

2 GAYTON ROAD, NW3 1TX

DESIGN AND ACCESS STATEMENT



Description of development

Erection of a rear extension at the ground and part of the first floor level including excavation works to extend the existing basement of the single dwelling house.

Description of the site

2 Gayton Road is at the southern end of Gayton Road close to Hampstead High Street. The house is a single dwelling house, semi detached. It has a double front but is only one room deep.

It was built in approximately 1880 (historic mapping is contained in the appendix F of the Basement Impact Assessment). The house is within the Hampstead Conservation Area, it is not listed and is not a building of merit. It is not mentioned in the Conservation Area Statement, either as a positive or negative contributor to the character of the area. The property forms part of a pair with number 1 Gayton Road. These properties are different to the rest of the street having been built earlier.

The exterior brick is painted as much of the brick ornamentation such as the cornice and stringcourses (as seen on the adjacent property) have been badly repaired, removed or filled with concrete. This application would not alter the frontage to the street.

Adjoining to the south, 1 Gayton Road, is similar property that projects beyond the rear line of 2 Gayton Road and extends to the rear of the site boundary. In 2015, planning permission (2014/1135/P) was granted for an extension at ground, first and second floor and the extension to the existing basement. This forms the party wall with 2 Gayton Road. Beyond number 1 is Vine Cottage, a partially completed contemporary designed new build with an extensive double storey basement consented.

To the rear of number 2 Gayton Road is the Paxton Locher house, 2A Gayton Road, a very large (over 5,000sqft) single dwelling house in a contemporary design.

Adjoining the boundary to rear also is a surface level car park for the recently permitted development of 25-26 Hampstead High Street to change from office to residential use. The wall separating the application site from the car park is over three metres high.



Rear elevation of the existing house and the rear wall.



Image looking south towards 1 Gayton Road, with the existing house to the left and high car park wall to the right. NB- the grass is artificial.



High wall to the right with the rear of 25-26 Hampstead High Street beyond with the new balconies under construction.

Relevant Planning History

There are some applications relating to the site but no relevant planning decisions to this proposal. 2006/1576/T is wrongly attributed to this address and should be 2A Gayton Road.

Design Principles and Rationale

The rear of the property was extended in the 1990s (under permitted developments) leaving a thin strip of back yard (varies from about 1.5 metres to 0.3 metres). There is no garden, its a concrete base, it is north facing and is almost fully enclosed by buildings and a high wall. This area is not providing useful amenity space or has any landscape amenity value. The intention is to bring this space into the living space of the house to increase the usable space and usability of this family dwelling.

The design will extend the house at ground floor adding to the living area. The basement, which occupies the footprint of the original house will be extended to this rear wall also. This is necessary for the underpinning of this rear wall. See the Basement Impact Assessment accompanying the application.

This is a similar application to the recently consented proposals for number 1 Gayton Road.

A small additional bathroom is proposed at first floor level. It will sit across part of the rear elevation of the house, approximately where the chimney stack, existing bathroom and stairwell are located. This addition is proposed at a half landing to the stair return. This extension will not cover the whole rear elevation. It will be set back from the north elevation and below the height of the second floor level making it subordinate to the main dwelling. It will appear as a rear return element to the house as is common with Victorian houses in the street, London and elsewhere. This will greatly

improve the internal layout without any detrimental impact on the amenity of the adjoining properties or impacting on the character of the area.

The construction will be in brick to match the rear stock brick of the house. The rear extension element will have a flat roof above the ground floor and first floor extension to incorporate roof lights and the possibility for a green or brown roof area. It is proposed that the new openings in the extension and one proposed for the stairwell at second floor level will be in metal with a painted frame. There will be no new windows looking into adjoining properties. The bathroom and kitchen / dining will be lit from above with roof lights.

An enlarged opening is proposed at the ground floor on the north elevation. This will be a metal framed folding or sliding door. It will not be visible from the street as it is set down behind the garage doors and will replace an existing French window. A new lightwell to the north elevation will bring light into the extended basement.

The proposals will preserve the character and appearance of the conservation area.

The renovation of the property will provide the family with the space that they require particularly at ground level where the kitchen dining and living area are small. The extension is modest in its depth and takes space that is not providing amenity value at the moment. It would not remove planted garden space as the area is concrete.

Basement Proposal

The site already has a basement under the original footprint of the house. Daylight is currently provided by two light wells and pavement lights to the front of the property. These will remain and a new opening will be formed in the side to allow light from the north side of the house.

The basement will be extended to the full depth of the house but does not extend to the side except to provide a further source of light. The basement will be extended by no more than about two metres in depth along the length of the house, the distance from the rear of the dwelling to the rear wall.

Camden requires that applications for subterranean development are accompanied by a basement impact assessment in accordance with their guidance. This application includes a Basement Impact Assessment.

Access

There is no change to the access arrangements for vehicles or pedestrians.

Trees

There are no trees on the site and none that would be affected by the proposed works.

Consultation with the neighbours.

The adjoining neighbours at numbers 1 and 2A Gayton Road have been consulted. The neighbours at 25-26 Hampstead High Street have been informed about the proposals. The properties opposite at 59 Gayton Road have also been consulted. The Chair of the Gayton Road Residents Association has been informed of the proposals and a copy of the plans have been sent.