

56 Gayton Road

Heritage, Design and Access Statement

OCTOBER 2023

FIFE · STUDIO
ARCHITECTURE + DESIGN

1.0 INTRODUCTION

This statement has been written on behalf of the applicant to support a planning application for proposed alterations to the property at 56 Gayton Road.

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

1. Existing Drawings

- 001_Location Plan
- 010_Existing Plans
- 020_Existing Elevations
- 030_Existing Section

2. Proposed Drawings

- 100B_Proposed Plans
- 200B_Proposed Elevations
- 300A_Proposed Section

2.0 SITE DESCRIPTION

2.1 Introduction

The property is a 5 storey building forming part of a terrace of predominantly residential properties within Hampstead Conservation Area. It is not listed. The building comprises 2 no. units, a lower ground flat accessed by way of the front lightwell, and an upper floor flat, accessed separately through the main entrance door. The existing house has a three storey outrigger to the rear elevation.

The rear elevation of the terrace has considerable variation (see Fig 1.0) where extensions to existing outriggers and lower ground floor rear extension can be noticed.

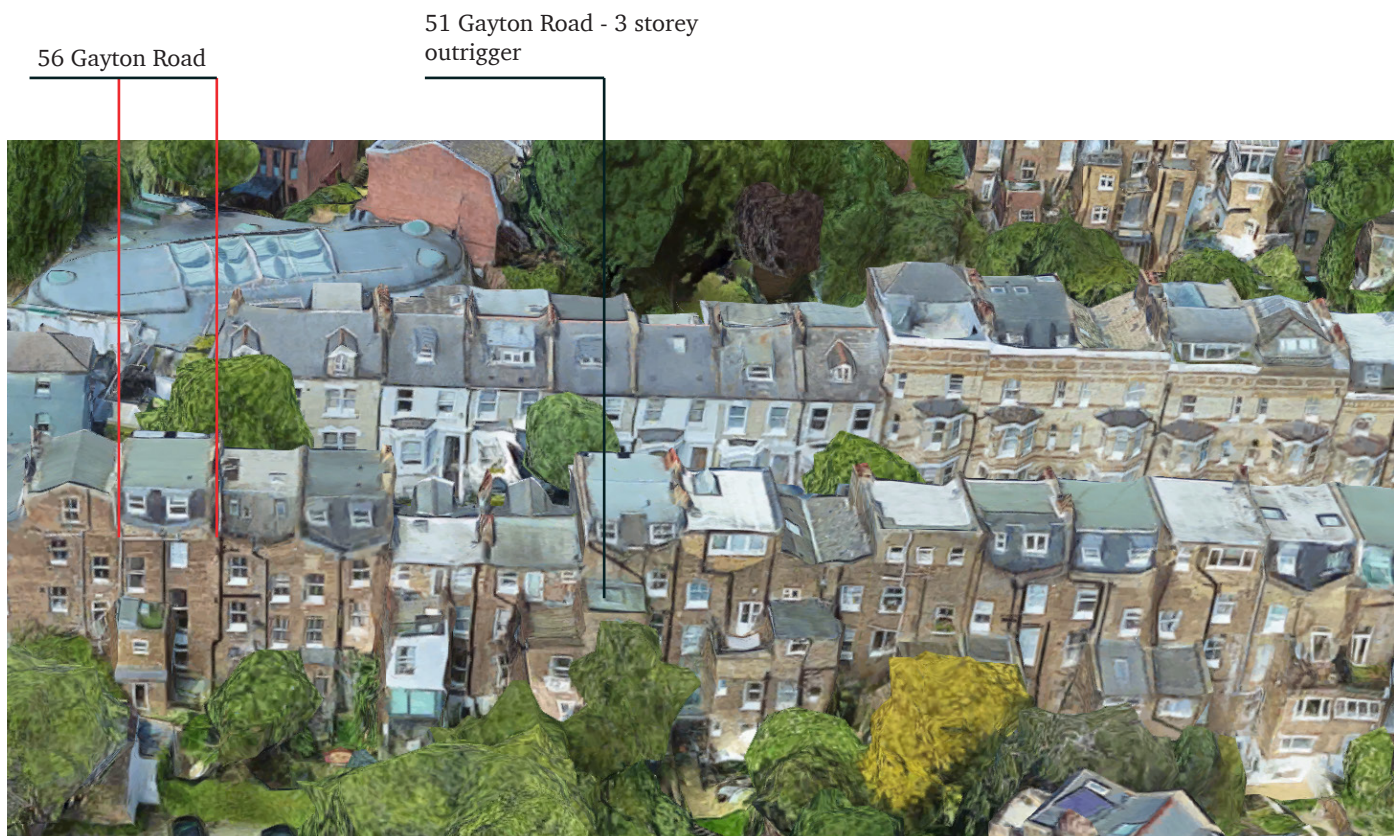


Fig 1.0 - Aerial Map of rear elevations of Gayton Road

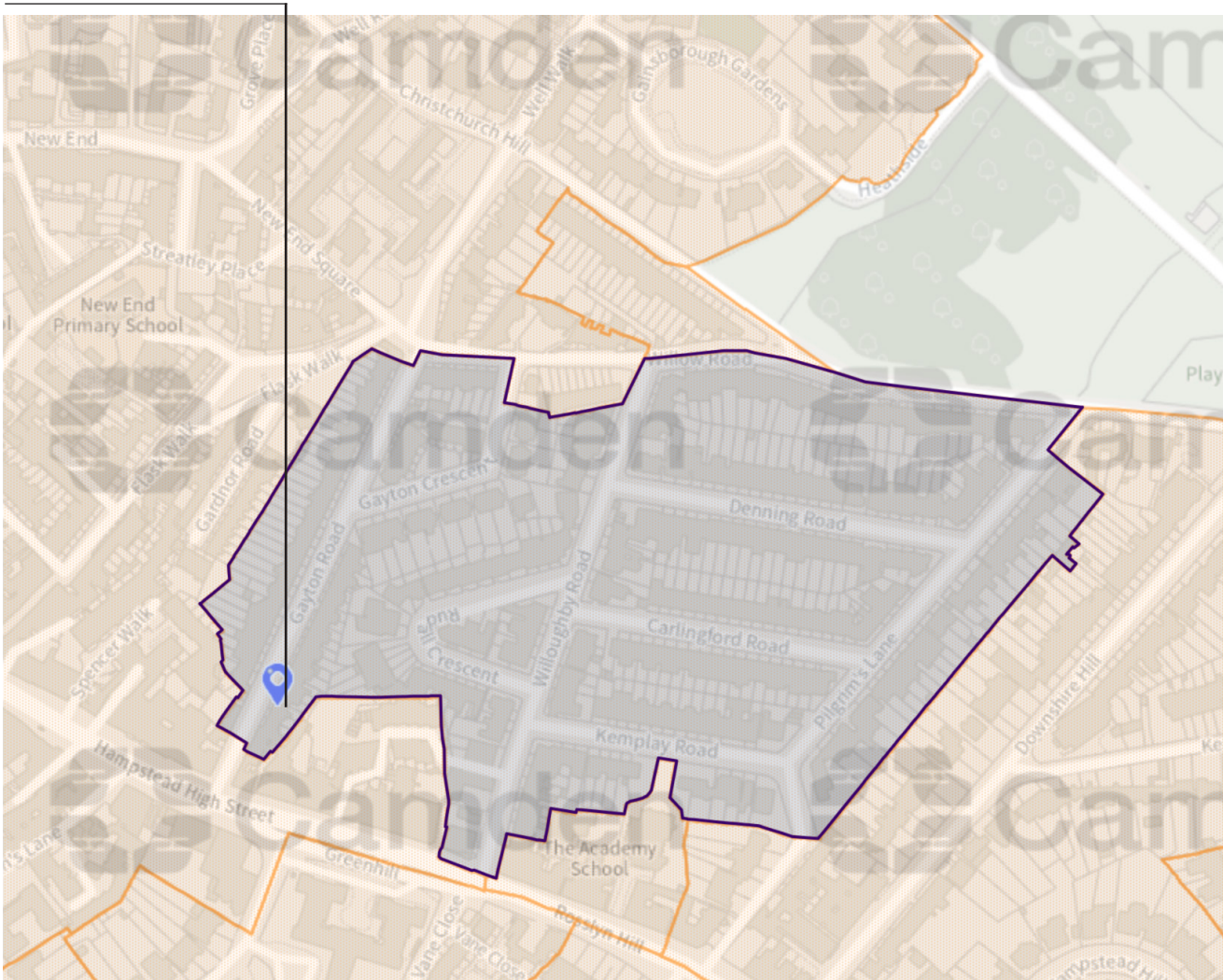


Fig 2.0 - Hampstead Conservation Area

3.0 PROPOSED DEVELOPMENT

3.1 Proposal

The proposal seeks to:

- Convert the existing use of the property as two self-contained flats (1 x 1-bed unit at lower ground and 4-bed masonette at ground, first, second and third floor level) into a single family dwelling.

This amalgamation of two flats will mean the loss of one residential unit, however, it will mean the creation of a 4-bed house to suit the family who own the property. The amalgamation would be relatively straight forward, involving the addition of an internal partition and staircase at lower ground floor level. It would result in restoring the original use of the building as a single dwellinghouse.

- Lower the lower ground floor level at the front of the house to match the existing level at the rear of the property.

This is to maintain a useable ceiling height at lower ground floor level. The existing kitchen floor level is currently 415mm below the level at the front of the house. The proposal seeks to rationalise these level differences and create a more usable space on this level.

- Alteration to windows at upper ground and first floor on the rear elevation; to re-introduce traditional sash windows to their original sizes in the place of a two-storey glazed unit, with brick infill between to match brickwork on existing building. This facilitates the infilling of the floor void at first floor (and additional 10m² of internal floor space).

This is to enable the re-introduction of a floor where a void has been created at first floor, and create space for an additional bedroom. As noted in the pre-app feedback, this proposal would re-create the original appearance of the windows and be a significant improvement to the character in the conservation area.

- Replacement infill extension within the rear lightwell at lower ground floor level and new external steps up to rear garden level. *The intention is to match the size of the existing glazed extension here of modest size, and add glazing onto the side elevation at lower ground level.*

- Replacement of window on the side elevation within the existing opening. This window will be non-opening below 1.7m and opaque. It will match the existing fenestration.

- Replacement glazed crittal style door on the rear elevation at ground floor level and addition of high level glazing at lower ground level on rear elevation.

- Replacement of external steps to front lightwell from street level and introduction of a new entrance door at lower ground level under the main entrance steps. New external access steps to front lightwell from pavement level. *The re-introduction of infilled risers (to replace the open risers currently in place) will be a positive contribution to the public view of the property from the street, matching neighbouring properties and restoring the original design of the front steps. Infilling the space under the steps will create additional usable internal space whilst having a limited visible impact on the property from the road. The new entrance door will be traditional painted timber panelled door, discreetly set back from the step edge.*

4.0 PLANNING HISTORY

2003/2067/P

Erection of a mansard roof extension to provide additional accommodation for the existing dwelling house.

Granted - October 2003

9927

The erection of a rear extension

Granted - October 1970

TP8974

Conversion of 56 Gayton Road into one self-contained basement flat and one self contained maisonette.

Granted - May 1970

8492

Conversion of 56 Gayton Road into 1 flat and 1 maisonette and the erection of a rear extension

Refused - Feb 1970

5.0 PRE-APPLICATION ADVICE

Pre Planning advice was sought and feedback was received (2023/2493/PRE) from Charlotte Meynell at Camden Planning Department. The advice and the subsequent changes to the design are shown on the table below (FIG 3.0)

Pre App Advice		
Proposal	Pre-App Feedback	Design Team Response for new application as submitted
Amalgamation of units	This would result in only loss of one unit and would revert property back to its original use as a single dwellinghouse. The proposal would not be contrary to policy H3. It is considered acceptable.	
Replacement of the single storey rear infill extension at lower ground floor	It is considered a lightweight addition and would allow the original layout to remain legible. It is considered acceptable.	
Replacement of rear window with sashes to match existing windows.	The replacement of the rear windows with new timber sash windows to match the original windows is welcomed. This is considered an improvement on the existing condition.	
Erection of new extension to the outrigger	Where outriggers existing on this terrace, they appear to be no more than 1-2 storeys. The addition here would be overbearing	This element has been removed from this application.
	In terms of amenity impacts, the extension would not impact the neighbouring property loss of light, outlook or privacy.	
Lowering level of lower ground floor	A screening stage BIA is required to support the application.	A screening stage BIA has been submitted with this application.

Fig 3.0 - Pre-App feedback table

In further email conversation with the planning officer, it was noted that the excavation limit for requiring a BIA is 0.5m and over. This proposal is for lowering the lower ground level by 0.415m (to meet the level of the floor at the rear section of the house), therefore outside of these parameters. However, it was advised that a basic screening stage BIA would be advisable in this case, as the excavation was close to the limit and with potential constraints on site. This has now been provided and accompanies this application.

6.0 PLANNING CONSIDERATIONS

Camden Local Plan (2017)

A5 - Basements

The proposal seeks to lower the front section of the lower ground floor level by 415mm. This will then align with the existing level of the kitchen at this level and rationalise the layout to be used with an open plan arrangement suitable for modern living.

This proposed lowering of the floor will meet the policy requirements of A5 by:

- (a) Not comprising more than one storey
- (b) not being built under an existing basement
- (c) does not extend under the garden of the property
- (d) not exceeding 1.5 times the footprint of the host building in area
- (e) will not propose to lose any amenity space or garden space

The proposal will not cause harm to:

- (a) neighbouring properties or the structural, ground or water conditions of the area - the Structural Engineer's report accompanying this application will demonstrate that the construction of the lowered level will not adversely affect neighbouring properties or surrounding ground conditions.
- (b) the character and amenity of the area, the architectural character of the building and the property as a heritage asset will not be affected by this lowering of the floor level; it is confined to the lower ground floor, and is a relatively minimal visual change - therefore not easily visible at street level.

Camden Planning Guidance

Basements CPG (2021)

The proposal meets the requirements of this guidance; it will not have an adverse impact on neighbouring properties, the structural, ground and water conditions of the area. By virtue of its location, it will have minimal impact, and will be subordinate to the existing host building.

The existing points of access at front and rear of the house is proposed to remain the same, though the front lightwell floor level is proposed to lower and access here has a new door position. The rear garden access from ground floor is the same and a new garden access from lower ground floor has been created, with the amalgamation of the upper and lower units.

7.0 HERITAGE

The proposal conserves the appearance of the property within the Conservation Area and incorporates alterations to improve the appearance by replacing the long modern window on the rear elevation that was a later addition to the house, with two double glazed painted timber sash windows to closely replicate the original appearance as well as matching the neighbouring properties. The replacement extension at lower ground floor level will make an improvement on the extension currently in place, and will not be visible from surrounding neighbours or the public realm due to its position.

8.0 TRANSPORT

There will be no changes to the parking arrangements as a result of the proposal.

9.0 USE

The proposal seeks to change the current use as 2 separate units into a single family dwelling.

10.0 ACCESS

Direct access to the property from Gayton Road will not be affected.

11.0 SUMMARY

The single storey rear extension has been designed in line with Camden planning guidance. The proposal has minimal visual impact on the surrounding neighbours and from the street. Where larger external alterations are proposed, they will positively contribute to the appearance of the building in the conservation area. The lowering of the lower ground floor is proportional to the size of the building and will allow for rationalising the layout with usable head height. A screening stage BIA has been submitted in line with the pre-app advice.

With these points in mind, it is considered the development should be acceptable for planning permission to be granted.

12.0 EXISTING PHOTOS



Fig 4.0 - Front Elevation



Fig 5.0 - Front Entrance steps

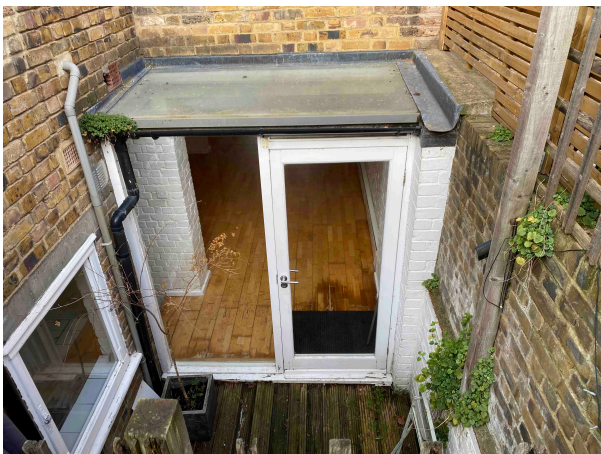


Fig 6.0 - Rear Lightwell existing extension



Fig 7.0 - Rear Elevation