

38 GAYTON ROAD FAÇADE ALTERATIONS

planning statement | may 2021



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Fig.1 Aerial photograph

1.1 Purpose

This planning statement has been prepared as a motivation for the proposed façade alterations to an existing terrace house at 38 Gayton Road, Hampstead.

1.2 Site history

The building was designed by South African architect Ted Levy in 1968 and was constructed as part of a block of 6 terraced houses.

The block has not been extended or refurbished since the original build other than to address maintenance issues, façade repairs and fenestration upgrades.

Five of the apartments in the block are identical in scale, proportion and construction typology, while the corner unit is moulded into the more compact site. Materials and detailing are consistent throughout.

1.3 Proposal

This proposal intends to alter the existing external door to the third floor terrace by widening the opening and changing the component material to a glazed aluminium frame side hung door in lieu of the existing dilapidated painted timber door. General fenestration will also be overhauled throughout in line with current energy efficiency regulations and an automatic opening vent (AOV) will be added to the roof to vent smoke inline with current building regulations.



Fig.2 Main street view on Gayton Road



Fig.3 Main street view on Gayton Crescent

2.1 Location

The property is located mid-block on Gayton Road as part of a series of terraced apartments facing two main streets, the other being Gayton Crescent.

2.2 Access

The primary entrance to the property is located on Gayton Road. The façade is set back at an angle from the main street, thereby creating a lightwell for the basement level. The porch is accessed across a small bridge from the boundary wall and is wheelchair accessible.

Access is also gained through a secondary garden entrance on Gayton Crescent. A short flight of stairs to the reception level accounts for contour differences across the site and the split level section design of the building.

2.3 Planning History

The original application no. 5415 for the development of the site was approved in 1967. Two prior outline applications (no.4934 and no.3782) were submitted and approved in principle prior to the final scheme.

There are no further applications on record in the planning archives of Camden council.

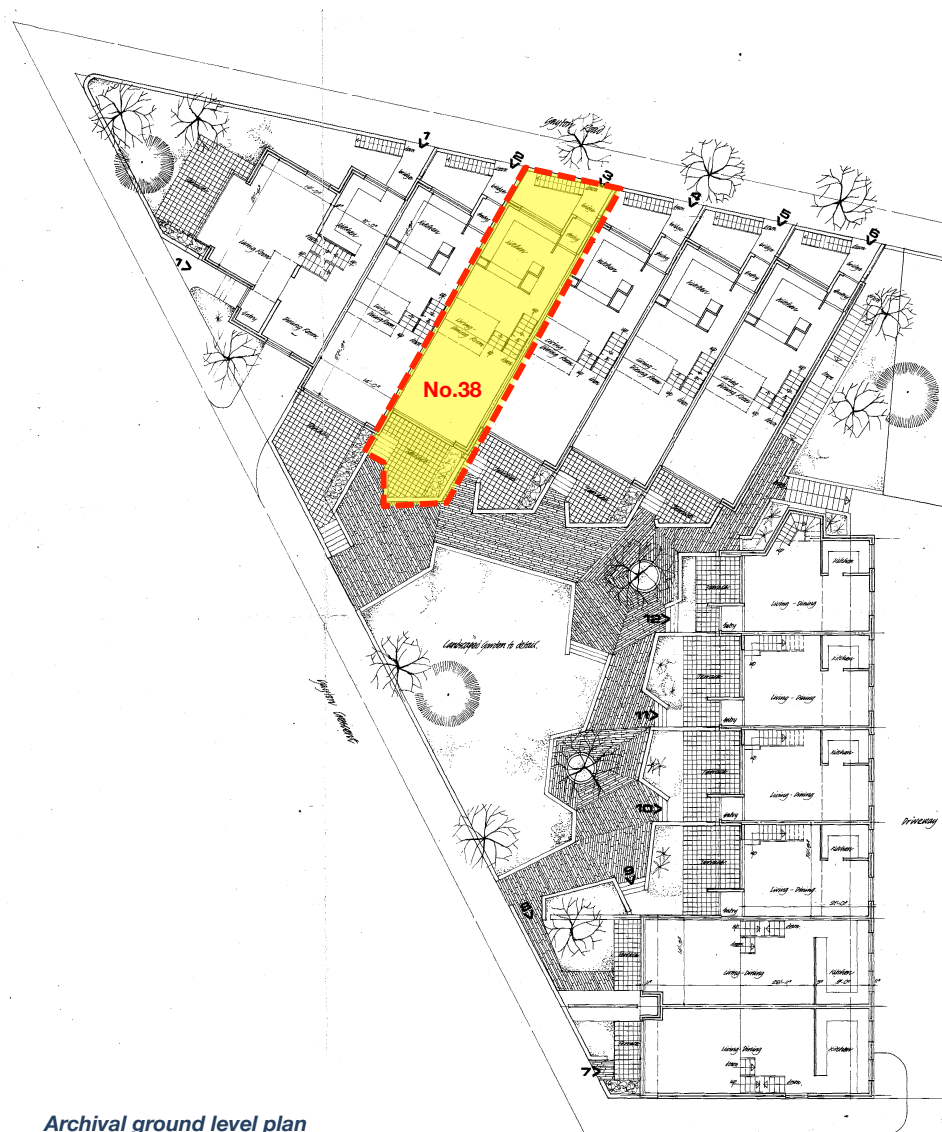


Fig.4 Archival ground level plan

2.4 Development Plan Policy + Guidance

The following development plan policies and guidance have been referenced when formulating this proposal:

- Camden Local Plan (2017)
- Camden Unitary Development Plan (2000)
- Hampstead Conservation Area Statement
- Hampstead Conservation Area Design Guide
- Hampstead Conservation Area Article 4 Directions
- Gayton Road Home Owners Association
- National Planning Policy Framework 2019
- National Planning Practice Guidance 2014

2.5 Planning Policy Constraints

The property is located within a conservation area, however, the building is not listed on The National Heritage List for England (NHLE).

Due to the nature of the property located within the conservation area, permissions related to permitted development are covered by Article 4(1) directives, thus, planning consent is required for the proposed façade alterations in this case.

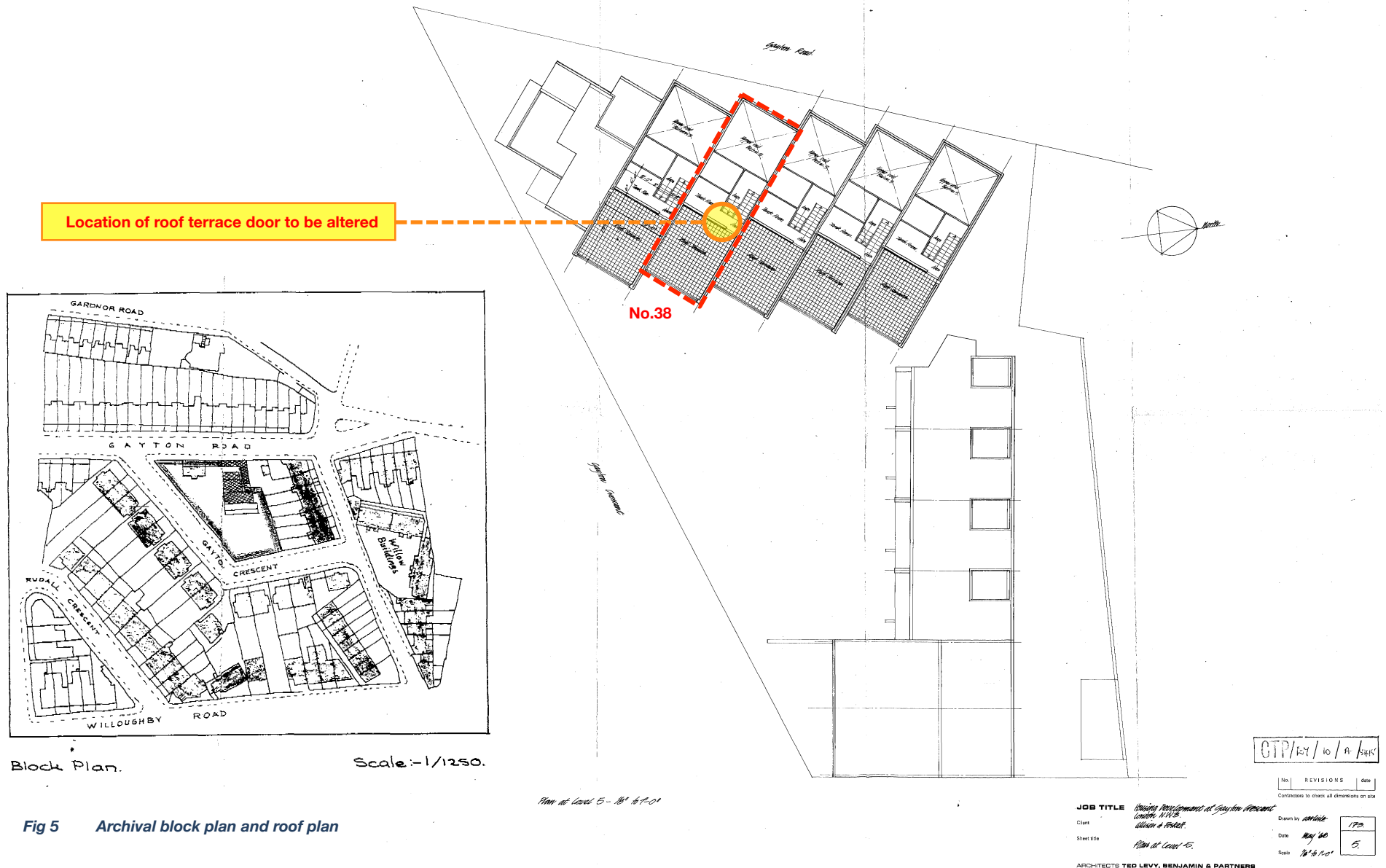


Fig 5 Archival block plan and roof plan

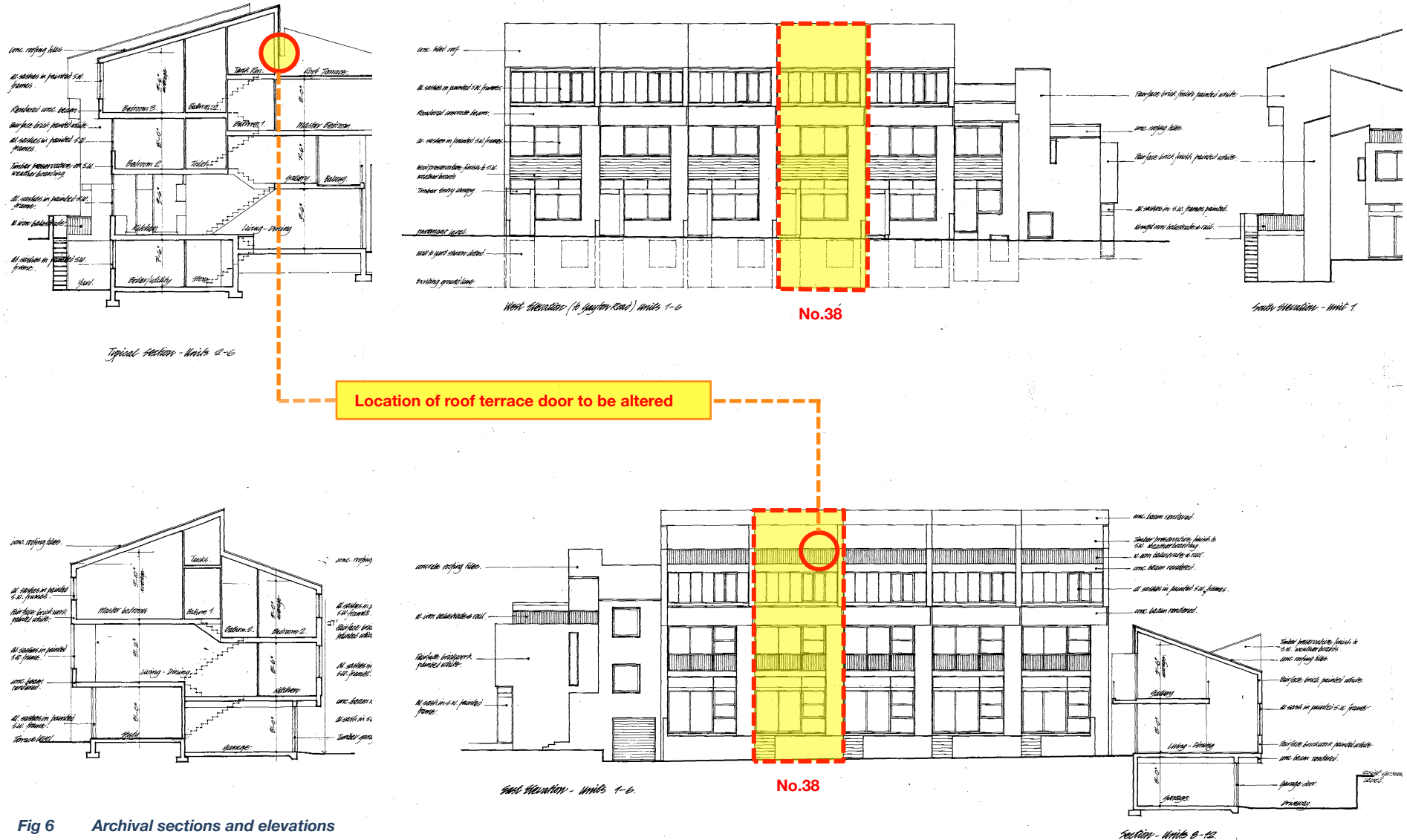


Fig 6 Archival sections and elevations

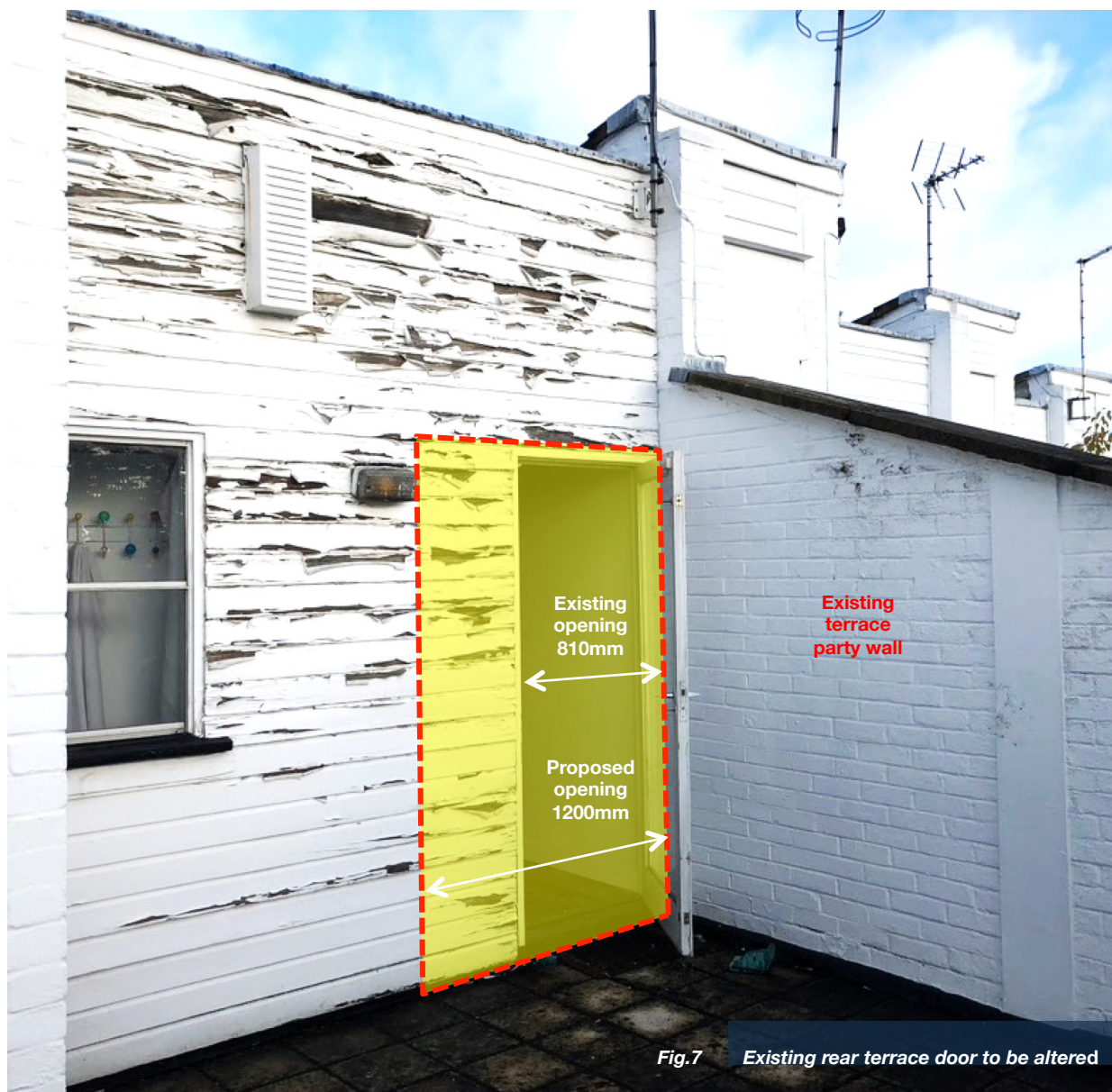


Fig.7 Existing rear terrace door to be altered

4.1 Design Principles

The existing glazed roof terrace door is located on the Gayton Crescent façade, set back 5.5m from the terrace balustrade and a further 7.8m from the site boundary. The door is hidden from both adjacent neighbours by an external brick party wall on both sides 5 brick courses above the top of the door opening, tapering to 1.2m at the slab edge. The exterior cladding is white painted, horizontally laid T+G boarding.

The intention of the alterations are as follows:

- Remove existing dilapidated timber door set
- Replace existing cladding with white Eurocell PVC-u T+G cladding to be consistent with existing the upgraded cladding on the neighbouring properties
- Widen existing structural opening for the terrace door from 810mm to 1200mm
- Remove existing concrete lintel and replace with new to span new opening
- Install aluminium / timber composite side hung glass door (RAL 9016 traffic white to match existing)

Additionally, an automatic opening vent (AOV) with 1sqm free area will be installed in the roof as required by building regulations for smoke ventilation from the the open plan arrangement. All existing fenestration will be replaced to match the design of the existing windows / doors with Internorm HF410 Aluminium / Timber composite powder coated 9016 traffic white as per the following elevations.

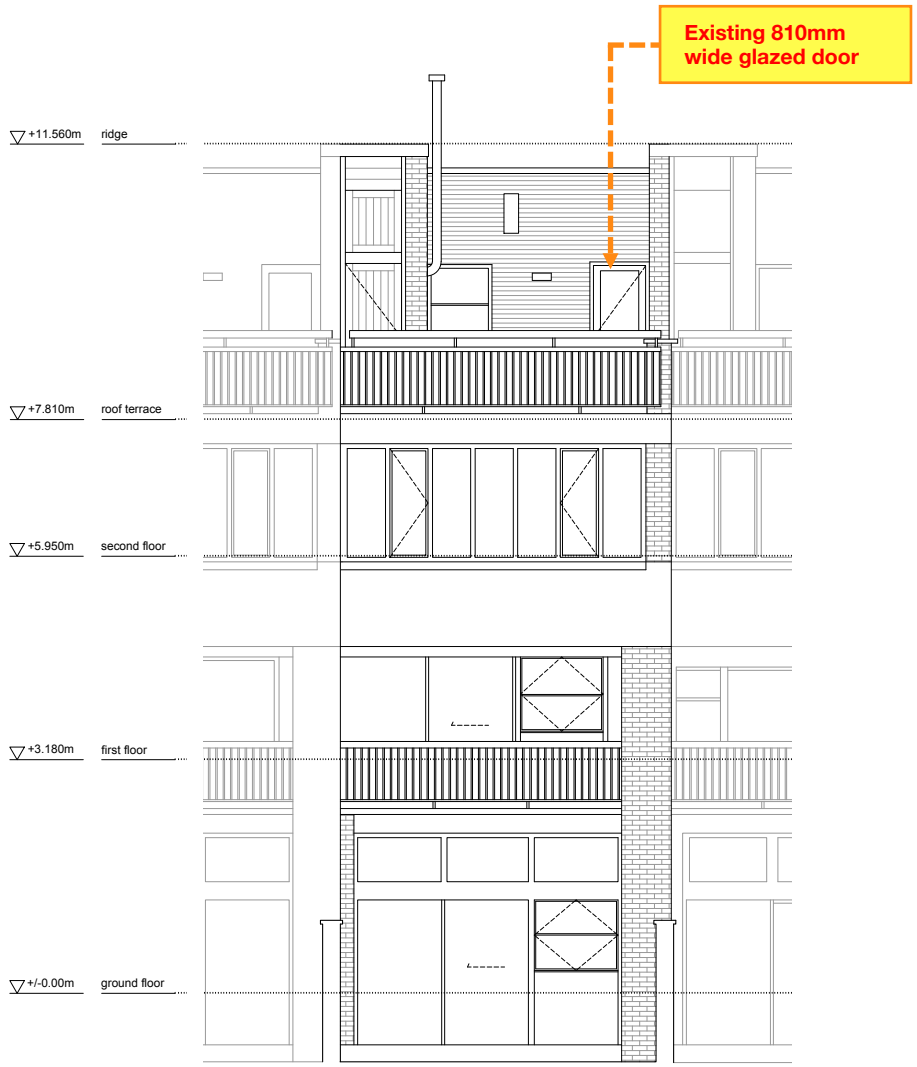


Fig 8 Existing Gayton Crescent elevation

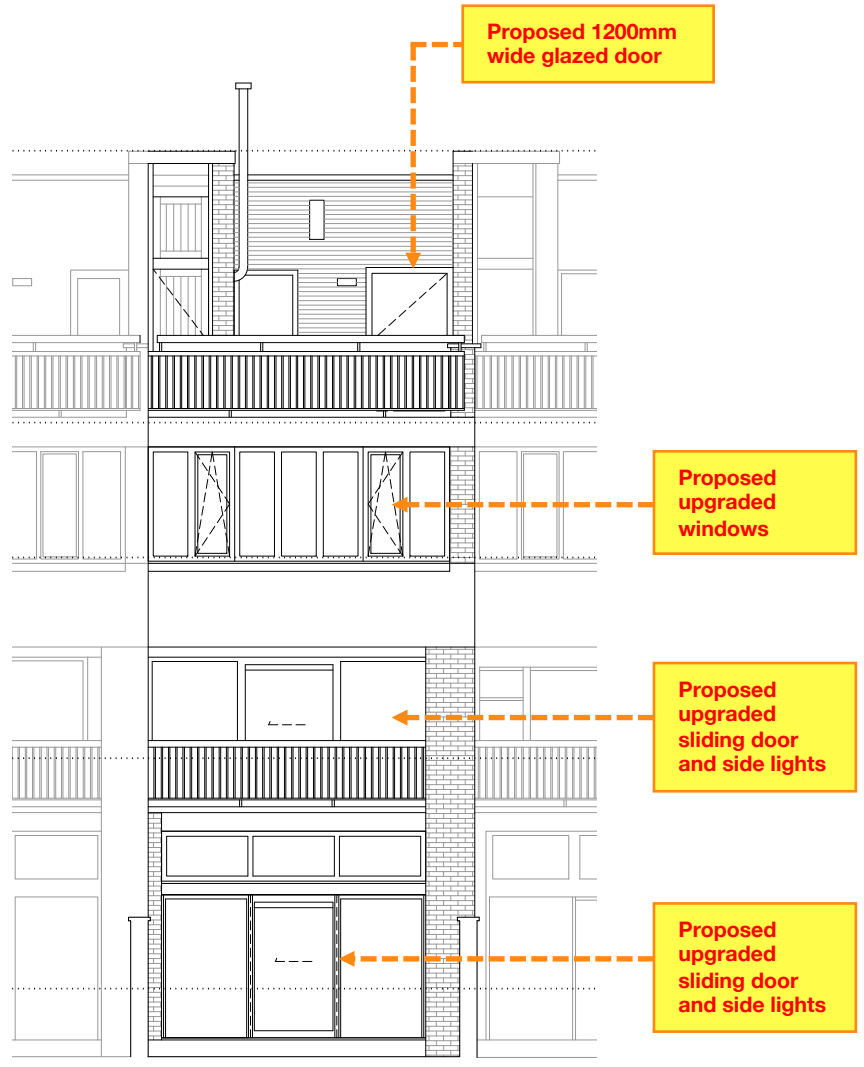


Fig 9 Proposed Gayton Crescent elevation

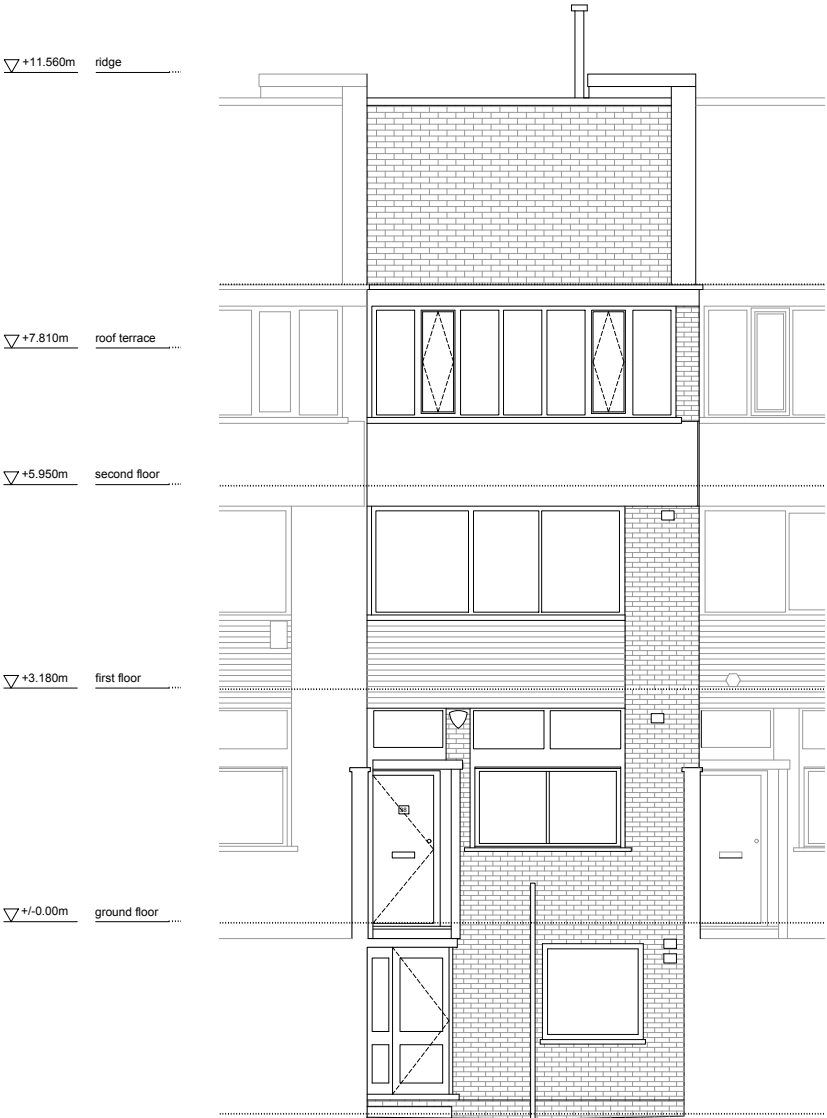


Fig 10 Existing Gayton Road elevation

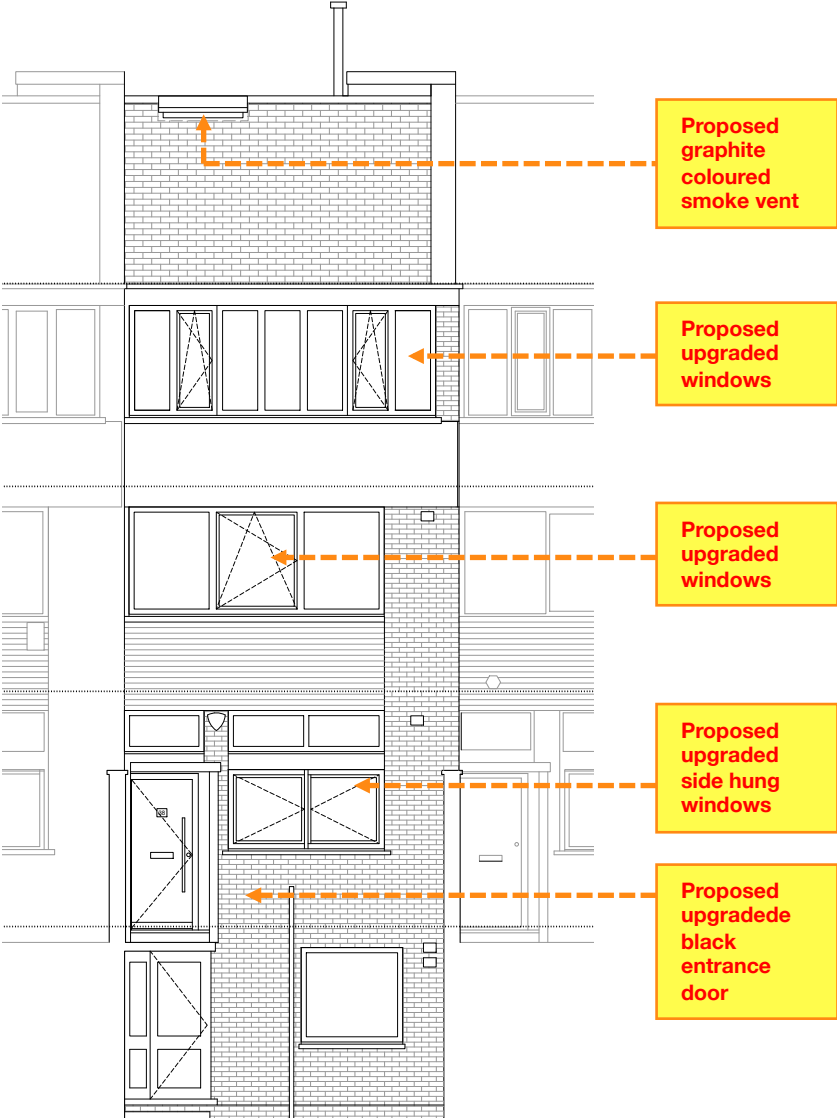


Fig 11 Proposed Gayton Road elevation