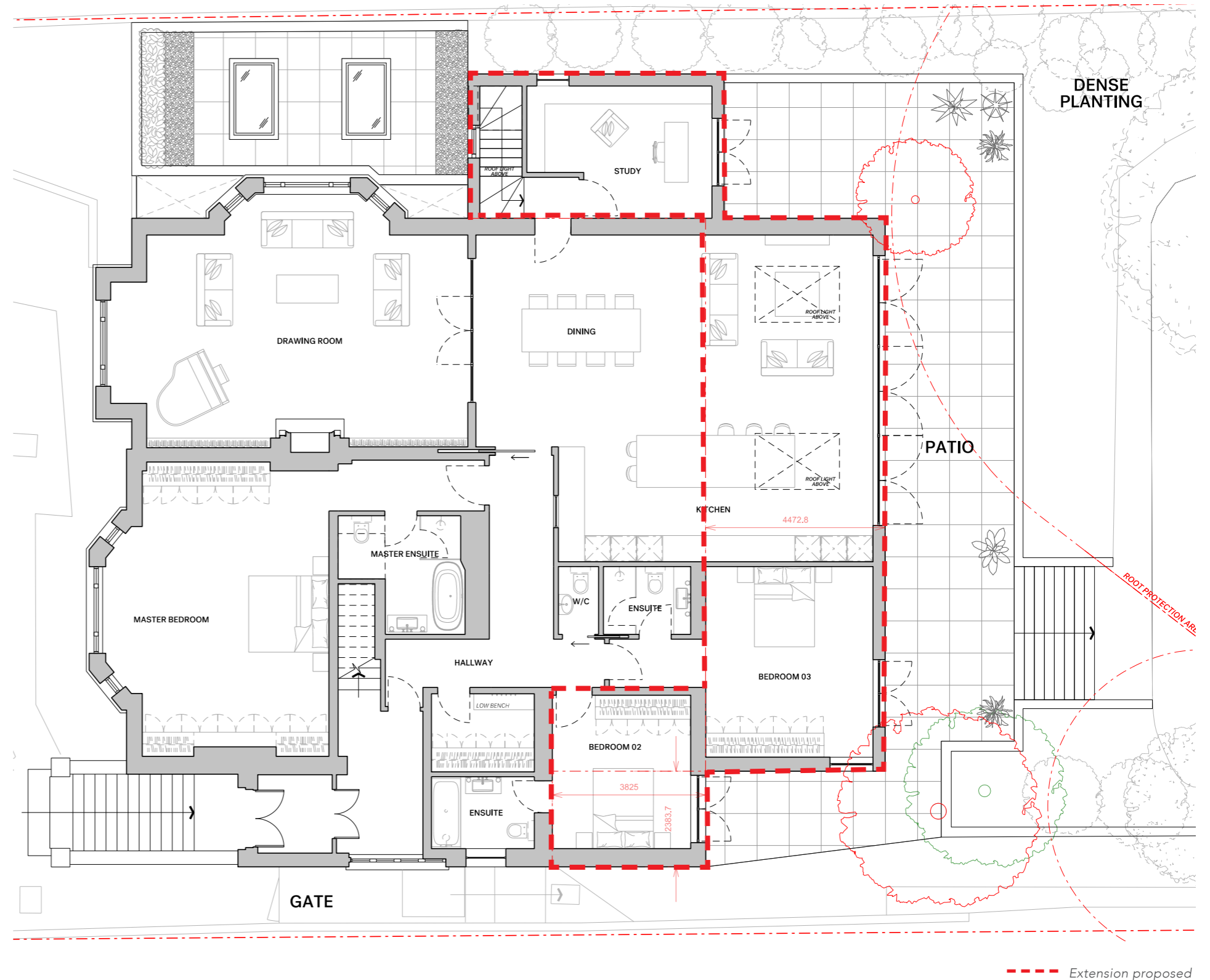


Fig. 5.3 Upper Ground Floor

# 05 DESIGN APPRAISAL

## 5.4 FRONT ELEVATION AND SECTION

- 5.41 The extension to the side has been designed to take into account the character and design of the existing property and the surroundings.
- 5.42 The proposal adopts the approach to closely match material and design details to ensure the scheme blends with the host building.
- 5.43 We propose the use of bricks to match the existing, and modest apertures hardly visible from the street or neighbour properties.
- 5.44 The volume of the side extension has been designed with a reduced height overall, maintaining this as a secondary mass to the main rear extension. In this way we have mitigated even further the already modest visual impact from the main street.
- 5.45 The view from the main street is already very limited, owing to topography and mature planting, however an evergreen screen has been proposed on top of the garage roof as further measure to minimize the impact from Lindfield Gardens.
- 5.46 As highlighted in Section BB, Fig. 5.4 the new volume is stepped far back from the existing building line and screened by a 1.2 m evergreen hedge. The new volume therefore will be hardly visible from Lindfield Gardens.
- 5.47 Careful consideration has been given to the gap in between neighbouring properties, in particular the gap in between No. 8 and No.10 Lindfield Gardens in relation to the requirements indicated in Redington and Frognal Neighbourhood Plan policy and the impact of the volume proposed on the original design and proportion of the building.
- 5.48 The side extension has been designed to better the recommended 2 metres gap in-between detached houses prescribed by Redington and Frognal Neighbourhood Plan SD5 iv., and the average gap of 2.2 metres in Lindfield Gardens.



Fig. 5.3 Proposed Front Elevation



Fig. 5.4 Proposed Section

The proposed side extension is set back to maintain the visual gap

# 05 DESIGN APPRAISAL

## 5.5 REAR ELEVATION

- 5.51 The proposed rear elevation has been designed with the aim to complement the character of the original building and context, with reference to the analysis that overall proportion of the house may in fact benefit from additional massing to the rear at Upper Ground Floor.
- 5.52 The materials proposed for the new extension are bricks to match the existing, in order to reflect the palette of materials used in the existing building and the surrounding area.
- 5.53 The approved planning permission 2014/3625P submitted a rear extension which makes extensive use of glass. Our proposal moves away from this approach proposing more discreet framed openings.
- 5.54 The openings have been designed taking in consideration the proportion of the existing first floor openings, in order to maintain the original composition of the building, please refer to Fig. 5.7.

## 5.6 DETAIL

- 5.61 The Redington Frogna! Area exhibits a wide variety of period architectural detailing.
- 5.62 Following the analysis of the existing rear facade we have decided to propose framed external doors, instead of expansive clear glass, to preserve the architectural detailing and the character appearance of the existing building and the surrounding area.
- 5.63 Instead of matching the existing timber frame we are proposing to use metal frames for the new external doors, as a contrasting material to complement the character of the existing building.



Fig. 5.7 Rear Elevation Proportions



Fig. 5.5 Reference - Metal Frame



Fig. 5.6 Reference - Metal Frame



Fig. 5.8 Proposed Rear Elevation

# 06 TREES

- 6.1

TREES
- 6.11

We refer to the Arboricultural Statement that is submitted with this Planning Application
- 6.12

The applicants wish to retain the number of viable trees and therefore propose planting a replacement prunus close to the location of T3.

# 07 SUMMARY

- 7.1

SUMMARY
- 7.11

The proposal takes in consideration the Council's and the neighbours' comments on the previous planning applications.
- 7.12

The new proposal has been designed to complement the existing building, it is modest in design with well appointed apertures and sensitive in regard of the materials proposed.
- 7.13

The side extension has been designed with a reduced height in order to minimise even further the already modest visual impact from the main street, and reduced depth to the rear to ensure that it is subservient to the main element of the rear extension and thus negates the reading of a 'wraparound' to the rear that was seen to be unacceptable in the context of a previous planning application
- 7.14

An evergreen screen has been proposed on top of the garage roof as further measure.
- 7.15

The proposal takes in consideration all the relevant local planning policies, the Conservation Area statement and the Redington and Frognal Neighbourhood Plan.
- 7.16

This planning application benefits from engagement and constructive dialogue with the Council at pre-application consultation to understand their view on the parameters of the site and the design proposal submitted. As summarised in section 1.37 of this document, the Council confirmed at pre-application stage that they could support this proposal.
- 7.17

This proposal is considered to be in keeping with the scale and proportion of the host building and lands and the character of the Conservation Area and the neighbouring properties.
- 7.18

We trust therefore this planning application will be supported with a recommendation for approval.

If any further information is required, please don't hesitate to contact Jo Cowen Architects.