

## **080\_(P)08 - DESIGN & ACCESS STATEMENT**

### **NEW FENESTRATION TO ROOFTOP STUDIO. 10 GAYTON RD, HAMPSTEAD**

**This statement relates to proposals to remodel the facade of the rooftop studio to make it more suitable for use by the owner as a painting studio.**

The statement will examine the reasoning behind the development of the proposals in the following manner:

#### **DESIGN**

1. Site and context
2. Client brief.
3. Design strategy in response
4. Development of the design solution.

RECEIVED 11.11.2009

#### **ACCESS**

1. Statement

## **DESIGN STATEMENT**

### **Context**

The house

10 Gayton Road is a 5-storey, mid-Victorian terraced dwelling house set within the Hampstead Conservation Area. The property lies on the Northwest side of the road which gently falls away from the street towards the Heath. The area is characterised by Substantial, mostly terraced, houses although there is considerable variety in styles and the terraced housing is interspersed with blocks of Flats and other housing types of different periods.

The Rooftop studio

The existing studio room forms the fifth floor of the property and occupies the rear half of the rooftop footprint. It is fenestrated on its East facade adjoining the terrace and has a large conservatory style bay window projecting into the terrace. The planning history shows that this extension was formed as part of the conversion of the house into a single dwelling house in 1985(PL/8501131), which granted permission for a study with walled terrace. The nature of the walls (which appear to be existing) is such that the extension is not visible from street level, (even in long distance views), with the exception of brief window of glimpse when descending Gayton Road from the High Street.

An application to remove the bay window and replace the Eastern (terrace) facade with new minimally framed sliding glass doors was granted in 2007 (Ap 07/4355)

### **Client brief.**

The brief provided by the client was for the modernisation and refurbishment of the rooftop studio, with an emphasis on the following:

Circulation : At present the access to the terrace at the front of the house is via the rooftop studio. The owner wishes the access to be via a dedicated lobby to prevent users of the terrace from passing through the studio space so that it can become a quiet and uninterrupted place for work. The client has also expressed the wish to be able to extend the studio into the terrace as seamlessly as possible when weather permits.

Ventilation : The east/south east facing terrace facade is fully glazed with a 1/3 width conservatory style bay facing north, south and east. As a consequence the studio room suffers from extensive solar gain and is frequently unusable, even with the rear facade sash window

and the glazed terrace facade doors open. The voluminous double-height roofspace further exacerbates the problem by trapping the heat in the unventilated apex and containing it for hours. The owner wishes the fenestration to be made more openable to remove the excess heat gain and for the south facing glass to be shaded and/or removed.

Light Levels : The studio is used by the owner of the house - who is an artist - as a painting studio. The brightness of the excessive south light means that it is frequently not possible to use the studio to work in. In co-ordination with the remedy for the removal of excess heat, the client would like the overall brightness of the room to be reduced.

### **Design response :**

#### A General development

##### **Circulation :**

Divide the room into two separate spaces to create an independent studio and a lobby at the top of the staircase with its own access onto the terrace.

##### **Ventilation/Light levels**

Remove the conservatory style bay of glazing to the terrace facade to omit the south facing glass.

Slightly extend the lobby space into the terrace to provide a degree of sunshading to the remaining east facing window

Install a skylight into the north West facing roof slope to remove heat from the roofspace below the pitch and introduce North light into the studio for allow for undisurbed painting.

Replace the fixed panes of glass in the East facade with fully opening doors to permit rapid air change in periods of high solar gain.

Replace the sash window in the north facade with a single pane window on extending friction hinges.

#### B. Detailed development

##### **Massing.**

To provide the shading of low winter south light into the room we have proposed to extend the facade of the lobby at the top of the stair into the terrace by 400mm to align with the existing higher element of brick perimeter wall. This small scale addition removes a considerable degree of the problematic Winter midday sun while additionally creating a degree of 'belonging' to the terrace - which now possesses an element belonging to the studio, and an element belonging to the lobby.

The extension of 400mm across the single bay is less than the surface area involved in the removal of the existing central bay window and thus there is no loss of terrace amenity.

The height of the extended bay is kept to only 300mm above current eaves level to ensure that its side face is not visible from the tiny length of Gayton Road where the existing extension facade is visible.

##### **Fenestration.**

Two areas of new/remodelled fenestration are proposed in this submission:

##### **East (terrace elevation).**

It has been identified previously that this area should be as openable as possible to permit maximising of ventilation in summer. The client has also expressed the wish to be able to extend the studio into the terrace as seamlessly as possible when weather permits. We have therefore proposed two pivot hinged windows of approx 1.5m width to permit the maximisation of opening with the minimum of framing. To further reduce the thickness of frame, the material proposed for the windows is painted metal which is in keeping with the application granted in 2007 for remodelling of the rooftop glazing.

In order to achieve consistency of fenestration across the terrace facade - and to permit the continuation of the fluidity of spatial permeation, we have proposed that the opening to the staircase lobby is fenestrated with a similar pivot door.

West (rear elevation).

The principal intervention on the west wall is the introduction of a skylight into the Western Roof pitch. The skylight is sized at 1250x1250 to be subordinate to the existing upper storey rear window to the studio (yet still provide a suitable amount of ventilation and north light) and is located in line with this window. The advice we have received is that the introduction of this skylight would be within the building owners remaining permitted development rights.

It is additionally proposed that the existing rear panelled sash be replaced with a fully openable casement window to provide the additional cross ventilation the room needs to be usable without the introduction of mechanical/electrical ventilation systems. It is proposed that the new window is constructed from similar materials to the pivot windows on the terrace elevation to unify the internal fenestration in the room. It is not felt that the removal of the timber sash from the rear elevation and its replacement with a thinner framed item will cause any deterioration to the rear terrace elevation as the studio block is such an obviously non original intervention into the elevation and the window forms such a minor portion of the elevation as a whole.

### **Materials**

Two new surface materials are proposed for the remodelling.

A. Roof: Where the bay is to be removed from the eastern (terrace) roof slope we have proposed its replacement with slates taken from the removed bay roof to maintain visual/historical continuity.

B. New bay walls: The 400mm cheek of the new lobby bay facade is proposed as being clad in folded seam zinc panels which are a feature of many of the dormers and bays along the Gayton Road roofscape.

### **ACCESS STATEMENT**

#### **1. Accessibility to the site and to local amenity.**

Accessibility of the school to local amenities is not relevant to the nature of this application.

#### **2. Access of occupants and users to the building.**

Accessibility to and from the rooftop studio remains unchanged and is therefore not relevant to this application.