

trace

ARCHITECTS



DESIGN AND ACCESS STATEMENT

Proposal for rear extension to existing property.

46 Gayton Road, Hampstead, London, NW3 1TU

April 2021

	Page
1 INTRODUCTION	
1.1 application	3
2 CONTEXT	
2.1 site and context	4
2.2 accessibility and transport	4
3 SITE	
3.1 existing house	5
3.2 amalgamation of units	5
4 PROPOSED DESIGN	
4.1 changes to internal distribution	6
4.2 changes to the front	7
4.3 changes to the rear	8
5 SUMMARY	9

1 INTRODUCTION

1.1 APPLICATION

Trace Architects have been commissioned to submit a proposal for the alterations of a family dwelling including a rear extension at the below property:

46 GAYTON ROAD, HAMPSTEAD, NW3 1TU

We have reviewed the relevant planning history and policy relating to the site in making of this application, and this design statement is part of that proposal.

This statement should be read in conjunction with the following related planning application documents:

The application forms, completed on the planning portal. Existing and proposed floor plans, elevation and sections.



2 CONTEXT

2.1 LOCATION AND CONTEXT

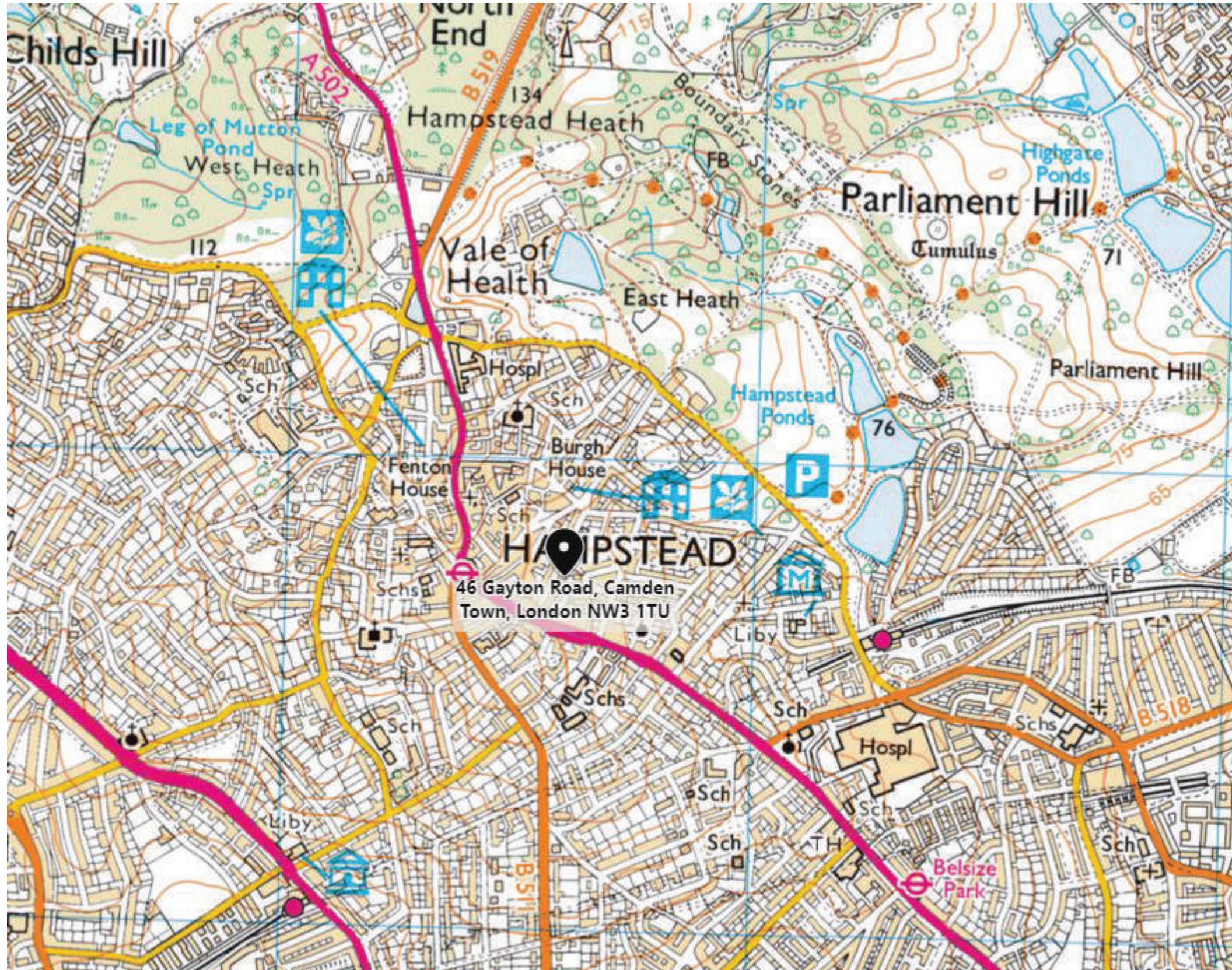
The proposed site is located in North London within the Hampstead Conservation Area (CA). The property is not a Listed building but is identified as making a positive contribution to the character and appearance of the CA in the Hampstead Conservation Area Statement.

Gayton Road and Crescent were developed in the 1870s on land that had been used for 40 allotments

2.2 ACCESSIBILITY AND TRANSPORT

Property is located within close proximity to Hampstead High Street. Hampstead underground station as well as West Hampstead Thameslink are within close proximity as well as local bus transport.

● TRAIN STATION



SURROUNDING AREA MAP SHOWING SITE



STREET VIEW



GARDEN VIEW



STAIRS TO GARDEN

3 SITE

3.1 EXISTING HOUSE

The plot at 46 Gayton is located between 45 and 47 Gayton Road.

The property is a 5 storey mid-terraced townhouse that was divided in two three bedrooms flats, and recently has been reinstated to a single dwellinghouse.

Total internal area of the dwelling is 199.5sqm. Currently the house has a service access directly to the lower level and a main access to the ground level.

The dwelling benefits from a rear garden and a top terrace.

Access to the rear garden is via the lower ground floor, while the terrace is linked to the loft bedroom.

3.2 AMALGAMATION OF UNITS

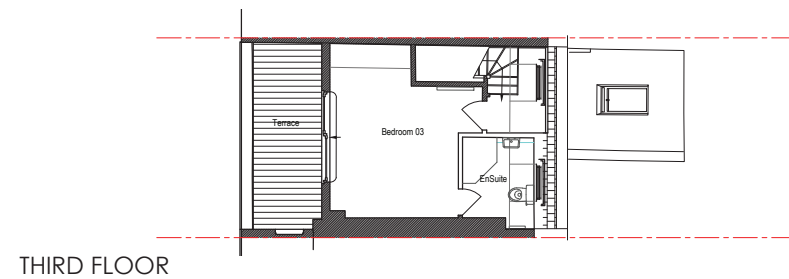
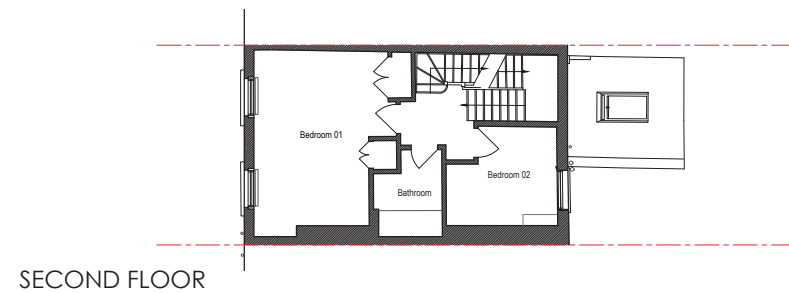
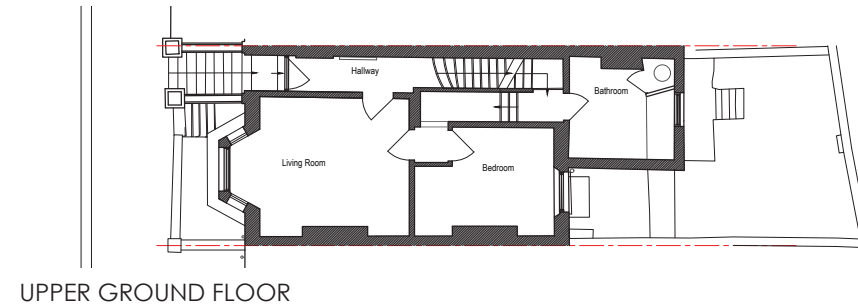
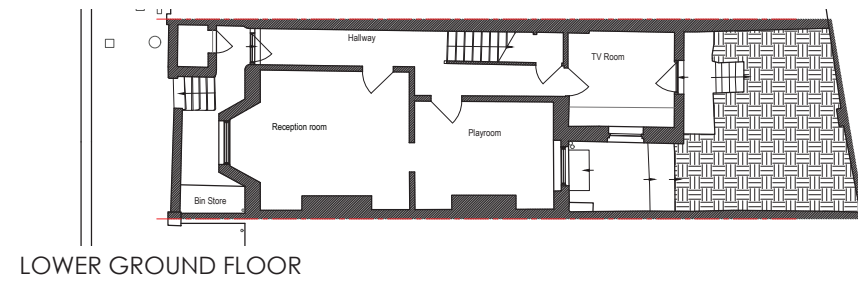
As per the approved certificate of Lawfulness, the amalgamation of the two flats into a single dwelling meant the dismantling of the lower kitchen and the aperture of a new door to connect all the areas of the house.

Images below show evidence of the removed kitchen downstairs

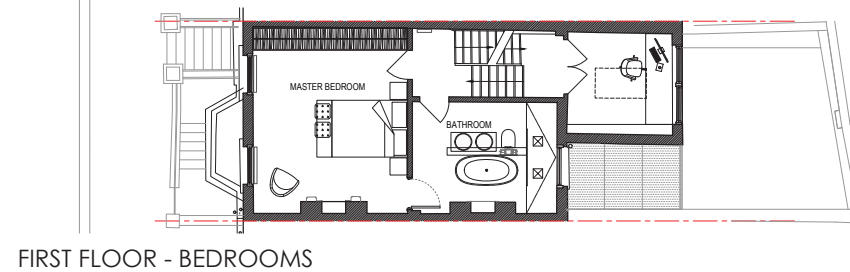
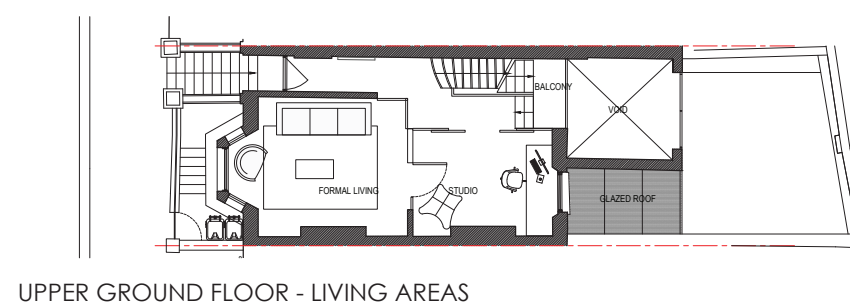
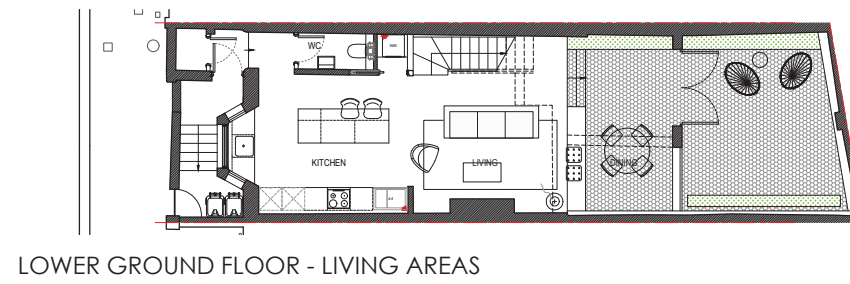


4 PROPOSED DESIGN

EXISTING FLOOR PLANS



PROPOSED FLOOR PLANS



4.1 CHANGES TO INTERNAL DISTRIBUTION

It is the aim of the development to create a new layout of spaces to allow the client and their family to occupy the house comfortably.

We seek to create a functional relation between spaces by connecting the living areas placed in the lower and upper ground floor.

The resulting layout is a more conventional single family dwelling with living spaces arranged on the lowest floors and relating to the garden and street with sleeping quarters arranged on the upper floors.

A double space to the existing rear extension will create a direct visual connection between spaces at the same time that creates a better connection and leveled access to the garden.

The proposed dwellinghouse would result in a GIA of approximately 208sqm.



SECTION THROUGH STAIRS SHOWING THE DOUBLE SPACE

4 PROPOSED DESIGN



STREET VIEW - SHOWING NEIGHBOUR PROPERTIES LOWER GROUND FLOOR ENTRANCE WITH STEPS TO THE OPPOSITE SIDE, BOUNDARY WALL WITH RAILINGS AND ACCESS DOOR TO THE SIDE, ALSO NUM. 47 HAS A PAIR OF SMALL WINDOWS TO THE LOWER GROUND FLOOR BAY AS PROPOSED.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

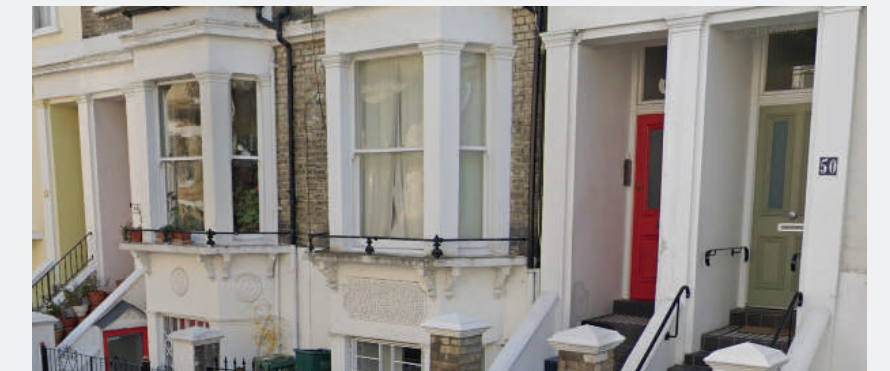
4.2 CHANGES TO FRONT

The proposal would reinstate the lower ground floor entrance to what might have been their original position:

- Steps will be reconfigured to the opposite side, creating a top platform for a bin storage matching the entrance of neighbouring properties.
- The boundary wall will be replaced by a lower wall with black painted metal railings above and a metal gate.
- Access door will be relocate to its original position.

It is proposed to add 2 new side windows to the lower ground floor bay window as most of the neighbouring properties along this side of Gayton Road. These are proposed to be traditional white timber framed sashes to match the existing ones. The inclusion of obscure glazing to these windows would ensure that there is no loss of privacy through overlooking to the adjacent neighbouring property No. 47 Gayton Road.

It is also proposed to add an external railing to the ground floor bay window to match properties at 49 & 48 Gayton Road:



The stair flight to the upper ground floor, will be replaced or repaired as currently it is in poor condition.

4 PROPOSED DESIGN

4.3 CHANGES TO REAR

The proposed rear extension has been designed as an infill glazed extension at lower ground floor level in line with the rear elevation to increase the space to the property whilst helping to tie the extension into the existing building. It is proposed a pitched glazed roof with the lower end to match the height of the boundary wall between No. 46 and No. 47 Gayton. avoiding detrimental impact on the residential amenity of No. 47 in terms of loss of daylight or outlook.

The existing side boundary wall between No. 46 and No. 47 Gayton Road is currently tilting and it is considered necessary to rebuild it. The total height of the new wall will match the maximum height of the existing wall.

It is proposed to enlarge the existing opening to the garden to allow for a better connection with the garden and increase the light levels in the property. It is proposed also to replace the glazing to the first floor studio. The glazing for both openings is proposed to be different to the main building to distinguish the extension as a new addition and reference the warehouse buildings to the rear of the property.

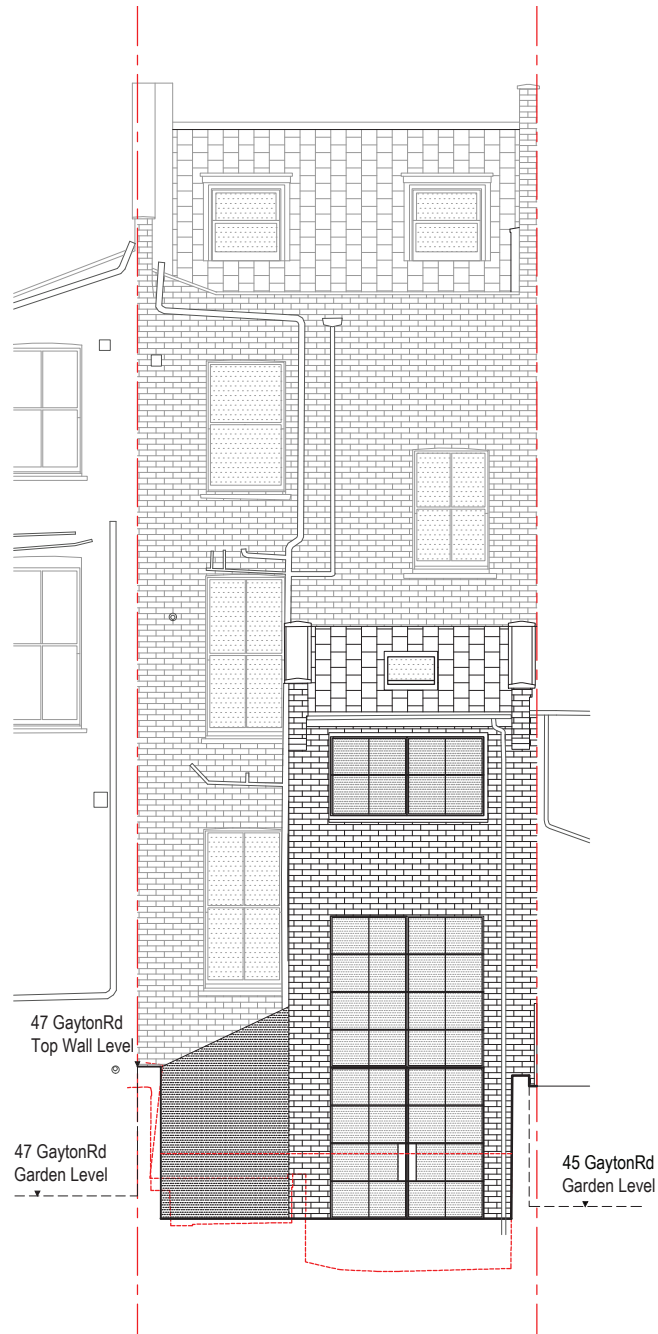
It is proposed to raise the internal level of the back of the lower ground level by 3 steps to allow a better connection with the garden. Also it is proposed the excavation of the rear garden up to a depth of 0.85m to level up with the internal area.

The excavation of the garden is not meant to impact the neighbouring as their level gardens are already at a similar level except for the rear neighbouring property that has a stepped planted area on this boundary.

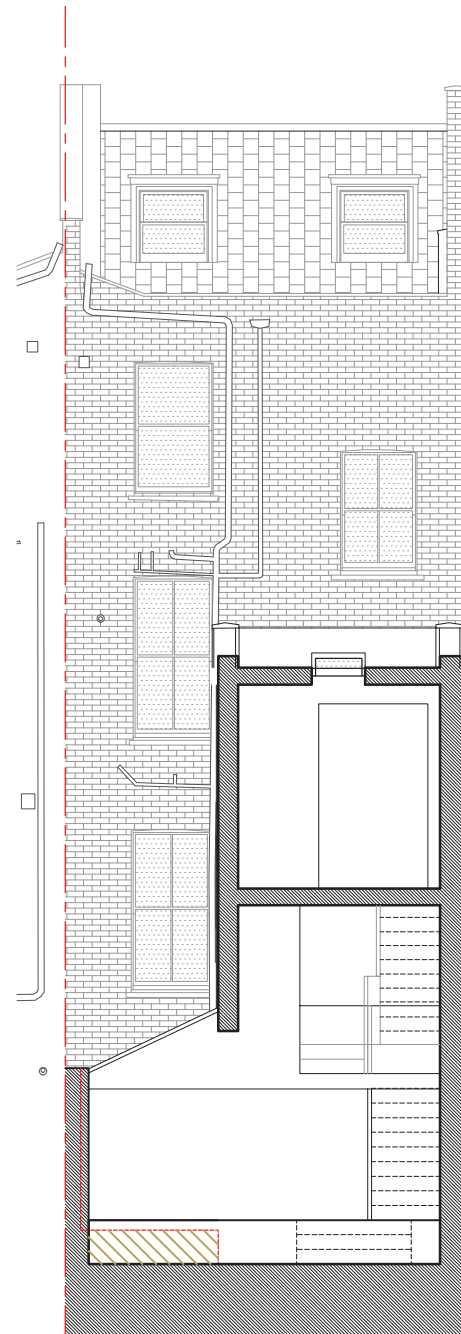
An engineer statement has been facilitated to support the excavation works.



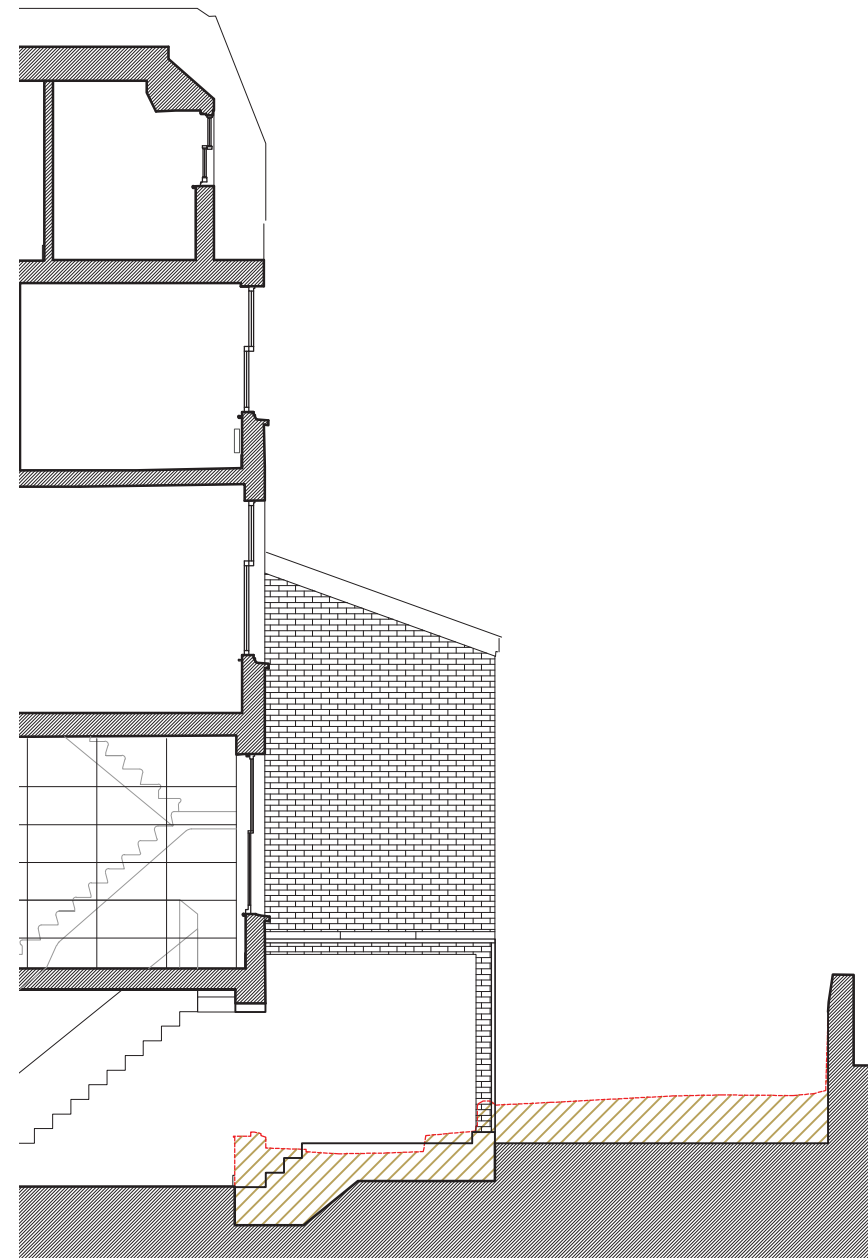
TOP VIEW OF BOUNDARY WALL BETWEEN NO. 46 AND NO. 47



PROPOSED GARDEN ELEVATION



PROPOSED SHORT SECTION - EXTENSION



PROPOSED LONG SECTION - EXTENSION

5 SUMMARY

We believe that the proposed extension will complement the existing building and provide attractive light filled spaces.

Trace Architects has extensive experience of working with historical London buildings and a previous example is illustrated here.

