

DESIGN & ACCESS STATEMENT

61 REDINGTON ROAD
CAMDEN, LONDON, NW7 7RP
MAY 2022



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1- INTRODUCTION

This application statement has been prepared by GRIGGS Bespoke, to support the submission for a high quality residential development. This document sets out the merits and acceptability of the proposal in the context of National Planning policies and the development plan for Camden.

GRIGGS are also a multi award winning developer who, in 2021, won several UK Property awards, including 'Best Residential Development'. They offer a product mix that appeals to all levels of the private sales market, from first time buyer home to luxury £1m+ properties. This will satisfy the latent demand across all demographics, shaping the development into a vibrant and mixed community from the outset.

DESIGN TEAM

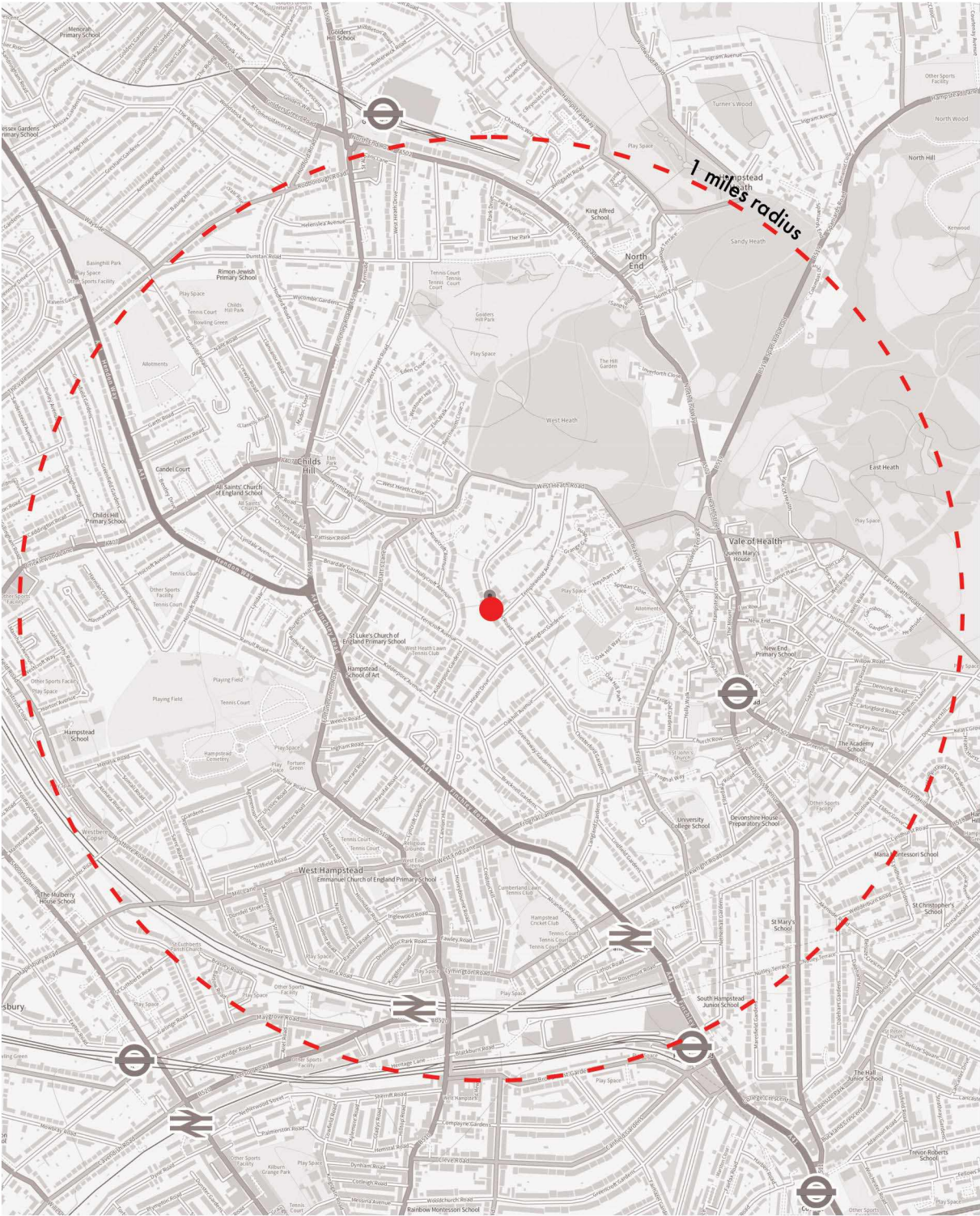
Architects	Maples Design
Planning Consultant	HGH Consulting
Developer	GRIGGS
Heritage Consultant	Heritage Information
Interior Designer	Studio Duggan
Arboricultural Consultant	Landmark Trees
Flood Risk Assessment and Drainage	Water Environment
Structural Engineers	
Basement Impact Assessment	Ground and Water & Vincent and Rymill
Construction Management	EAS
Ecological	Ecology Solutions
Air Quality	Eight Associates
Noise Impact Assessment	Noise Solutions
Sustainability and Energy	Love Design Studio
Daylight and Sunlight Assessments	Love Design Studio



2- SITE LOCATION & CONTEXT

This application relates to a four-storey detached property built in the Edwardian era, including a basement, ground floor, first floor and top floor built into the pitched roof, located on the west side of Redington Road. The existing property contains 3 self-contained flats. The building is neither statutorily listed nor locally listed. The area is predominantly residential in character.

61 Redington Road is located in the London Borough of Camden and is situated within the Redington/Frognaal Conservation Area. The site is in close proximity to several underground and railway stations and is within 15 minutes walking distance from Hampstead and Golders Green underground stations. There are numerous bus services in close proximity to the site. Golders Hill Park and Hampstead Heath are within 15 mins walking distance.



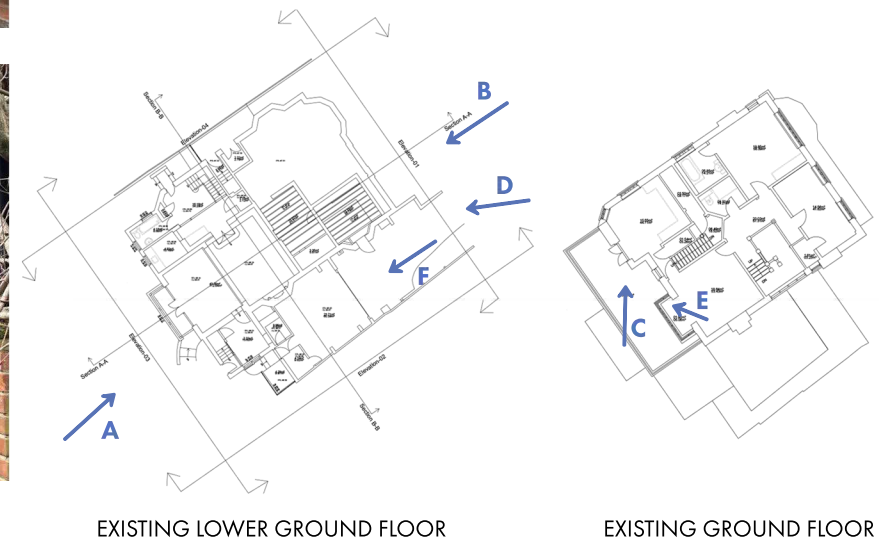
3- SITE DESCRIPTION

The site slopes down towards the middle of the building, allowing the formation of external lightwells concealed from public view to improve the daylight provision to the lower ground floor in addition to the existing windows at the side of the building.

The front facade consists of dark red brickwork, single glazed casement windows including a single storey bay window at one side and a double story bay window on the other side. Flat 2 has an existing rear terrace.

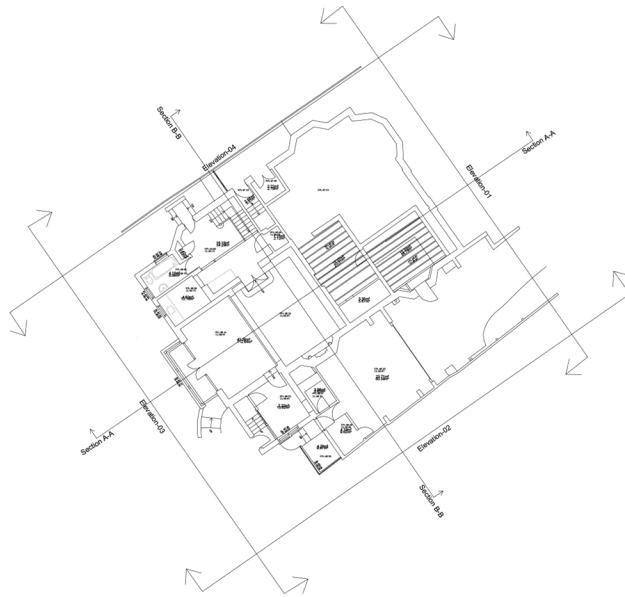
The building has vehicle parking space to the front drive way for informally parked cars and a sloped driveway to the garage along the southern side which is owned by Flat 1. There is a large garden to the rear of the property. The north side elevation of the building's pathway connects the front and the rear garden. The foliage to both front and rear gardens is dense but of ornamental species. The substantial rear garden is private and accessible by the flat owners.

A detailed description and the history of the site has been provided by the heritage consultant, Heritage Information Limited, in their separate Heritage Statement and this application should be read together with that report.

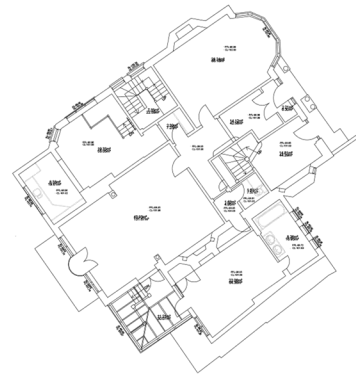


3- SITE DESCRIPTION

Existing plans and elevations



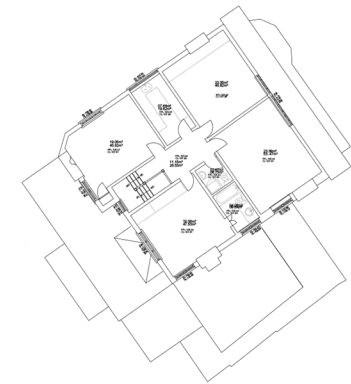
LOWER GROUND FLOOR



GROUND FLOOR



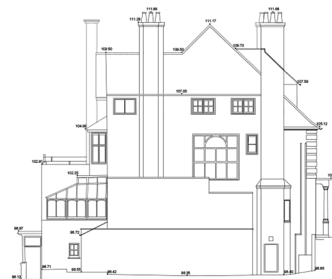
FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

4- DESIGN: USE, AMOUNT & ACCESS

USE

- The dwelling house comprises of four storeys and its lawful use is residential. The proposal is for a family dwelling and a one-bedroom flat at lower ground floor.

AMOUNT

The amount of development proposed is shown on the submitted drawings which accords with planning policy. This involves:

- Internal layout rearrangement of both dwellings.
- Refurbishing the raised the second floor to ceiling height.
- Demolition of the rear conservatory and erection of a new rear extension.
- Increasing the floor to ceiling height by lowering the floor of the lower ground.
- Forming open lightwells to front elevation with new retaining wall and metal railing.
- Private amenity space will be provided as per the submitted plans.
- Main part of rear garden will serve the family dwelling and lower ground floor served by lightwells and dedicated area along the eastern boundary of the rear garden.

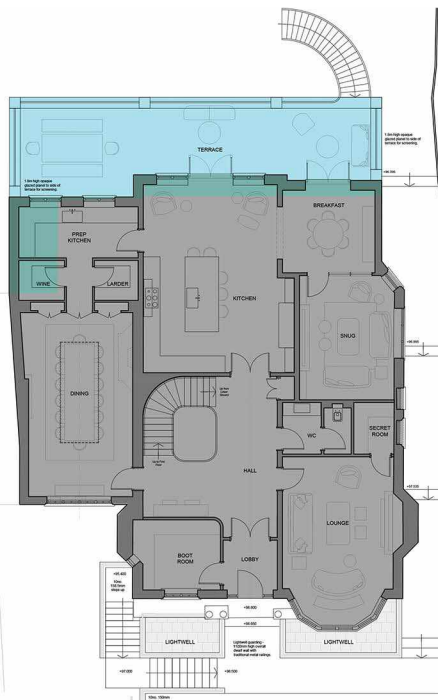
ACCESS

- The main front access to the dwelling remains the same as existing, and the entrance to the lower ground floor residential use is located on the lower ground floor which is south of the building.
- No changes are proposed as part of this application to the access to the front driveway and to the existing car parking arrangements on the front driveway.
- Private and clear access to the rear garden of the lower ground floor residential use is provided via the side pathway and steps.
- The bins are presently located at the front garden which provides easy access for the occupants and for collection.

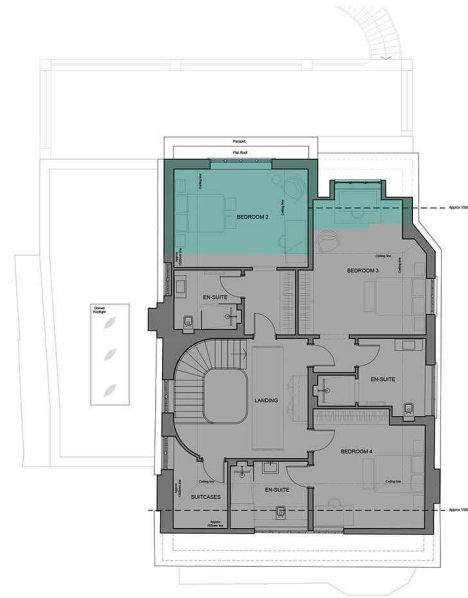


5- DESIGN: LAYOUT

- The site slopes down towards the middle of the building, allowing the formation of external light-wells concealed from public view to improve the daylight provision to the lower ground floor in addition to the existing windows at the side of the building.
- The proposal demonstrates a clear understanding of the client's priorities and requirements.
- The main dwelling was to create a habitable family home which would include a rear and front extension, basement extension and improved the rear patio area. Within this we have proposed 5 bedrooms and en-suites, gym, games room, utility/ storage, snug, kitchen, dining rooms and lounge.
- On the main dwelling there is opaque screens at either side of the ground floor terrace for privacy for both residents and neighbours.
- The proposed lower ground floor residential use is 54m², allowing for a comfortable 1 bed 2 person flat with private amenity.



GROUND FLOOR



SECOND FLOOR



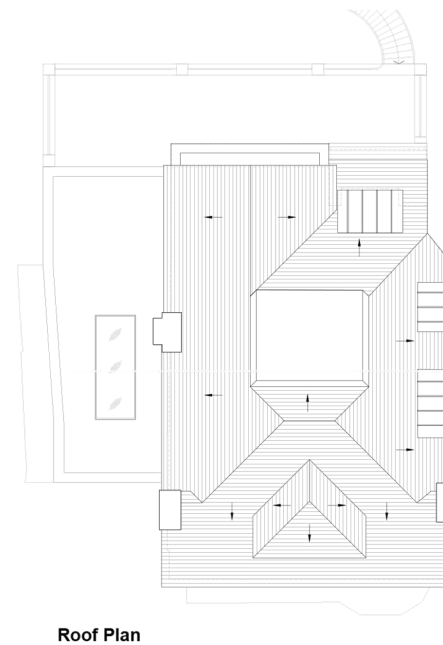
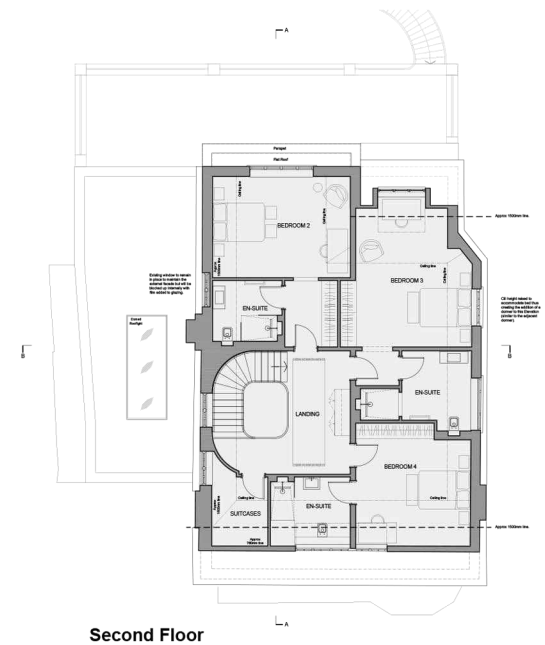
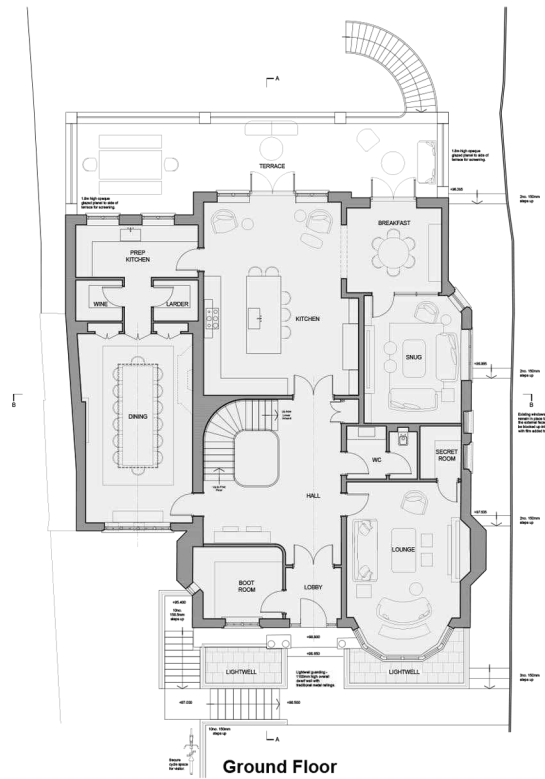
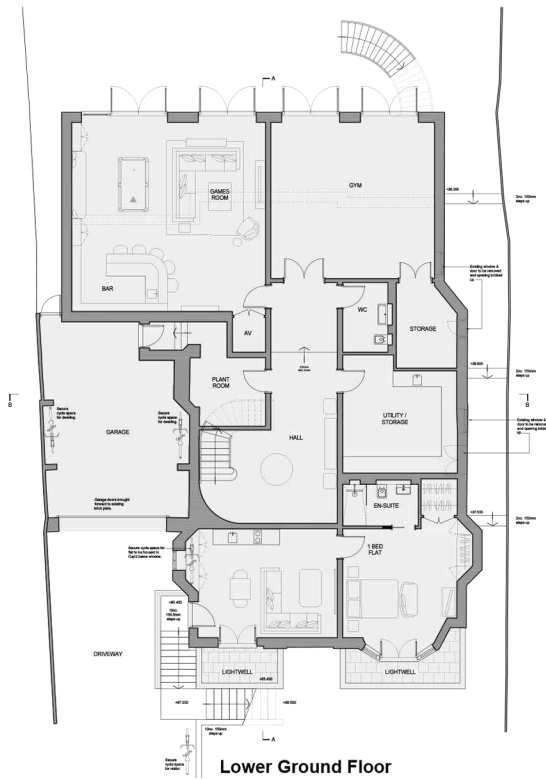
LOWER GROUND FLOOR



FIRST FLOOR

- Proposed light well and terrace
- Proposed residential use
- Proposed extension
- Existing footprint

5- DESIGN: LAYOUT



5- DESIGN: LAYOUT

BIN STORE

- The proposed location for bin collection and storage is to the front garden which is easily accessed by occupants and for collection.
- Landscaping opportunities are located on either side of the store to allow for screening and reduce impact to the street scene.
- The new bin store enclosure will house the following:

Dwelling:

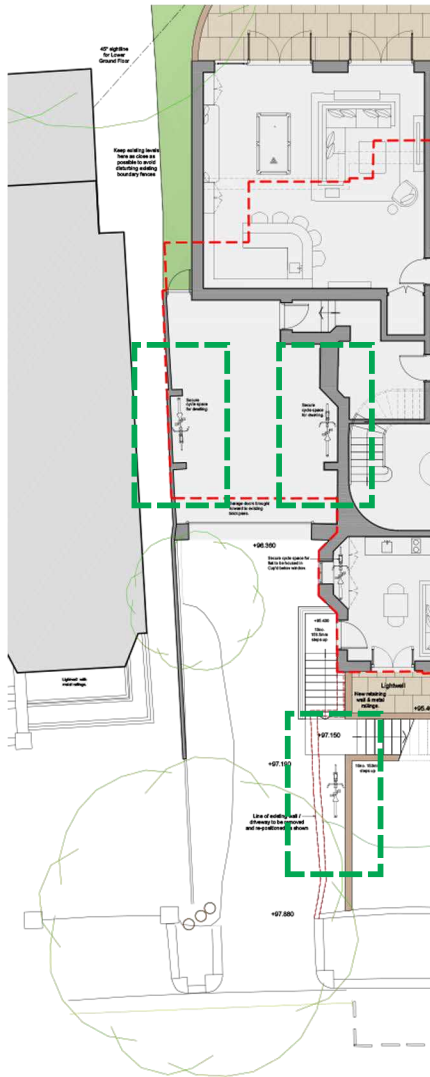
- 240L General waste bin
- 240L Garden waste bin
- 240L Food & Recycling waste bin

Lower Ground Floor Resi:

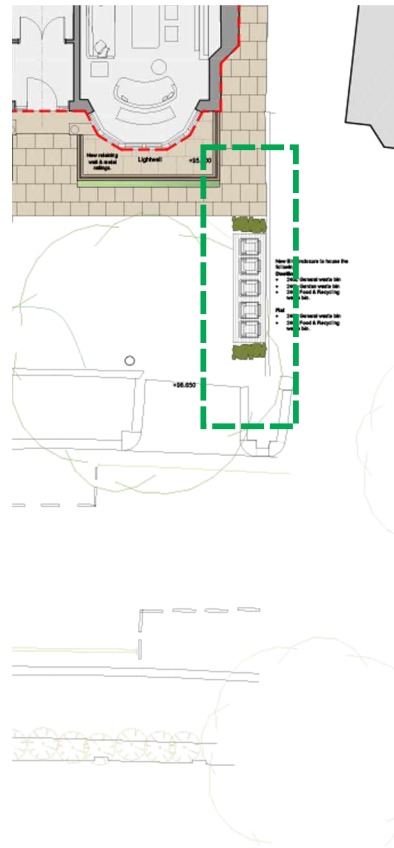
- 240L General waste bin
- 240L Food & Recycling waste bin

CYCLE STORE

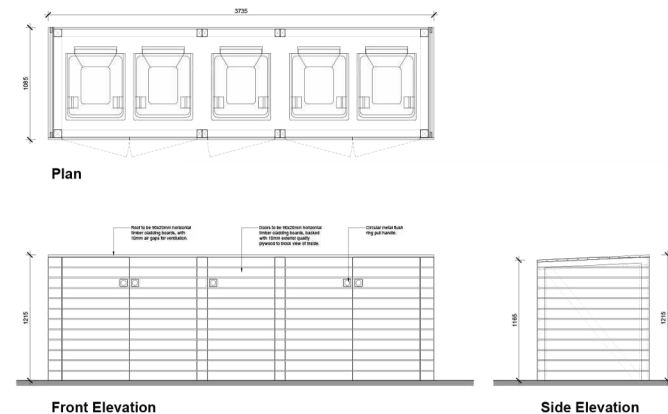
- There is a secure visitor's cycle space located on the side of the new retaining wall on the driveway, and there are additional spaces within the garage for the dwelling.
- The lower ground floor flat has its cycle store in with a purposely built cupboard within the living area.



EXTRACT FROM LOWER GROUND FLOOR
SITE PLAN



EXTRACT FROM GROUND FLOOR
SITE PLAN



EXTRACT FROM THE PROPOSED BIN ENCLOSURE

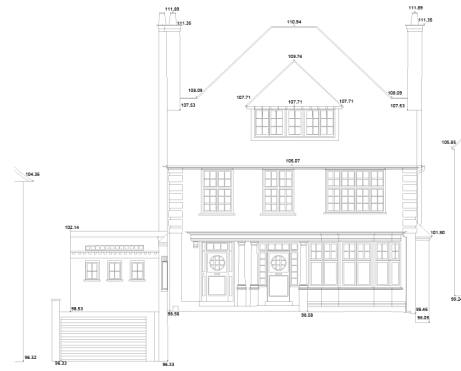
6- DESIGN: SCALE & APPEARANCE

The architectural language of the proposed rear extension is in keeping with the architectural style of the existing building.

The characteristics of the building will be either retained or enhanced by replicating existing detailing and the rhythm and symmetry expected of a building of this period.



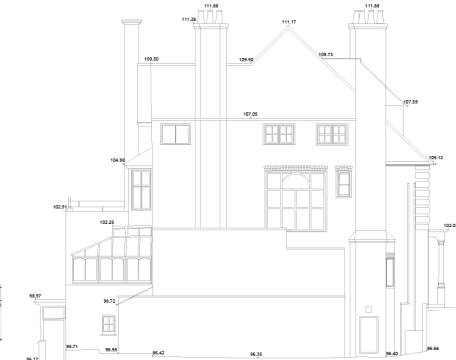
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



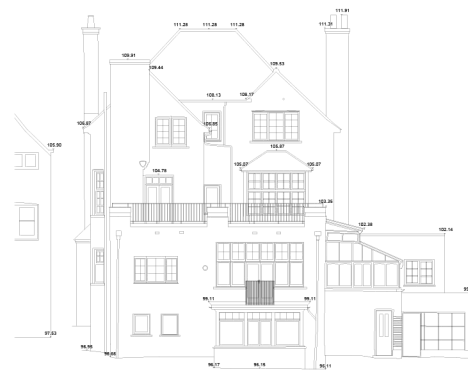
PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION



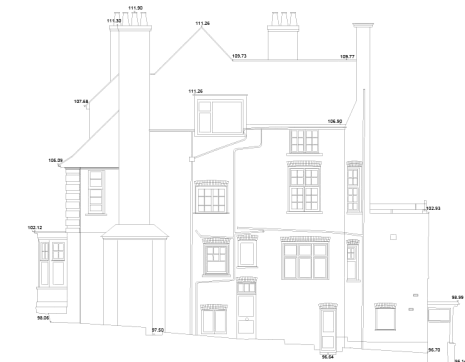
PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION



PROPOSED FLANK ELEVATION



EXISTING FLANK ELEVATION



PROPOSED FRONT ELEVATION (THROUGH LIGHTWELLS)



PROPOSED FRONT ELEVATION (THROUGH NEW STAIRS)



PROPOSED FLANK ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED STREET SCENE



7- DESIGN: MATERIALS

- The proposed alterations integrate well within the context of the existing building with regards to scale and use of materials. A palette of materials has been selected in keeping with the existing form and wider context of the conservation area.
- All new brickwork proposed for rear extension and basement to the front is to be of matching traditional red brick, with traditional plain clay tiles to also match existing.
- All stonework: patio stone pavers, pier caps and coping stones are to be coordinated.
- All new windows are to be double glazed conservation area approved grey timber windows to be detailed to match existing windows and street scene.
- Garage and front door to be black and timber.
- The pitched roofing of the proposed rear extension is to match the existing roof tiles.

8- DESIGN: LANDSCAPE

- The large deciduous trees at the front of the house will not be affected by the proposals.
- The existing wall to the driveway is proposed as removed and re-positioned as shown on the proposed site plan. New retaining walls and metal railings are also proposed in keeping with the existing style.
- Proposed patio area to the rear is to match the existing style.
- Private amenity to Flat 1 on lower ground floor is within the lightwell and the garden area which is paved.
- The plant room that houses the heat pump unit is located at the end of the garden.
- Attenuation enclosure for Air Source Heat Pumps is located at the end of the garden. Please refer to the accompanying 'Noise Assessment' prepared by Noise Solutions Ltd for further details.



9- CONCLUSION

The proposal does not affect the underlying character of the building and its impact upon the wider conservation area. The alterations externally serve to enhance the existing features of the building.

The proposals as a whole will result in a refurbished and extended residential uses, meeting the needs of the occupiers, and will preserve and enhance the conservation area to which the building makes a positive contribution.





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