

39 Gayton Road
Design and Access Statement
Heritage Statement
January 2025





Existing Front Elevation - mansard roof extensions at 40 and 41 Gayton Rd visible



Existing Side Elevation and 1 Gayton Crescent (LHS of photo)



Existing party wall with 40 Gayton Rd and butterfly roof
Gayton Road



Internal damage from roof leaks

1. Introduction

39 Gayton Road is a 4 bedroom house with a separate basement flat. It is an end of terraced house. The house is not listed but is located in the Hampstead Conservation Area.

The proposals include; erection of a mansard roof extension with a rear roof terrace, replacement of existing single glazed timber sashes with double glazed timber sashes.

2. Use

The use of the property will remain as existing, a domestic house.

3. Amount

The property has a gross internal area (GIA) of 152.5m². The proposed mansard roof extension would add 25m² giving a total GIA of 177.5m².

4. Layout

The existing house is primarily accessed at ground floor level. There is a kitchen and living room at this level with 4 bedrooms and 2 bathrooms at the upper levels. The existing roof is in poor condition and there has been substantial damage to the second floor through roof leaks. Extensive repairs are required to prevent further water ingress.

The existing roof comprises of a traditional butterfly roof with an additional pitched roof to the northern section of the house.

The proposal is to replace the existing butterfly roof with a mansard roof extension and small rear roof terrace. The roof extension would house an additional bedroom and bathroom. The pitched roof over the northern section of the house would be retained.

5. Scale

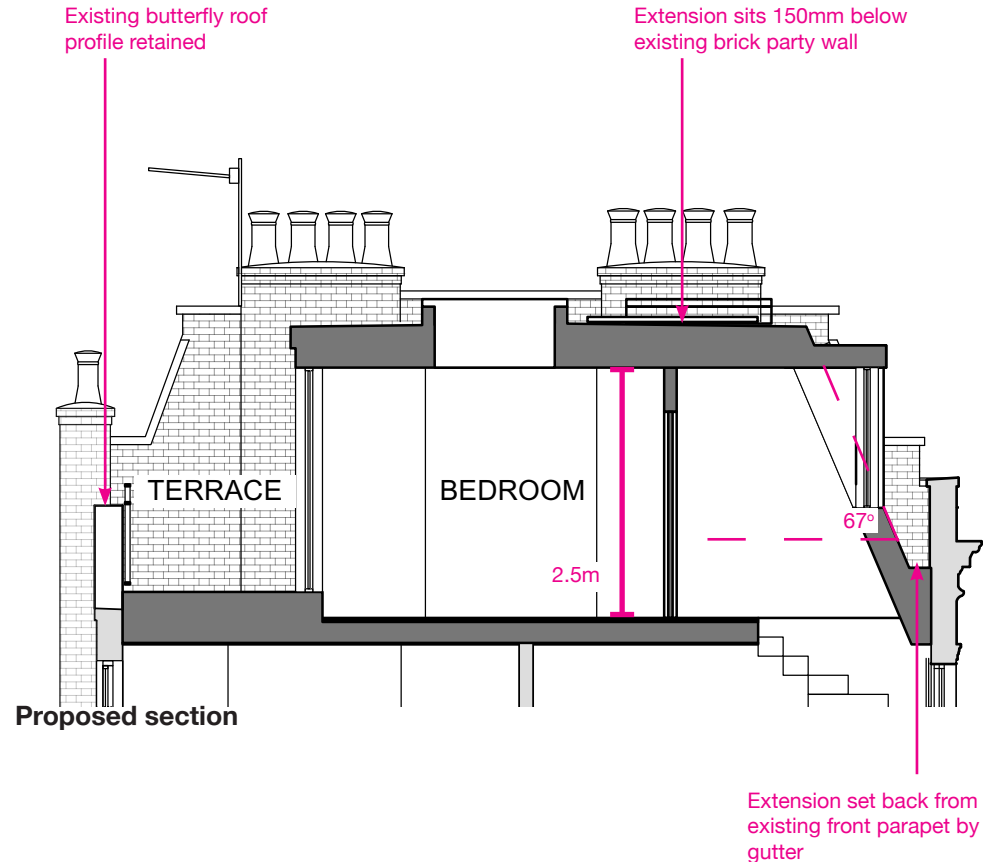
The scale of the proposed roof extension is suitable for the size of the existing building, and mirrors roof extensions to other properties along Gayton Road.

The extension has been designed in accordance with Camden's 'Home Improvements' planning guidance document.

The existing front parapet will be retained. The new mansard is set back from the parapet and separated from it by a gutter. The front facade of the mansard slopes

at a 67° to match 40 Gayton Road. The roof of the mansard sits 150mm below the top of the existing brick party wall with 40 Gayton Road, and allows an internal head height of 2.5m.

The rear wall of the mansard roof extension will be vertical, with doors leading out to the new terrace.



6. Appearance

The mansard extension will be tiled with slate tiles to the front and rear elevations, to match the existing butterfly roof.

The dormers will be lead clad, as traditional dormers, with timber casement windows.

The new flank wall to the mansard will be stock brick to match the existing, with stone copings to the top.

It is proposed to install new Photo voltaic panels to the flat roof section of the new roof. The PV panels will be set back from the edges of the roof by a minimum of 300mm to ensure they are not visible from the street.

It is proposed to replace the existing single glazed sash windows with double glazed sashes. The existing timber frames would be retained, with new slim line double glazed sashes installed into these existing frames. The profiles and details of the existing sashes will be replicated.

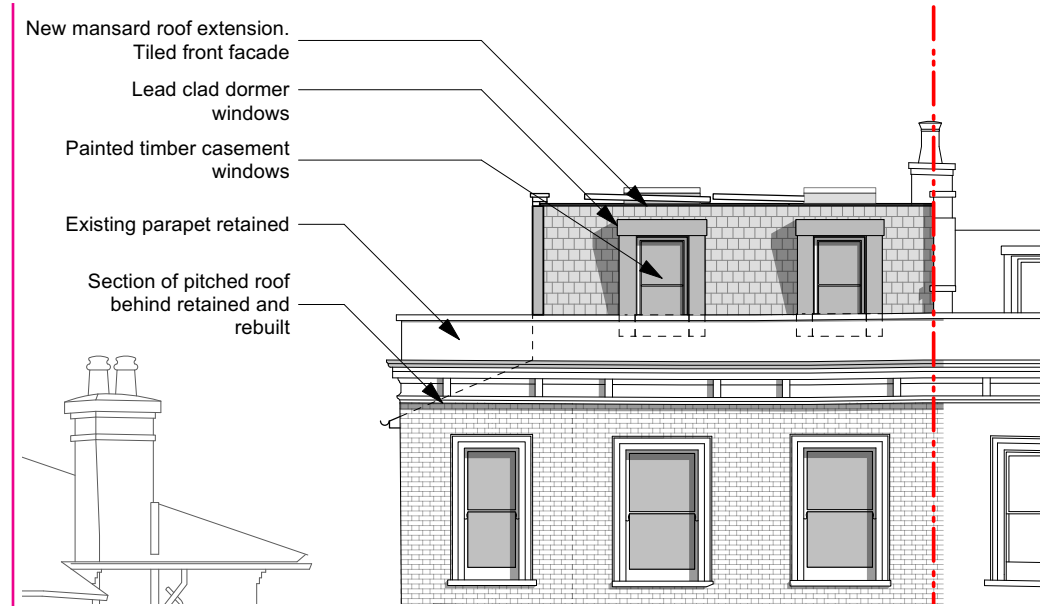
7. Access

The access to the house will remain as existing.

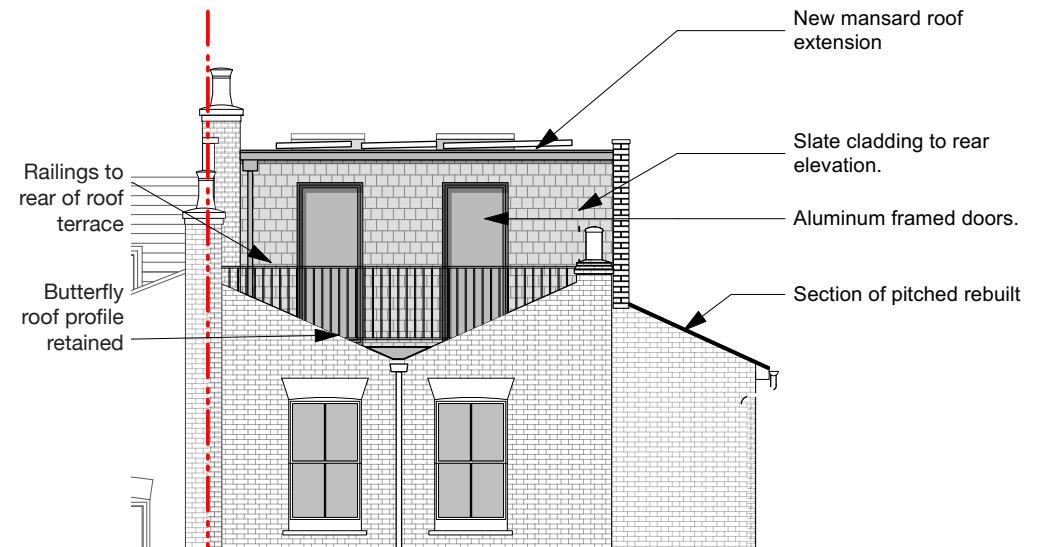
8. Conclusion

We feel that the proposed extension will compliment and enhance the existing house and have minimal effect on any neighbouring properties or the conservation area. The proposals would greatly enhance the house and allow it to accommodate the growing spatial needs of the owners.

The upgrade of the windows will help to substantially improve the thermal performance of the house, while retaining the character and appearance of the house in the conservation area.



Proposed Front Elevation



Proposed Rear Elevation

Heritage Statement

Background

39 Gayton Road is located in the Hampstead Conservation Area. Gayton Road was constructed in the 1870's. The house is three storeys with semi-basements, in gault brick to the upper floors and painted stucco to the semi-basement. It has a canted bay to the lower two floors, decorative plaster details to the windows and cornices. It is similar in appearance to and in keeping with the rest of the terrace and surrounding properties. The majority of properties within the terrace have existing roof extensions.

The property itself does not have a great deal of significance, but its significance lies in it's location and inclusion in the Hampstead Conservation Area.

Impact

Mansard roof extension - 'On Gayton Road there have been a considerable number of roof extensions and the original roofscape has been impaired to such an extent that further roof extensions would be appropriate in principle.'¹

In line with the Conservation Area Statement guidance and Camden 'Home Improvements' guidance, the mansard roof extension has been carefully designed with a set back and angled roof, with dormer windows in line with the lower windows. The mansard roof would be in keeping with the character of the conservation area. In order to minimise any effect on the street scene, it is proposed to retain the pitched roof to the northern section of the house.

Roof terrace - 'The formation of roof terraces/gardens can be an opportunity for external space. Care should be given to locating gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or on the architectural quality of the building.'²

The upper flat at 39 Gayton Road currently has no private external amenity space. The provision of a new roof terrace would allow for this external space to be created. In line with the Conservation Area Statement guidance, the roof terrace is located to the rear of the property and not visible from the street scene. The proposed railings to the rear of the terrace would sit behind a parapet, retaining the profile of the existing butterfly roof.

¹ Hampstead Conservation Area Statement. P. 63

² Hampstead Conservation Area Statement. P. 63



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