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Planning, Design and Access statement, incorporating a Heritage Asset Impact Assessment, in support of the Proposed Rear Garden Pavilion & Pergola at No.28 Redington Road, London, NW3 7RB.

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Appendix A - Existing Site Photos

1.0 Introduction,

This Planning, Design and Access statement, incorporating a Heritage Asset Impact Assessment, forms part of the householder planning application submitted to Camden Council ("the LPA") on the behalf of the applicants for the 'construction of a single storey pavilion, containing an office, reading room, WC shower room and pergola with associated ground level terrace' at No.28 Redington Road, Hampstead, London, NW3 7RB.

This document should be read in conjunction with the following drawings:

Existing drawings

001 Site Location Plan

400 Existing Site Plan

401 Existing South West Elevation

402 Existing North East Elevation

403 Existing South East & South West Elevations

404 Existing South East Elevation & Section AA

Proposed drawings

- 450 Proposed Pavilion & Pergola Floor Plan
- 451 Proposed Pavilion & Pergola Roof Plan
- 452 Proposed South West Elevation
- 453 Proposed North East Elevation
- 454 Proposed Pavilion South East & South West Pergola Elevations
- 455 Proposed South East Elevation & Section AA

- 456 Existing/ Proposed Site Plans
- 457 Existing/ Proposed Long South East Elevations

Also accompanying the application are a number of documents:

1. Arboricultural Impact Assessment & Tree Survey - as submitted under app: 2019/6407/P
2. Preliminary Ecological Appraisal - as submitted under app: 2020/5447/P
3. Bat Survey Report by Greengage - as submitted under app: 2019/6407/P
3. Completed CIL Forms

2.0 Site.

2.1 Description of the Site & Building,

No.28 Redington Road is a 4 storey dwelling built in 1906 in the Arts & Crafts style, located at roughly the middle of Redington Road, between Oakhill Avenue and Redington Gardens. It has generous front and rear gardens and space for up to 6 vehicles to park off road.

The front garden is raised off the pavement and includes some assorted vegetation, 2 mature deciduous trees, a line of small conifers that conceal the front elevation of the buildings from the street. This planting area, just as other planting areas around the building, has been neglected over a number of years.

In the early 1950's the rear garden was hugely lengthened by the acquisition of part of Oak Hill House's garden. This enlarged garden plot is shown on the 1953 Ordnance Survey map (Fig1).

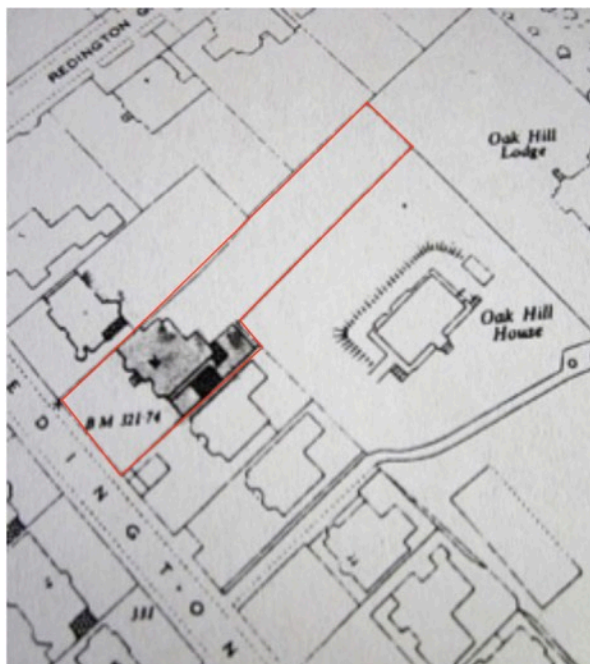


Fig1: 1953 Ordnance Survey map.

Historically there were two timber sheds located in the rear garden but they had self-destructed before our arrival. Prior to their destruction the footprint of the two sheds measured: 7.5sqm and 6sqm. Please refer to drawing: 456 - Existing/ Proposed Site Plans for the shed locations.

The rear garden is very long and also includes several mature trees. This proposal will not damage any of the healthy, mature trees within the curtilage of the property.

The rear garden of No.28 Redington Road cannot be seen from the public realm.

The surrounding properties along Redington Road present a mix of characters and uses: Some have been very recently undertaken full refurbishment and alterations (No.26 Redington Road); some quite altered and broken into flats (No.'s 30 & 43 Redington Road) or modified from its original form (No.45 Redington Road). To our knowledge all buildings and flats are single family dwellings.

Along Redington Road a good number of Arts & Crafts buildings can be seen sharing the street. There are also a few quite contemporary and recent buildings.

The site lies within an archaeological priority area.

The site is identified as being at a low risk of flooding.

A number of residential properties in the vicinity of the application site have garden outbuildings.

2.2 Conservation Area,

The property is not a Listed Building but the site is within the Redington/Frogna Conservation Area and is referred to twice in the conservation area appraisal: once when numbers 16-28 Redington Road are described as being "set back behind dense vegetation"; and again when it is identified as one of a group of buildings – numbers 18-28 Redington Road – that make a positive contribution to the Conservation Area.

The Redington/Frogna Conservation Area (CA) was originally designated in 1985 and subsequently extended in February 1988 and June 1992. A conservation area statement for the Redington/Frogna CA was adopted by the Council in January 2003. The appraisal aims to identify the special architectural, landscape and historic interest of the Redington/Frogna CA.

The Redington/Frogna CA Statement designates Redington Road within 'Sub Area 4: Redington Road & Templewood Avenue' of the CA, which contains some of the larger, more generously spaced houses in the CA which are set in a mature landscaped grounds.

The Redington/Frogna CA Statement also includes a set of management guidelines. The following guidance is considered relevant to the proposals under consideration:

- RF1: Rear gardens contribute to the townscape of the Conservation Area and provide a significant amenity to residents and a habitat for wildlife. Development within gardens is likely to be unacceptable.
- RF18: Highlights that new development should be seen as an opportunity to enhance the conservation area. It should aim to respect the existing built form and historic context of the area, local views, building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.

- RF19: Describes the variety of building types, architectural styles and ages of properties within the conservation area. It notes that in the past new development has not always been respectful of that context, but that there are striking examples of modern architecture and design present in the conservation area. The guidelines emphasise that modern architectural design should not be resisted where it respects and reflects its context in terms of scale, height, massing and relationship to the street.
- RF21: Many properties in the Conservation Area are built in and include and as a result new development many involve excavation. Where relevant applications should include details of all excavation proposed and details of the proposed levels in the context of adjoining properties.

The proposals are mindful of the Redington/Frognaal CA Statement and the Council's aims to ensure that development proposals preserve or enhance the character and/or appearance of the Redington/Frognaal CA.

2.3 The Proposal,

Planning permission is sought for the construction of an L shaped single storey pavilion, containing an office, reading room, WC shower room and pergola with associated ground level terrace.

Our design intends to look like what it is, a relatively humble garden structure that also forms a low-key conclusion to this unusually long and potentially quite bucolic Hampstead garden which still manages to retain a sense of the old woodland from which it has been carved.

The proposal requires the removal of an existing dead horse chestnut tree to the boundary with No.3 Redington Gardens and a number of tree stumps and non-protected trees, considered to be of low value.

The proposals involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site.

3.0 Planning History.

3.1 Previous Applications,

We have reviewed the planning history for the property which is available on the Council's website and set out the relevant applications below:

- 2020/5908/P: Non-material amendment to planning permission ref: 2019/6407/P granted on 13/11/2020 for replacement of north-westerly extension including new windows at ground floor on northwest elevation; alteration and enlargement to south-eastern wing to include first floor extension; rebuild and extend rear extension to include lantern rooflight; enlargement of 2nd floor including raising height of rear gable, erection of two dormers and rooflights to north west elevation; removal and relocation of chimneys; solar panels to rear roof and glazed balustrade to 3rd floor roof terrace; alteration of front porch including limestone finish and alteration to front steps and door; excavation of lower ground floor level to lower by 0.5m and excavation of front lightwell; alterations to windows, ground floor bay and erection of balcony at first floor level, all on the rear elevation; erection of entrance gates; and alterations to landscaping; Alterations are namely enlargement of the front porch with traditional roughcast finish with brick base and traditional limestone details including parapets, steps and arch. Granted 13-03-2021

- 2020/2403/T: Rear Garden: 3 x Beech (T2219, T2220 & T2222) - Fell to ground level. Refuse Works (TPO) 01-06-2020
- 2019/6407/P: Replacement of north-westerly extension including new windows at ground floor on northwest elevation; alteration and enlargement to south-eastern wing to include first floor extension; rebuild and extend rear extension to include lantern rooflight; enlargement of 2nd floor including raising height of rear gable, erection of two dormers and rooflights to north west elevation; removal and relocation of chimneys; solar panels to rear roof and glazed balustrade to 3rd floor roof terrace; alteration of front porch including limestone finish and alteration to front steps and door; excavation of lower ground floor level to lower by 0.5m and excavation of front lightwell; alterations to windows, ground floor bay and erection of balcony at first floor level, all on the rear elevation; erection of entrance gates; and alterations to landscaping. Granted 13-11-2020
- 2016/2997/P: Erection of 4 storey plus basement building (with accommodation at 4th floor level within the roof) to provide 8 flats (1 x 1 bed, 5 x 2 bed, 1 x 3 bed and 1 x 4 bed) including front balcony and rear roof terraces, hard and soft landscaping and 7 basement car parking spaces with car lift, following demolition of the existing building (Class C3). Non- determination would have refused 11/09/2017 Appeal dismissed 16/11/2017
- 7793: Change of use of No. 28 Redington Road, Camden, from a single- family residence to use as a Mission Hostel. Refused 04/12/1969

It is also pertinent to note that the Redington and Frognal Neighbourhood Plan refers to a number of planning permissions that have been granted for garden development of separate structures (beneath tree corridors) whose function is unlikely to be secondary to the use of the existing residence, notably:

- 20115264P: Erection of brick outbuilding in rear garden for use as yoga studio (granted 19-12-2011)
- 20155681P: Erection of single-storey outbuilding in rear garden for use as a dog grooming salon (granted 23-02-2016)
- 20163691P: Demolition and replacement rear extension and garden studio (granted 08-11-16)
- 20184206P: Erection of an outbuilding spanning across two rear gardens, with washing facilities, toilet, study rooms, sitting area, plumbing, etc., following removal of a tree. A certificate of lawfulness was granted on 4.12.18.

3.0 Proposals,

3.1 Use

The proposed structure would not form a separate dwelling but rather would be for incidental use and is subordinate to the single family residence of No. 28 Redington Road (Class C3).

3.2 Materials

Using a matching palette of traditional materials our proposal establishes a clear relationship with the main house of No.28 Redington Road.

Externally the pavilion building will be clad in painted horizontal timber boards. The pavilion structure will sit on a red brick plinth, the same red brick used for the main house. The use of timber columns unify the pavilion and pergola structures.

The mono pitched pavilion roof will be finished in lead, to match the detailing of the kitchen of the main house. The apex of the pavilion mono pitched roof is approximately 1270mm below the ridge height of the adjacent outbuildings to Kebony House.

Pavilion glazing and external doors will be metal framed 'Crittall style' double glazed units to match the same style as the the kitchen of No.28 Redington Road.

Rainwater goods will be high quality cast aluminium by Alumasc or similar in a painted finish.

The external terrace surface would be a natural stone paving to complement the proposed landscaping No.28 Redington Road garden. The joints and sub-base build-up would be permeable to allow water to permeate the ground below. The dual fuel burning stoves located in the pavilion would be 'DEFRA-approved', and would require a flue outlet of approximately 150mm thickness with a height of 600mm above the mono pitched roof. The finish of the flue would be clay, in keeping with the chimney pots of the main house.

3.3 Amount

Proposed Gross Internal Floor Area of the proposed pavilion is as follows,

Pavilion: 38sqm

Proposed Floor Area of the proposed pergola and terrace are as follows,

Pergola: 19sqm

Terrace: 35sqm

4.0 Impact of Proposals.

4.1 Heritage Asset Impact Assessment

The heritage asset in question here is the Redington and Frognal Conservation Area, therefore this impact assessment needs to be read in conjunction with section 2.2 (Conservation Area) of this document.

In terms of its contribution to the Redington and Frognal Conservation Area, No.28 Redington Road makes a certain contribution as a decent Edwardian design, consistent in style and materials with other buildings in this area. Its situation behind mature trees makes it rather concealed to the gaze of the passer-by. The Planning Inspector, in 2017, regarded the house as having 'heritage interest and as a result contributes positively to the character and appearance of the CA.

The design for the pavilion and pergola have been carefully prepared to respect the positive aspects of the house and rear garden to uphold its contribution to the character and appearance of the Conservation Area.

This section will advance the grounds of significance which gives the Redington and Frognal Conservation Area its special character, and indicate how the proposals respond favourably to them. The section below responds to documents: Redington and Frognal Conservation Area Statement and Redington Frognal Neighbourhood Plan.

Frogna Conservation Area Statement

- 'The rear gardens, many of which are sizeable, make a contribution of their own to the area's verdant quality'. Response: this will not be affected by the proposals as we will not damage or remove any of the healthy, mature trees within the curtilage of the property.
- 'Of great significance to the area's character are its contours and slopes'. Response: these are not affected by the proposals. We have adopted a sensitive approach to integrating the stepped design to work with minimal alterations to the site topography.
- 'An area containing some of the larger and more generously spaced houses in the Conservation Area set in a mature landscape'. Response: this is unaltered by the proposals.
- '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'. These styles and materials will continue to be presented by No.28 Redington Road to the street scene. The proposals to rear garden will not be visible from the street.

Redington Frogna Neighbourhood Plan - SD5 Dwellings: Extensions and Garden Development

Extensions to existing buildings, including outbuildings and swimming pools, should be designed to complement the character of the original building and context. This includes the consideration of all of the following, as appropriate:

- 1. Use either matching materials and roof-form of the existing building, including use of authentic traditional materials, or using contrasting materials, forms and construction, where this would help to maintain the original composition of the building. Response: Under these proposals we propose a matching palette of traditional materials our proposal establishes a clear relationship with the main house of No.28 Redington Road.
- 2. The massing, scale and set-back of the extension should ensure that it is subordinate to the main building. Response: The proposal is discreetly located on the north eastern boundary with Oakhill House and is subordinate to the single family residence of No.28 Redington Road (Class C3).
- 3. Extension into garden space, including outbuildings, should involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site. Response: The mature trees within the application site and within adjacent gardens are a significant and valued feature of the conservation area. The proposals involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site. The limited combined footprint of the pavilion and pergola structures and the associated external terrace would occupy just 7% out of a total garden area of No.28 Redington Road.
- 7. Hedges (front, side and rear) and front boundary walls, which contribute to the character and appearance of the Conservation Area, should be retained. Response: this is unaltered by the proposals.

In our judgment, therefore, the proposals will not harm the character or appearance of the Conservation Area.

4.2 Scale & Mass

Careful consideration has been paid to ensure minimum impact on the immediate and surrounding context. In utilising the existing sloping site terrain our proposal is discreetly located on the north-eastern boundary with Kebony House and Oakhill House.

The proposed location has been selected because it offers a high level of privacy and visual seclusion from the neighbouring residential properties of Redington Gardens, Kebony House and Oak Hill House.

The pergola is located on the north-western boundary with No.3 Redington Gardens. The nature of sloping and wooded ground beyond the site boundary will mean that visually, the pergola is obscured from overlooking.

4.3 Access & Waste

The street access to then plot will remain as existing.

The access to the pavilion and pergola will be via the terrace area which is stepped across the site taking into account the existing sloping terrain.

Refuse and recycling storage will be provided at the existing basement entrance level of No.28 Redington Road in accordance with consented application: 2019/6407/P.

4.4 Landscaping

The large deciduous trees at the front of the house will not be affected by the proposals.

The Arboricultural Report that accompanies this application describes the proposed methodology for the protection and management of all the trees in the plot.

As previously mentioned, the proposal requires the removal of an existing dead horse chestnut tree to the boundary with No.3 Redington Gardens and a number of tree stumps and non-protected trees, considered to be of low value.

Hard and soft landscaping for the wider garden of No.28 Redington Road remains subject to discharge of planning conditions 10 and 11 under planning application: 2019/6407/P. The design of which will be finalised in the coming months.

4.5 Transport

There will be no change to the parking arrangements. A new bicycle storage area will be provided. Public transport will be unaffected by the proposals.

4.6 Sustainability

The proposed development aims to incorporate the use of renewables as part of the building services and to meet as high as possible current energy and sustainability standards.

Where appropriate, the proposed building fabric will meet the highest thermal performance standards. This will include the use of high performance insulation installed in the external envelope of the pavilion. All pavilion windows and doors will be thermally-broken double glazed units.

Key sustainable design considerations also include:

- Maximising the controlled use of passive solar energy in the layout and orientation of buildings and design of windows;
- Maximising the use of passive ventilation;

- Increasing air tightness in the building envelope;
- Making appropriate use of thermal mass and insulation; and
- Installing energy-efficient lighting;
- Specification of sustainable materials with a low life cycle;

4.7 Ecology

A bat survey was undertaken in support of the consented application: 2019/6407/P. The Survey identified bat roosts at the site, which are suspected to be summer day roosts used by a small number of bats. As the roosts are located in areas that will be directly disturbed by the proposed works under consented application: 2019/6407/P, the Bat Report recommends a number of measures to mitigate impacts on the bat population including:

- Erection of temporary alternative roosting space in bat boxes hung from nearby trees;
- Carefully timed works to avoid disturbance during the most sensitive periods;
- Careful removal of roosting features overseen by a licensed ecologist, with movement of any bats encountered into boxes;
- Supervision and monitoring visits by a licensed bat ecologist during further key stages of work after the removal of the roosting features; and
- Provision of compensatory roosting space in the new development for an areas disturbed/lost.

All of the above recommendations have been implemented following to coincide with construction works to the main house at No. 28 Redington Road and will be adopted during the works related to the pavilion and pergola.

5.0 Conclusion

The proposed pavilion would provide incidental domestic facilities for the family of No.28 Redington Road. The use of the pavilion and pergola would not harm the living conditions of adjoining residents, and no conflict would arise with Local Plan Policy A1.

Subject to the use of appropriate structural foundation practices, the construction of the pavilion and pergola would not harm the health of important trees in the vicinity. The proposals would therefore preserve the character and appearance of the application property and this part of the Hampstead Conservation Area, and compliance is achieved with Local Plan Policies D1 and D2.

The proposals have been designed not to have a detrimental impact upon the amenity of the surrounding outbuildings, nor to have adverse effects upon the structural integrity of them, or the building itself. It will not detrimentally effect the character or appearance of the Conservation Area within which the property resides and the parking configuration will not be altered by the proposal.

In summary, for the reasons set out in this document, we consider the proposed works to be complementary in their use, form, materials and detailed design to the character and appearance of the Conservation Area, the principal consideration in this case. These carry great weight in determining the balance as to whether the proposals preserve or enhance the character or appearance of the Conservation Area. In our view, they do.

We believe that these proposals for the rear garden are designed with sensitivity, respecting the character and wider context of the house, and maintaining its

sheltered domestic character. We do not consider any element of the proposals to cause harm to the Conservation Area.

Accordingly, in our opinion the proposals meet the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the requirements of Redington Frogna! Neighbourhood Plan (4.9 & 4.10) development plan policies and other material considerations as set out in this document. The proposals are beneficial in heritage terms, and we are therefore of the view that consent should be granted for this application as soon as is reasonably practicable.

The applicant looks forward to early dialogue with the case officer, and to the favourable determination of this planning application.



Photo 1: South-East View - towards the main house,
Historic photo of shed prior to destruction



Photo 2: North-West View - towards the proposed site,
Photo of current site condition



Photo 3: North-West View - towards the proposed site, Photo of current site condition. Note the existing inspection chamber to be used for pavilion below ground drainage



Photo 4: North-East View - of boundary fence and outbuildings to Kebony House



Photo 5: North-West View - boundary with No.3 Redington Gardens, Photo of dead horse chestnut tree and holly bush (beyond) to be removed



Photo 6: View North-West - boundary with Oak Hill Lodge,