

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

PROPOSED ALTERATIONS TO THE FRONT BIN AREA AT 30 REDINGTON ROAD, LONDON, NW3 7RB

1. Introduction

The Design and Access Statement (DAS) accompanies a planning application for alterations to the front bin area at 30 Redington Road, London NW3 7RB.

The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for a minor addition to an existing house, some aspects such as the social and economic context are of limited applicability.

2. History

Extract from Conservation Area Statement:

Sub Area Four: Redington Road & Templewood Avenue

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 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."

3. Site Description & Proposal

The property is a detached house accommodating 5 flats. The building is not listed but it is

located within a conservation area - Redington/Frognaal.

The Conservation Area Statement mentions the front of 30 Redington Road stating that the parking forecourts detract from the character of the area and would benefit from enhancement.

The current bin enclosure is not suitable for the newer, large waste bins, therefore some alterations are necessary. The larger bins do not fit in the enclosure and most of the time are left untidy and partially on the pavement of at the front entrance.

The proposal is to slightly enlarge the bin storage area, but in general to keep the existing arrangement. The enclosure will be slightly moved (by 300mm) and also slightly raised (by 370mm). The positioning of the enclosure in relation to the pavement will remain the same.



