

31 Gayton Road, NW3 1TY – Refurbishment, with minor alterations

Design & Access Statement

PROPERTY ADDRESS: 31 Gayton Road, Hampstead, NW3 1TY
PLANNING REFERENCE: Householder application
COMPANY REFERENCE: K R Hannaford & Co Ltd – SIRE001
DATE: 23 February 2021



Image A: Existing front elevation

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Image B: Existing rear elevation

DESIGN

Introduction:

The refurbishment project to 31 Gayton Road entails minor internal alterations, with window and door like for like replacement (no new openings) with upgraded double glazing and replacement porch and entrance floor finishes.

The terraced property is unlisted and comprises of 5 stories, made up of a lower ground floor, ground floor, first floor, second floor and a previously added third floor dormer. The property is located towards the bottom of Gayton Road, off Willow Road and is in the Hampstead Conservation Area.

Proposal:

Where Article 4 is applied, this application seeks approval for the like for like replacement of existing windows and doors to the front and rear elevations. The like for like replacement includes the timber product, the style as well as the decoration colour, all of which are in keeping with the existing installation. There are 12no windows to replace (6no to the front and 6no to the rear), with 11no windows remaining as existing as they have had previous works undertaken and are in a sound condition (9no to the front and 2no to the rear). The new window to the utility room is to have clear glazing and the lower ground WC to have obscured glazing. *Refer to image 1 in the supporting documents.*

The main entrance front door is to remain in situ, with a provision to upgrade the vision panels to double glazing. There are 2no doors (1no single and 1no pair) to the rear of the property which will be replaced with new. The lower ground pair will remain the same size with a new design to include the bottom third in solid timber, and the top thirds in double glazing, with the single door to the cloak room to have clear double glazing, all set in timber frames. *Refer to image 4 in the supporting documents to show the new design to the pair of doors.*

As part of the kitchen fit out and WC works, to meet Building Control regulations, there is a requirement to install domestic extract fans whereby a standard extract grille will be visible from the street (to the front elevation: 1no to the lower ground kitchen, and 1no to the 2nd floor WC. To the rear elevation: 1no to the 1st floor WC) *Refer to image 2 in the supporting documents.*

There is a requirement to form a new enclosed porch to the lower ground floor to the front of the property, set under the main entrance landing and stairs for safe storage of private possessions which will include a new solid timber door, with double glazed panels and decorated. *Refer to image 3 in the supporting documents.*

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Externally there is a requirement to consider cleaning the existing brickwork, following the precedent by other properties on the street.

The proposal takes into consideration the existing architecture of the property and the street scape, ensuring like for like changes are carried out in accordance with Camden Council, Conservation and Heritage statements and Supplementary Planning Guidance Policies.

Amount of accommodation:

There is no increase to the amount of accommodation.

Use of the property:

Residential (C3) as existing.

Layout:

There are minor internal alterations to the property with the majority of the works being refurbishment and upgrades to finishes and works to mechanical and electrical provisions.

The lower ground floor will remain as the kitchen to the front half, with a new formed games room to the rear. There is a requirement to enlarge an existing doorway to create a more open space to the kitchen and games room. A structural engineer has been appointed to confirm calculations and requirements if deemed the wall is structural.

The ground floor will remain as the living area with a study to the front of the property and a lounge to the rear with a cloakroom set to the rear.

The first floor will be the master bedroom, with a newly formed en-suite provision with a reclaimed door set into a nonstructural wall. A utility room will be set to the rear of this floor.

The second floor will comprise of 2no bedrooms, 1no to the front and 1no to the rear. The WC is existing and will be reconfigured to suit a new layout.

The third floor is a newly built dormer and as such, apart from flooring and decorations, there are no new works being undertaken to this floor.

The property will be rewired electrically to meet the latest electrical standards and requirements. There will be new radiators installed as well as a wet underfloor heating system to the lower ground floor. All Building Control elements will be undertaken as set out by the Approved Inspector.

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Appearance:

All materials to be used are traditional, like for like to match that of the existing property, all in keeping with the street and adjacent properties.

ACCESS

Access is to remain as existing, with the main entrance to the front elevation to the ground floor with an entrance door to the lower ground floor leading into the kitchen. To the rear elevation there is a single door to the ground floor that leads to the paved garden, with a pair of doors to the lower ground floor which leads to the paved garden via steps. Internally the open staircase will remain as existing with no changes to the layout or use.