

Design & Access Statement

53 Gayton Road, NW3

Planning Portal Ref: PP-03641773

September 2014, Revision P1

The existing property and surroundings

The property at No 53 is one of the very first twin homes built on the south side Gayton Road.¹ It comprises of three floors and a loft. Over the years, the terrace on this side of the road has fully developed with terraced houses of a different character - e.g. they are taller by a full floor, and topped off with cornices and butterfly roofs. Additionally, all of these homes have since been vertically extended to add another level, including No 51, which was extended as recently as 2011.² These roof extensions are typically mansard roofs and mostly only visible at the rear elevations (see Dwg P002), furthermore these are not visible from any public highway in the area, but only from the back gardens of the houses on Rudall Crescent. Only the twin homes of Nos. 52 and 53 retain their original roofscape, and ironically look out of place amongst their more developed neighbours.

Proposed Works:

The owners of No 53 would now like to extend their own roof to match the rest of the terrace, and have been working closely with the architects for the owners of twin house No 52, who wish to carry out similar work in succession (see attached letter from the owners of No 52).³ Both owners are keen to maximise their property's potential as well as having the design be in keeping with the rest of the terrace. In addition, the existing original roof on No. 53 has become structurally unsound and now urgently requires new structural and re-roofing works. The costs involved in this are significant, hence an extension, instead of a repair would be a financially sound solution. With regards to design, No. 53 would like to carry on the pattern established by their neighbours to the north, which have a similar stuccoed bay windows and window reveals (Nos. 39-51).

The proposed works are designed to be in keeping with Camden's planning policies and the Hampstead Conservation Area's vision. For example, Camden Planning Guidance states that a roof extension would be acceptable help "unite a group of buildings and help create an established pattern on the terrace"⁴, which these works certainly intend to do. Similarly, Hampstead's CAAC in their own statement say, "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."⁵ [Item, H32, pg 63].

The works involve removing the existing pitched roof and single front dormer, and adding a new floor with a flat roof. The front elevation aims to continue the pattern as set out by No 51 with matching gault brickwork, cornice and mansard roof. The mansard has two small sash windows that are aligned, and in keeping, with the existing sashes below. The works at the rear of the house have two casement windows, including a double casement for hoisting furniture through. Without having an original butterfly roof, the additional new floor presents a full brick elevation with a flat roof behind.

¹ Refer to drawing P003 showing original proof of land sale from 1874

² Planning Application ref 2011/1269/P

³ Letter from the owners of No 52, Corriader & Jamie Stuttard, dated 8 Sept 2014.

⁴ *CPG1 (2013), Roof Alterations and Extensions, Ref 5.7, p. 35*

⁵ *Hampstead Conservation Statement (Oct 2002), Roof Extensions, H32, pg 63.*

Area and Use

The current internal area is and the new works will create an additional. The property will remain in fully C3 residential use.

Layout and Scale

The layout of building on the site will remain unchanged. The scale of the proposed works will match that of rest of the houses on the terrace.

Appearance

All materials specified have been selected for appearance (to match the rest of their terrace), longevity, and ability to weather gracefully. Materials: gault brick, lead, slate, timber, stucco.

Access

Access to the building from the main road will remain unchanged.