

68A Redington Road, NW3 7RS



Design and Access Statement

Nicholas Lee Architects

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Contents:

- 1.0 Introduction
- 2.0 Applicant and Agent
- 3.0 Site Location and Description
- 4.0 Planning History
- 5.0 The Proposal
- 6.0 Conclusion

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 19th century / early 20th century architectural character of the suburb.
- 1.5 The formal planning proposal will include alterations to the front boundary wall, Lower Ground Floor rear extension to the existing plant room, existing conservatory & internal & external alterations.
- 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:

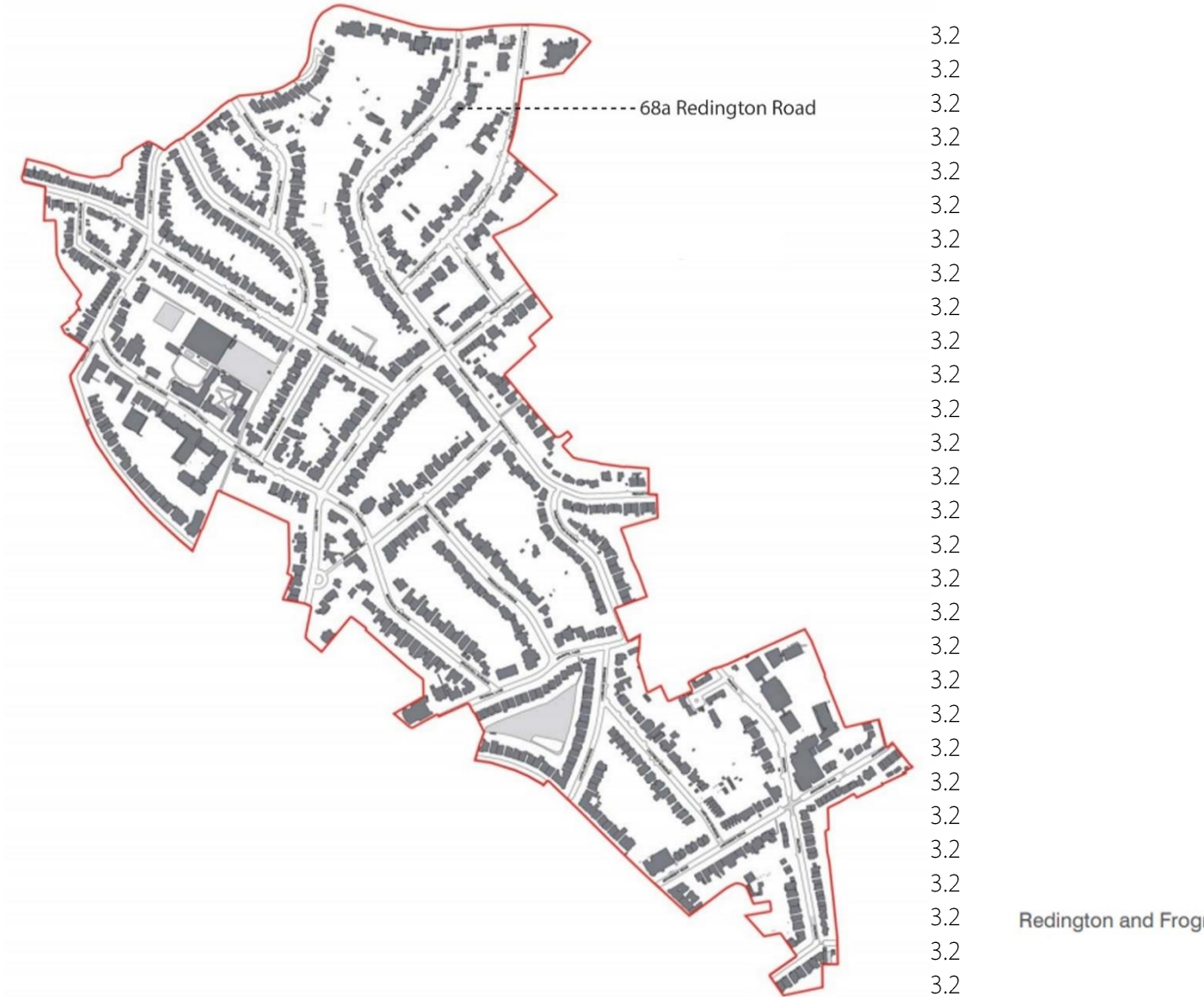
Nicholas Lee Architects
34A Rosslyn Hill
Hampstead
London
NW3 1NH

- 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 Frogal Conservation Area.



3.2 The Redington/Frogal 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 19th 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 do not 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

The proposal consists of the following items listed below for clarification:

- 5.1 New Lower Ground Floor rear extension with new glass window & new glazed sliding doors.
- 5.2 Existing plant room floor locally lowered to match surrounding terrace lower ground floor level.
- 5.3 The modification of the terrace to the ground floor level including new glass balustrade & stair.
- 5.4 Minor alterations to the existing conservatory external finishes.
- 5.5 Minor Internal layout revisions.

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.

During consultation on this application with the previous planning officer, Joshua Ogunleye, it was confirmed by Camden that a BIA report would have to be included as part of the new application which we have attached as part of the supporting documents.