

2 GAYTON CRESCENT, LONDON NW3 1TT

DESIGN & ACCESS STATEMENT FOR PLANNING APPLICATION

16 March 2015



The existing House, view from Gayton Crescent

BACKGROUND

This Design & Access Statement is submitted in support of the full Planning Application for the proposed reverting of two maisonette apartments back into a single dwelling house and forming a new rear extension with sunk-in patio at 2 Gayton Crescent, London NW3.

The application is made on behalf of the existing Owners, Mr & Mrs Geoff and Monica Dawes and is to transform the existing part-dilapidated mid-Victorian property back to the original single-family use house, of good state of repair, high design and construction standards, high quality, environmentally friendly, and suitable for modern family life. The existing property is to be restored and repaired, missing period features will be reinstated and the property will benefit from modern technical construction standards applied sensitively to the new structures and the essential fabric repairs. This document will demonstrate that the proposed building alterations are of an appropriate scale and design, will positively adopt the current construction and environmental standards, and will make a positive contribution to the Conservation Area.

This document should be read in conjunction with the other documents submitted in support of the Application.

DESIGN TEAM

ARCHITECT - TAG Architects

STRUCTURAL ENGINEER - to be appointed.

PARTY WALL SURVEYOR - to be appointed

TAG ARCHITECTS

TAG Architects are a local specialised practice established in 1990. They work mainly with residential properties, often Listed or in Conservation Areas throughout London. They are renown for fully modernising and remodelling period houses to create contemporary, energy efficient homes, whilst maintaining and sensitively enhancing classic and period features and appearance of the properties.

They have 25 years' experience working on a great variety of projects from minor extensions to complete remodelling, refurbishment and re-build projects. Working often in the North London areas falling under the control of Camden Council, they understand well the local sensitivities in the Conservation Areas and work positively with L.B. of Camden Planning Department to satisfactorily resolve the many pressures stemming from introducing alterations to the existing built environment.

CONTENTS:

- 1. Introduction**
 - 1.1 The Proposal
 - 1.2 Use / Amount

- 2. Site Analysis**
 - 2.1 Conservation Area
 - 2.2 Planning History
 - 2.3 Land Use
 - 2.4 Existing House

- 3. Design Proposals**
 - 3.1 Scale, Setting and Articulation
 - 3.2 Appearance and Materials
 - 3.3 Amenity

- 4. Design, Planning & Heritage**

- 5. Access Statement**
 - 5.1 Site Access
 - 5.2 Emergency Access
 - 5.3 Refuse
 - 5.4 Internal Layout

FOR COMMENTS

1. INTRODUCTION

1.1 The Proposal

This Submission is part of the Planning Application for the above property at 2 Gayton Crescent, London NW3.

The proposal is to:

- change the current use of the property of two duplex apartments to a single dwelling house, reverting the property back to the original historic single-family house use;
- form a new rear extension and rear patio at lower ground floor level replacing the existing rear patio and small storage extension;
- re-model the existing rear garden by forming soft landscaped & terraced transition between the garden and the lower ground floor patio.

1.2 Use / Amount

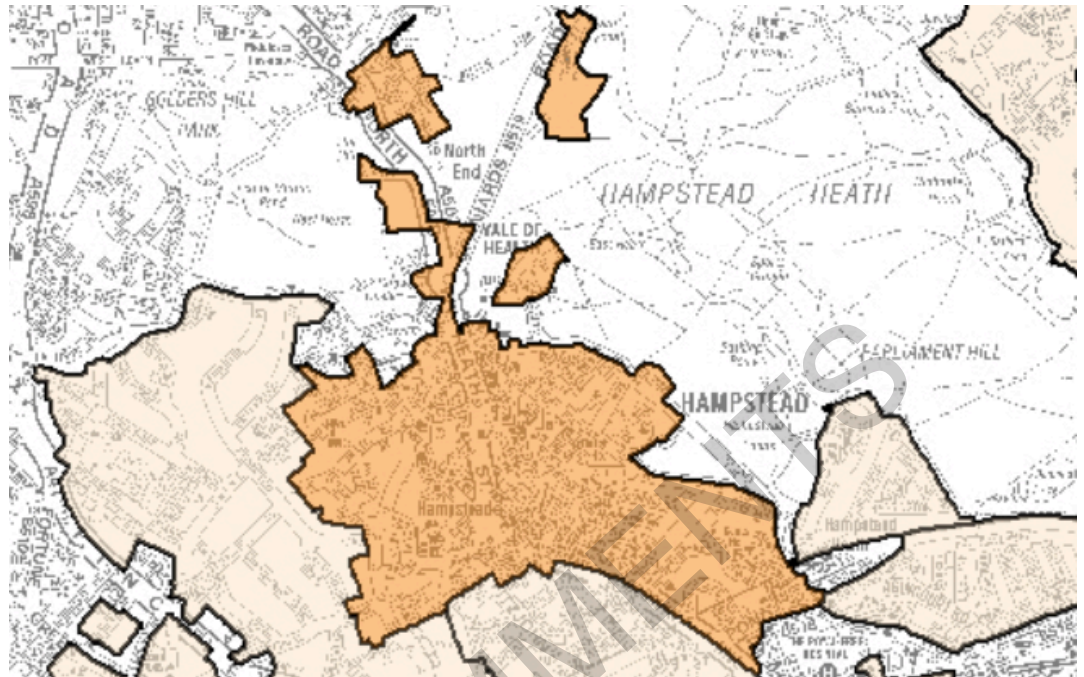
The building is currently used as two self-contained duplex apartment dwellings (Planning Class C3(a)), each apartment is spanning over two floors, with shared communal hall area taking parts of the ground floor and 1st floor. The proposed use is to convert to property to a single dwelling house. The summary of the floor & site areas is in the table below.

2 GAYTON CRESCENT, NW3,			TAG ARCHITECTS	
FLOOR AREAS CALCULATIONS		Rev.A 16.03.2015.	EXISTING	PROPOSED
			m2	m2
1.	THE SITE			
1.1	Site area (gross area within boundary lines):		220.87	220.87
1.2	Built-over site area:		73.90	94.38
1.3	Front Garden & Patio area:		19.63	19.63
1.4	Rear Garden & Patio area:		127.34	106.86
2.	LANDSCAPING			
2.1	Front Garden green landscaped area:		8.40	8.15
2.2	Front Garden & Patio paved area:		10.23	10.48
2.3	Rear Garden green landscaped area:		109.76	78.30
2.4	Rear Garden & Patio paved area:		14.47	26.25
3.	THE MAIN BUILDING (gross internal areas)			
3.1	Main building total internal area:		252.00	280.00
3.2	Lower Ground Floor area:		56.00	84.00
3.3	Ground Floor internal area:		56.00	56.00
3.4	1st Floor internal area:		54.00	54.00
3.5	2nd Floor internal area:		55.00	55.00
3.6	Loft Floor area (over 1m high):		31.00	31.00

2. SITE ANALYSIS

2.1 Conservation Area

The site is in Camden Borough, Hampstead Conservation Area.



More precisely, in Sub-Area Three: Willoughby Road/Downshire Hill. The site is marked in red, below, on the plan of the Sub-Area Three, Character Zone: Willoughby Road.



The Conservation Area Statement notes that, in general, Hampstead is a Conservation Area of considerable quality and variety. Many factors contribute to this: its topography, the Heath, the range, excellence and mix of buildings, the street pattern and the area's historical association with clean water and fresh air.

The Willoughby Road Area is one of the most dense and homogenous parts of Hampstead, with most streets laid out like a grid. The houses are of mostly of red or gault brick. Few are of high architectural quality, but many have attractive details typical of the period.

Gayton Crescent is on the western end of the Willoughby Road Area. No. 2 is on the curving raising crescent, part of 3 terraced houses built in mid-1800's, in gault brick with with pitched/hipped roofs and prominent chimneys. All are substantial three storey buildings with a brick front wall and piers.

The Conservation Area Statement lists '*Buildings or features which detract from the character of the area*', and '*Neutral Buildings*'. The house at no. 2 Gayton Crescent is not included in those two groups, hence it could be concluded that it makes a positive contribution to the Conservation Area.

2.2 Planning History

Camden Council Planning Records do not show relevant Planning Applications relating to the site.

However, a recent Planning Consent granted for a similar property further down the road, No. 20-22 Gayton Crescent, is showing similar works to the ones proposed for No. 2 Gayton Crescent :

20-22 Gayton Crescent London NW3 1UA:

- 2012/6853/P – PP Granted (16-01-2013) - Conversion of duplex flat (nos. 21-22 Gayton Crescent) and dwellinghouse (20 Gayton Crescent) to form single, split level flat (Class C3), involving extension at basement floor level at no. 20, (...).

2.3 Land Use

The site and the locality are residential. Close-by, within walking distance, is a shops parade with retail and office facilities. The area has good public transport links to other parts of town.

2.4 Existing House

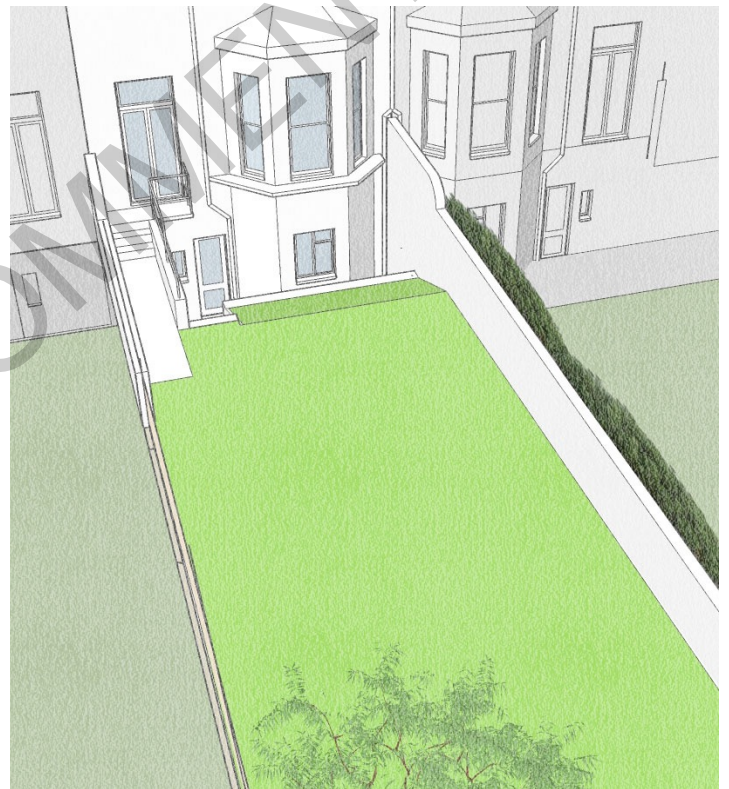
The house, originally a mid-terrace single dwelling house appears in a reasonably well preserved original state externally, with little visible modifications or extensions.

Internally, the house suffered an insensitive conversion into two maisonette apartments. There are no records on the Camden Council planning website listing the date of the conversion of the house into two apartments, but it appears this use has been established for several decades. It is understood the apartments were long-term owned by the local council and occupied by council tenants. Most recently, both apartments and the freehold of the property have been in a single private ownership.

3. DESIGN PROPOSALS

3.1 Scale, Setting and Articulation

While changing the existing use of the house and reverting the two apartments back into a single-family house, it is proposed to update and improve on the original relationship of the house with the substantial rear garden. At the moment the garden is functionally separated from the house, the only link between the two is through narrow, tall and steep steps from both lower and upper ground floors, while the existing narrow rear patio is no more than a light well of no recreational outdoor space value. This makes the house unsuitable for small children or persons with impaired mobility.



View of the rear of the house, as existing.

It is proposed to extend the Lower Ground Floor at the rear of the property by enlarging the kitchen and creating a new Family Area in place of the existing narrow patio/lightwell and a small part of the rear garden. A new larger Rear Patio next to the new extension will connect the Family Areas of the house with the Rear Garden through new shallow ground steps and green foliage landscaped terraced garden area.

An additional open recreation area is created on top of the new extension in the form of a Roof Terrace at ground floor level. As a result the open recreational areas are increased on the site. For privacy, the new roof Terrace is flanked by the existing garden walls on both sides, with an additional raised privacy fencing on the right hand side. The existing and new side screens to the new Roof Terrace will offer effective privacy separation to the adjoining neighbours.



View of the rear of the house, as proposed.

The position and the scale of the proposed rear extension, the new rear patio and the roof terrace will not change the existing relationship of the house with its neighbours as all these three elements already exist at the rear of the property, although are of smaller scale than the ones proposed.

The proximity to the house of the new Rear Patio and the new Roof Terrace will offer direct access to the recreational outdoor areas from both levels of the house, without the need to negotiate any stairs. This will make the house more accessible for small children or persons with impaired mobility.

3.2 Appearance and Materials

The intention behind the stylistic treatment of the new rear extension and rear patio is to achieve simplicity and transparency, so that the new structures have minimal impact on the existing building and its neighbours.

The dominant material of the rear extension facade is glass, which will offer lightness and transparency to the new structures, retaining the dominant role of the existing period features of the existing building.

The vertical sliding/folding doors to be in thin metal frames in blue-grey colour to blend with the natural colour of the glass, contributing to the delicate appearance of the structures. The small sections of the masonry walls of the new extension and the exposed side retaining walls to be in off-white render to blend with the existing off-white gault brickwork facade of the house. NB. the existing brickwork is to be cleaned of grime to bring out its true light colour and appearance, similar to that of the adjoining house No.3 GC on the left hand side.

The new rear terrace, patio and steps to be finished in buff-coloured stone tiles/paviours to blend with the existing off-white gault brickwork.

The terraces between the Rear Patio and the Rear Garden to be filled with planting soil and landscaped with green foliage to blend with and enhance the existing Rear Garden. The remaining areas of the Rear garden to be finished with natural grass and perimeter planting. All existing trees and mature decorative shrubs on the site to remain.

The Front Garden soft landscaped areas to be planted with grass. The hard landscaped areas of the Main Entrance path and steps, and the Front Patio with steps are to be finished in buff-colour natural stone tiles/paviours to blend with the existing off-white gault brickwork. The existing brick front boundary wall, piers and entrance steps brick guarding to be repaired and cleaned of grime.

The front facade cast iron pot guards typical of this terrace, lost during the earlier years, to be reinstated in matching pattern. The stone window reveals and cills to the front facade to be repaired and restored. The contemporary metal rails guarding to the main entrance steps to be removed, restoring the original arrangement of low brick walls only.

3.3 Amenity

The proposed extension will not change the amenity of the neighbours, while the existing property's amenity will be enhanced by the easily accessible open recreational areas at the rear of the house.

4. DESIGN, PLANNING AND HERITAGE

The proposal has been designed to preserve, restore and enhance the building on the site and, consequently, to preserve and enhance the character of the Conservation Area:

- it replaces the unsightly and technically inadequate rear patio/lightwell and steps to the rear garden with a contemporary technically advanced structure;

- * it achieves a non-intrusive enhancement and enlargement to the house's most important family and outdoor areas, while minimising loss to the green foliage areas of the rear garden;

- it offers ecological improvement to the existing building by replacing the existing lower ground floor rear facade with a contemporary energy efficient construction;
- it offers better accommodation to the existing and future occupiers of the property;
- it offers an opportunity for reducing density on the site in this densely inhabited part of Hampstead Village.

It is for these reasons that Planning Permission should be granted.

5. ACCESS STATEMENT

The general arrangement of the site and the building to remain as existing.

The access to the rear garden will be improved for small children and persons with impaired mobility by the introduction of more comfortable and safer ground steps linking the rear of the house with the garden.

The access to the front of the house will be improved by forming a better secondary doorway and ground steps to the Lower Ground Floor from the street level.

5.1. Site Access

The site access is as existing.

5.2 Emergency Access

The existing emergency access is not changed by the proposal.

5.3 Refuse

The existing refuse and recycling facilities remain largely as existing. The existing bins storage in the Front Garden will be improved by forming dedicated bins storage areas in place of the existing small vault and in the corner of the Front Patio. It is proposed that during the bins collection days the recycling wheelie bin will be moved to the front path.

5.4 Internal Layout

The existing internal layout of the property is changed from two apartments to one family house. This resulted in a few subtle internal alterations:

Top Floor

- the layout remains as existing;

First Floor

- the kitchen is converted into a Dressing Room;
- the through sitting & family room is converted to a Master Bedroom suite;
- the hallway door separating two existing apartments is removed;

Ground Floor

- the reception and lounge remain as existing, save for a new connection doorway;
- an open access to the staircase leading for the Lower Ground Floor is formed;

Lower Ground Floor

- the rear wall of the house is replaced with a new Family Area extension, leading to a new Rear Patio and ground landscaped terraces with steps to the Rear Garden;
- the separate WC is relocated;
- the bathroom is replaced by a Storeroom;
- the Kitchen is enlarged by the extension and arranged as an open-plan layout linked by a new doorway with Playroom/Guest Bedroom;
- the front bedroom is replaced by Playroom/Guest Bedroom;
- the Front Patio is slightly enlarged and accessible by larger ground steps leading to the secondary entrance to the house;
- the shallow and empty front vault is made deeper and is converted to Boiler Room.

FOR COMMENTS