

DESIGN + ACCESS STATEMENT

11 Gayton Road
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Applicant

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Agent

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INTRODUCTION

This design and access statement has been prepared in support of a planning application for the proposed works to no. 11 Gayton Road.

11 Gayton Road is a single dwelling house and this application does not alter this situation. The main changes this proposal seeks permission for - single storey rear extension to the property at lower ground floor level, creating an enclosed winter garden terrace at rear ground floor level, a glazed oriel window at rear third floor level, alterations to the window openings in the existing mansard roof at the front of the property and replace the existing metal bar gated door at the front lower ground floor lightwell with a solid entrance door.

This Design and Access Statement should be read in conjunction with the enclosed drawings and not be read independently from these drawings.

SITE + LOCAL CONTEXT

Gayton Road is located within Hampstead, London and is on a residential street. The greater part of the street was constructed during the 1870s.

Gayton Road is accessed from the South on Hampstead High Street, and from the North on Willow Road.

11 Gayton Road is on the north side of the street. It is part of a terrace row comprising of properties of varying heights and facade details. No 11, alongside the adjoining terraced properties on either side, have five storeys - lower ground floor, ground floor, first floor, second floor and third floor.

The building is currently not listed or not locally listed. It is located within the Hampstead Road Conservation Area.

“Gayton Road falls gently from the High Street to Well Walk and has an unusually long terrace for the Conservation Area. The terrace (Nos.9-36 cons) on the north-west side is three storeys with semi-basements in gault brick, although some have been painted. They have a canted bay on three floors and decorative brickwork stringcourses and cornices. Nos.3-8 (cons.) at the Heath Street end is two storey with semi-basements. No.3 has a garage built onto the front garden that detracts from the townscape. The southeast side is three storey but with some variation in the detail. Low brick walls with piers form the boundary and some have cast iron railings and gates. About half of the properties have roof extensions and these have had a considerable impact on the road. Some of those extensions were built in the 1970s and 80s and would no longer be acceptable because of their design, bulk and materials. The 1960s group at Nos.17-23 Gayton Crescent and Nos.36a -38a Gayton Road (by Ted Levy, Benjamin & Partners), on the other hand, are more successful because the scale established by their windows and staggered plan harmonises with their neighbours.”

Extract taken from the Hampstead Road Conservation Area Statement.



MAIN PROPOSAL

Single Storey Rear Extension Proposal

The main proposal involves a single storey rear extension to the lower ground floor of the property. The extension extends 2.5m into the garden and is the width of the main house. This depth of extension has been chosen to align with the existing retaining walls to either side boundary and to minimise any excavation into the existing rear garden.

The extension is intended to remain subservient to the existing host building, yet retaining its own contemporary quality and character.

The extension would be sensitive to the proportions of the host building and neighbouring properties. The roof is a pitched design, being 4.2m against the main wall of the existing house and 3.1m to the eaves on the front elevation. There is an existing brick boundary wall to the south boundary with no. 9 Gayton Road and the extension is not higher than this existing wall. On the north boundary with no. 13 Gayton Road, there is an existing brick boundary wall with a timber fence on top of the wall. The pitched roof of the extension only partially extends above the height of the timber fence height.

We intend to lower the floor level by 0.36m (360mm) in the rear area of the extension (18sqm), to improve the floor to ceiling height. Currently the floor to ceiling height in the lower ground floor is 2.35m.

As the extension is north west facing, introducing rooflights will increase the natural light throughout the year, whilst not posing an issue with over heating from too much direct sunlight during the summer months. Two pitched rooflights which abut against the existing walls of the main house are to be installed within the metal roof of the extension.

Due to the extension spanning the width of the property, minimal external walls will be visible. Full height sliding glazed doors will be installed to the rear of the extension. The nib walls and the new boundary walls will be constructed using a lightwhite coloured brick, to contrast against the grey zinc metal roof and the existing London Stock brick to the main property.

The extension will not be able to be seen from the front of the property or the street.

The proposed extension to No. 11 is modest in term of size and scale compared to some of the neighbouring extensions and will therefore not adversely affect the character of the original building or the street in which it sits.





Existing rear elevation



Proposal rear elevation

Ground Floor Rear Enclosed Terrace / Winter Garden

At the rear of the property at Ground Floor level, our proposal includes introducing a rear enclosed terrace, inline with the existing (outrigger) extent of the original property. It does not protrude further than the existing building. This terrace is intended to be enclosed, with a solid metal roof at Ground Floor ceiling height and glazed walls to the rear and side. The glazed window facing the boundary will be obscured glazing. The glazing to the rear will be clear, with openable windows.

As the massing will be in line with the existing building.

The height of the roof will match the roof height of the neighbouring extension.

Second Floor Rear Oriel Window

There is an existing small outrigger the the rear of the property which benefits the Lower Ground, Ground and First floor. This has a flat roof.

Our proposal seeks to benefit from the flat roof of the outrigger and enclosure this space with an oriel window, to provide a window seat / read nook.

Similar to the proposed enclosed terrace at Ground Floor (described in the section above), the Oriel Window will have a flat metal roof and glazed windows to the read and two sides. The glazing to the side windows will be obscure to 1.8m.



Replacing side entrance door to front lightwell at Lower Ground

There is currently a metal bar gated door under the main stairway in the Lower Ground front lightwell. This leads to an external covered lobby, with a solid entrance door leading into the Lower Ground kitchen.

Our proposal seeks to replace the metal gated doorway with a solid entrance door.

There are many examples on the street of similar arrangements.



Existing metal gated door to no. 11

Repositioning of openings within the existing Third Floor mansard roof

There is currently two windows within the front facing mansard roof.

Our proposal seeks to reposition one of the windows to allow for better internal room organisation and furniture. We also propose replacing one of the windows with a pair of french doors, to allow easier access to the front terrace for maintenance, and also to allow additional light and ventilation into the room.

There is a tall parapet wall inline with the existing front wall facade which is 1.6m from the Third Floor level. This means that the repositioned opening and increased glazing will not have any visual impact on the street, or alter any existing overlooking.



Existing windows in front mansard roof at no.11

MATERIALS

The proposed external walls of the extension is white/light coloured brick. Currently the existing wall in this location are white render and will match this currently aesthetic. The white brick will also bring lightness to the space, due to its Lower Ground position. It will also create a nice contrast with the existing London Stock brick of the main original building.

The pitched roof of the extension will be grey metal zinc finish. The roof to the enclosed terrace at ground floor and the roof to the oriel window will also be in grey metal.

The new windows to the rear of the property will be metal frame. The repositioned window and new french door to the front mansard will be timber framed.

Many precedents can be found locally of similar materiality use in refurbishment projects. We believe that the chosen materials provide a durable solution requiring little maintenance, whilst being aesthetically pleasing and complimentary to the host building.

PRECEDENTS

Many of the properties on Gayton Road and the surrounding roads have benefitted from extensions and modernisation. There is currently no uniformity to the rear extensions on Blackborough Road. The extent of extensions vary.

Below are a few examples of single storey extensions in the nearby vicinity:

- 10 Gayton Road - 2022/2850/P
Extension of existing roof with a mansard construction to replace the existing terrace with a smaller terrace and the installation of two PV cells
- 10 Gayton Road - 2007/4355/P
Erection of a rear extension at lower ground floor level with reinstatement of garden above, rear extension at upper ground floor level, and increase in the size of the boundary walls including new trellising, to provide additional accommodation for the single family dwelling house.
- 9 Gayton Road - 2019/2476/P
Replacement of front dormer window with enlarged one and replacement of all windows with double glazed timber sash windows.
- 50 Gayton Road - 2022/2116/P
Construction of a second floor rear extension on an existing outrigger extension and replacement of existing third floor rear windows with timber sash windows.
- 50 Gayton Road - 2021/5198/P
Replacement of ground floor rear/side infill extension, including installation of dark grey framed Crittal style doors and toplights with timber louvres, new metal balustrade and replacement timber doors to rear terrace, replacement of rear windows with dark grey



framed like-for-like windows, replacement of front windows with white framed like-for-like windows, new front entrance door, and alterations to lower front boundary wall with new black cast iron railings above.

- 46 Gayton Road - 2021/2220/P
Erection of a single storey rear side infill extension at lower ground floor level; alterations to rear fenestration of existing three storey closet wing; alterations to front lightwell, boundary treatment and fenestration at lower and upper ground floor levels.
- 54 Gayton Road - 2019/6123/P
Erection of rear extension at lower ground and ground floors and a part width single storey extension at first floor.

OUTLOOK + PRIVACY

The lower ground floor extension is below the existing boundary walls with the adjoining no.10 and no.12 Gayton Road and therefore does not alter the outlook and privacy.

The ground floor enclosed terrace and the second floor oriel window do not extent further than the existing original fabric of the house. The glazed windows facing towards the boundaries of no.10 and no.12 will be obscure to prevent overlooking.

The enlarged and repositioned openings to the front mansard roof are largely hidden by the existing tall parapet facade wall and therefore will not alter the outlook and privacy.

ACCESS

The property is accessed directly from Gayton Road. There are no proposed access changes as part of this application.

CONCLUSION

The work proposed at No. 11 Gayton Road will provide a beneficial increase in space and a more usable internal arrangement, in a modern, efficient and sensitive approach. The proposal has been designed to enable a high quality scheme which respects both the host and neighbouring buildings.

We therefore believe that this proposal should be written for approval, but we would welcome the opportunity to discuss any concerns.

