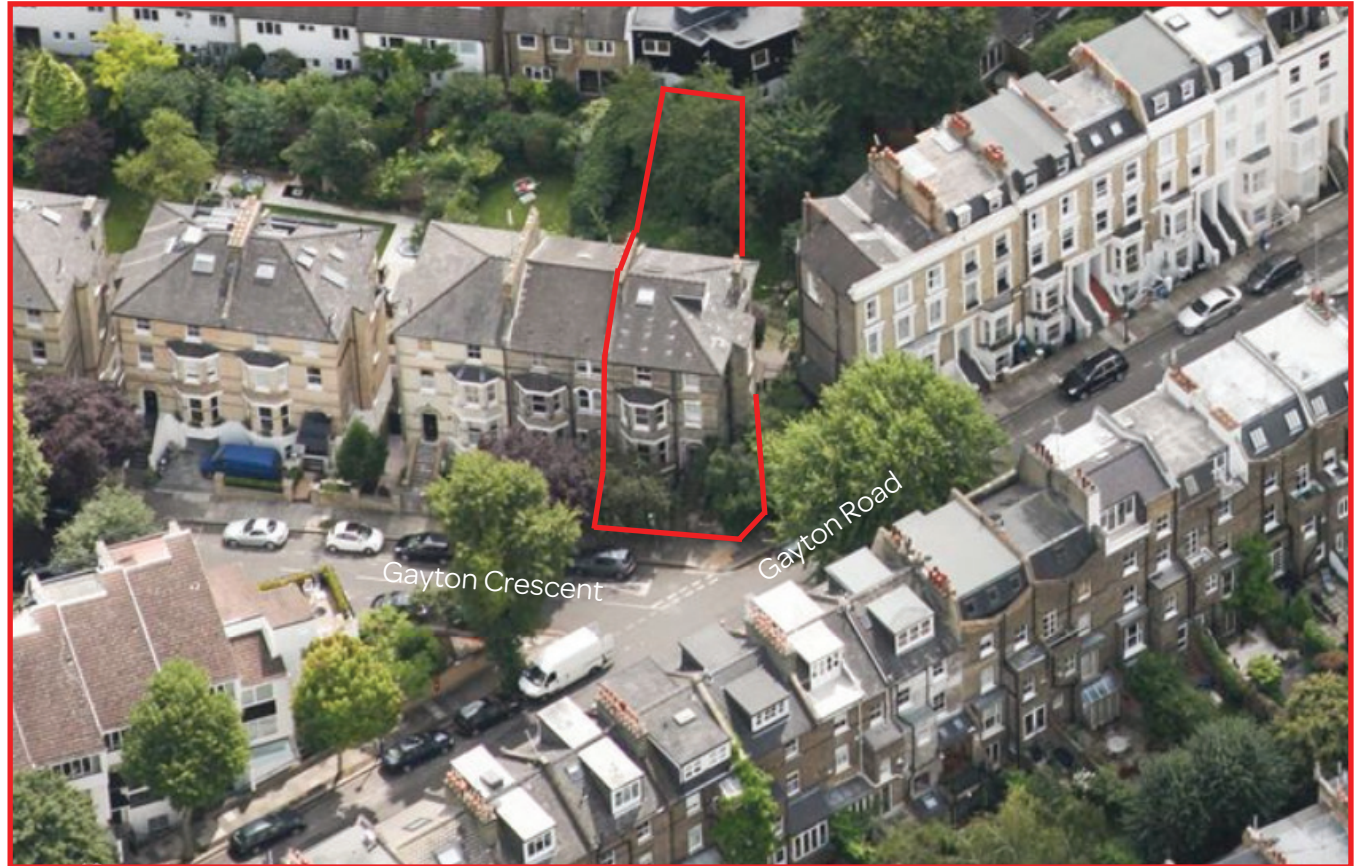


*Aerial: Gayton Crescent and surrounding area. No. 1 (highlighted in red)*



## **1 Gayton Crecent**

**London NW3 1TT**

Planning Submission

December 2015



**SQUARE FEET ARCHITECTS**

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# Introduction

Square Feet Architects have been appointed by our client to prepare a Planning application for extending their intended family home, a 5-storey (including attic) Victorian terraced property. The property is situated within the Hampstead Conservation area and it is not listed.

## Purpose of the report

The purpose of this report is to detail the extent of the proposals we are seeking planning permission for, and to demonstrate our understanding and fulfilment of the Council's planning policies in relation to this proposal.

## Drawings

All drawings reproduced in this report are Not To Scale. For scaled drawings please see Planning Application set.

## Recent Local Planning History

Case No: 2015/3003/P Submitted: 27/05/2015

Status: Granted 2 Gayton Crescent

**A single storey rear extension incorporating an upper ground floor roof terrace and an access staircase.**

**Installation of a rear patio area and minor alterations to the front of the dwelling.**

Case No: 2015/2607/P Submitted: 28/05/2015

Status: Granted 40 Gayton Road

**Erection of single storey rear extension and stairs to rear garden ..... and lowering of rear garden.**

Case No: 2013/3578/P Submitted: 15/12/2006

Status: Granted 23 Gayton Road

**New rear single storey full width glazed extension and associated excavation, installation of two new staircases and new terrace with associated balustrade at lower ground floor level ..... and a glass balustrade, to the existing single family dwelling house.**

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Location Plan. No.1 (highlighted in red) NTS



# 1.0 Context

## 1.1 Existing site

The house is orientated north-west and sits within one of 3 roads of varying typologies, orientation and scale (from the south respectively: Gayton Road, Rudall Crescent and Gayton Crescent). Gayton Crescent generally consists of four storey Victorian semi-detached villas, opposing a 1960's development.

Smaller modern dwellings, have also been built on infill sites in this group of roads, giving additional variation on an individual scale; whilst Gayton Road consists of a Victorian brick terrace of significant scale and proportion. It is noted that a number of the properties in this group of roads have additional upper ground floor and lower ground floor extensions.

A number of the houses have been granted permission for extensions at these lower levels: at nos. 23 & 40 inc. Gayton Road. In addition to no. 2 Gayton Crescent. These are all situated within a 23m radius and therefore are in the immediate context of the application site.

Approved rear extension  
at 23 & 40 Gayton Road

Approved rear extension at  
no. 2 Gayton Crescent



*Birds eye view of area*

## **1.2 Planning Policy**

Camden's planning policies wish to promote respect for local character in the design of buildings - aiming to help improve the local area through good design.

The principle of subordinate extensions in this area is acknowledged in the Hampstead Conservation Area statement. With this guidance in mind the proposal has also been carefully designed. Policies CPG1 Sections 4 & 5 (5.23 -.24) and CPG2 Section 4 have also been taken into consideration.

The proposal carefully demonstrates how well considered contemporary design shows sensitivity and respect to original key characteristics that define the Conservation Area, without pastiche replication.

## **1.3 Existing Building**

No. 1 Gayton Crescent is currently used as a single family dwelling split over four habitable floors. The main living accommodation is currently located on the upper and lower ground floors. Access to the rear garden is via steps at lower ground floor level, with historic access to the garden from the upper ground floor level too. The bedrooms are located on the lower ground, first and second floors.

The total floor area of the house is approx. 270m<sup>2</sup>, which includes the attic level. The house benefits from a significant garden to the rear and a modest sunken lightwell at the Lower ground level. However the existing lightwell does not provide adequate daylighting to the habitable spaces at the rear Lower Ground level.

There are existing brick garden and boundary walls, which are in a dilapidated and bowing (in part) condition due to plant overgrowth and prolonged root spread/ infiltration.

## **1.3 Existing Building continued:**

The front curtilage has stepped access to both ground levels and planting; acting as a privacy strip from the public pavement.



## 2.0 Proposal

### 2.1 Design

The house will remain as a single family dwelling. The modest proposal is focused on increasing the amount of living space by extending to the rear at the lower ground level, to meet the requirements of this large family.

### 2.2 Lower Ground Extension

The extension will provide an additional living space for the property. The extension has been positioned to ensure that the proposal remains subordinate to the host building and is designed in line with Camden's planning and conservation area guidance.

The extension primarily consists of London stock bricks to match existing and new glazing in order to allow increased natural day lighting into the lower levels of the house. The proposed new patio is also terraced/stepped back in arrangement to allow for increased natural day lighting; to reduce the perceived volume and to allow for increased planting to each terraced level, providing improved visual amenity and aspect.

The use of contemporary materials clearly differentiates between new and existing fabric. The inclusion of a glazed balustrade allows prominence to be given to the architectural character and detailing of the existing house.

The extent of the new proposal aligns with the scheme (which has gained permission) to the neighbouring property at No. 2 Gayton Crescent. This will help to ensure that the rhythm of the terrace is maintained. The proposal retains the overall majority of the rear garden, and where found to be in disrepair the rear garden walls will be re-built (for safety purposes) in matching stock brick and coursing.

The new extension will not be visible from the street.



*Gayton Crescent street scene*

## 2.0 Proposal

### 2.3 Planning Policy

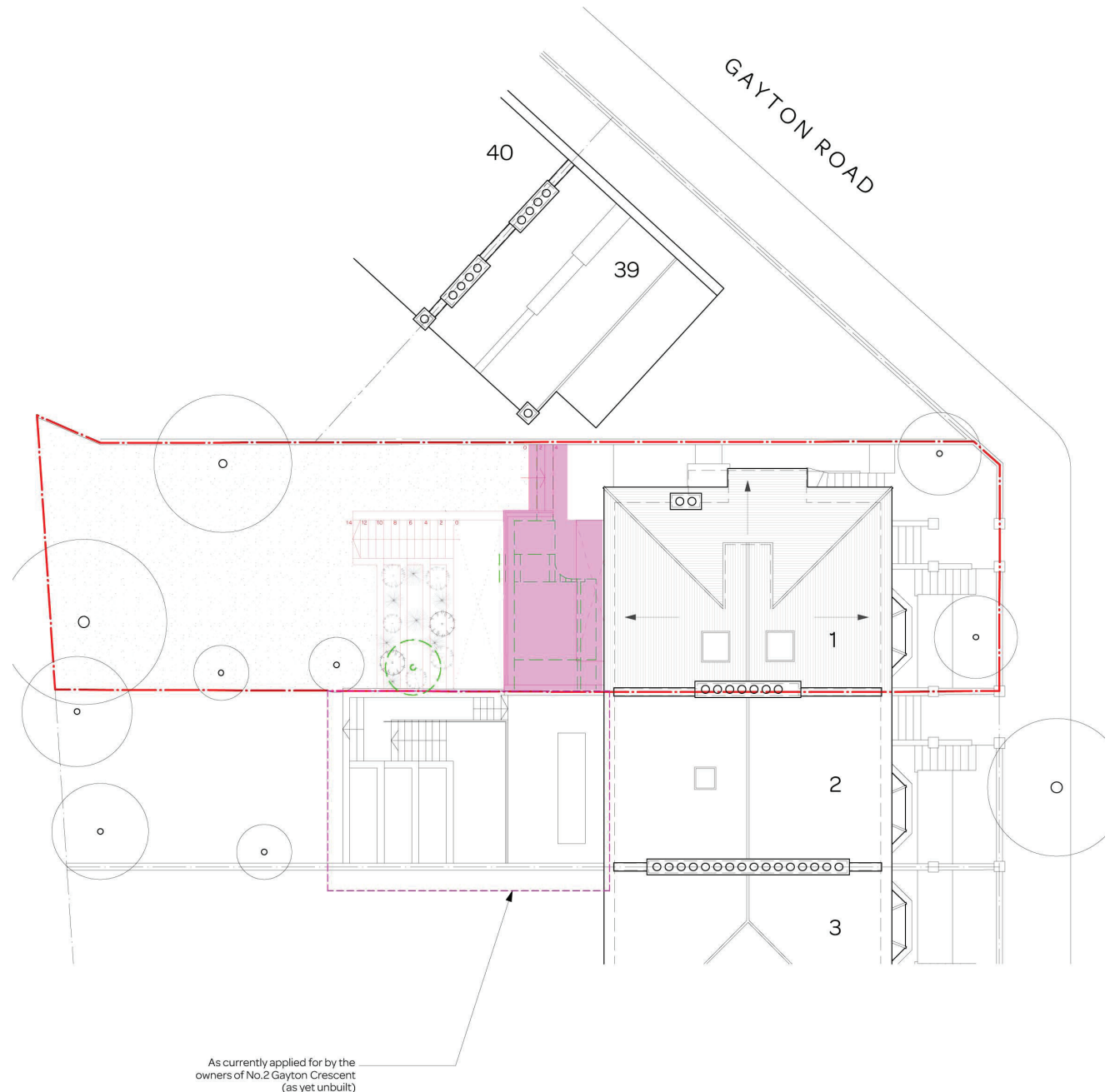
In preparing the proposals, reference has been made to the contents of Camden Planning Guidance document CPG1, particularly Section 5 (Terraces and balconies), CPG2 Section 4 (Residential development standards). The Hampstead Conservation Area statement provides more detailed guidance.

It is considered that this modest and considered proposal fully complies with the relevant policies. The area of addition to the Lower Ground level is shown in pink in the Areas Sketch. It can be seen that the proposal, aligns with that of No. 2 Gayton Crescent.

With this guidance in mind, the proposal has been carefully designed with reference to policies H2, H8, H10, H19 & H26-H27 of the Conservation Area statement and also with CPG1 Sections 4 & 5 (5.23 -.24) and CPG2 Section 4.

Additionally, DP24 requires any alterations to be carried out with consideration of the host building's scale, context and quality of materiality; CS14 gives guidance on providing quality of life for the building's users whilst preserving the conservation heritage.

Please refer to the full set of planning drawings for further detail and review.



Areas Sketch (NTS)

## 3.0 Sustainability

In preparing the proposals, reference has been made to the contents of Camden Planning Guidance document CPG3, Sections 4 & 8. Where possible, building materials to be used will be either reclaimed, or environmentally friendly products accredited by the Environmental Statement/ISO 14001.

The proposals provide for the extension to be constructed to contemporary standards of thermal insulation and airtightness. As such, the result will be an improvement in the energy performance of the building envelope.

## 4.0 Access

The existing building is a historic Victorian semi-detached property. The main entrance door at raised ground floor level is accessed by a flight of five steps from pavement level. The entrance door has a leaf 1000mm wide.

Within the context of the proposals and the need to preserve the historic character of the street scene, it is not reasonably possible to improve the accessibility of the property from the street.

However, it is proposed to maintain level thresholds for ease of accessibility between the Lower Ground new extension and new patio. It is also proposed to re-construct the steps between the Upper Ground floor terrace and garden to be wider, with compliant risers and goings for ease of access between the residence and garden.

## 5.0 Conclusion

This proposal is considered to be in keeping with the scale and proportion of the host building. There is an established precedent Lower Ground rear extensions in the immediate area, and as a result the scale and massing proposed is in keeping with neighbouring properties. By using materials and detailing to match the existing roof, the overall sense of character to the property and wider area will be retained.

As there is demonstrably no material harm either to neighbours' amenity or to the appearance of the surrounding area, we trust that the application will be met with your support. Please do not hesitate to contact Daniel Leon of this office if you require any further information.