

trace

ARCHITECTS

DESIGN & ACCESS STATEMENT

50 GAYTON RD, HAMPSTEAD, LONDON. NW3 1TU

Trace Architects have been appointed to design and submit a planning application for the second floor rear outrigger extension of an existing five storey property located at 50 Gayton Rd, with associated rooflight and new timber sash windows.

This design statement forms part of that application and is to be read in conjunction with all submitted details and drawings.

Other items to be read as part of this submission include:

Site Plan

Existing Drawings

Proposed Drawings

CIL form

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01 LOCATION

1.1 GAYTON ROAD



Figure 1 – Aerial View of the Hampstead Area with Gayton Rd highlighted in red and the site also highlighted in red.

Gayton Rd is located in Hampstead, within the Hampstead Road Conservation Area, and forms a link between two roads, access being from Willow Rd and Well Walk at the north east end and Hampstead High Street (A502) to the south west end. No. 50 is located on the southern side of the road and is part of a terrace row comprising multiple properties of varying heights and façade details.

The property is located within close proximity to Hampstead High Street, with Hampstead Heath open green space a short walk to the east. Hampstead underground station is located a short walk to the north west and Hampstead Heath Overground station is located to the south east. There is also local bus transport available along the A502.

Gayton Road falls gently from the High Street to Well Walk and has an unusually long terrace for the Conservation Area. The terrace (Nos.9-36 cons) on the north-west side is three storeys with semi-basements in gault brick, although some have been painted. They have a canted bay on three floors and decorative brickwork stringcourses and cornices. Nos.3-8 (cons.) at the Heath Street end is two storey with semi-basements. No.3 has a garage built onto the front garden that detracts from the townscape. The southeast side is three storey but with some variation in the detail. Low brick walls with piers form the boundary and some have cast iron railings and gates. About half of the properties have roof extensions and these have had a considerable impact on the road. Some of those extensions were built in the 1970s and 80s and would no longer be acceptable because of their design, bulk and materials. The 1960s group at Nos.17-23 Gayton Crescent and Nos.36a -38a Gayton Road (by Ted Levy, Benjamin & Partners), on the other hand, are more successful because the scale established by their windows and staggered plan harmonises with their neighbours.

- Extract taken from the Hampstead Road Conservation Area Statement.

02 THE PROPERTY

2.1 THE EXISTING PROPERTY

The existing property is a five-storey mid-terraced house on the south side of Gayton Rd. The main entrance is on the upper ground floor accessed by a set of stairs from the pavement. Like many of the properties on Gayton Rd, the top floor has previously been converted from the original roof and now has a full width dormer to the rear with a flat roof above and 2no. smaller dormers set into a mansard roof to the front.

As the road slopes the properties are stepped in level down the street. The adjacent properties from No.47-49 are set at the same level, whereas the property at No. 51 to the other side is raised above No.50.



Figure 2 - Photograph of the existing front facade

FRONT FAÇADE AND STREET SCENE

The front façade of the property is predominantly brick and white render, however, as many of the properties lower on the terraced row, no. 50 has had the brickwork painted in an off white. The nearest property with the same painted façade is No.47 which is 3 properties down the road.

The property features a large rendered bay window to the upper and lower ground floors and a rendered entrance door and detailing. White render stucco surrounds are featured to all the windows on the upper first and second floor with a large white rendered parapet and simple corbel break the line of sight to the mansard roof and dormer windows beyond.

Separating the front lightwell and lower ground floor from the pavement, the front boundary wall is white rendered and has a small black wrought iron fence and gate. The piers on either side are mixed in finish, being either white render or white painted or bare brickwork.



Figure 3 - Photograph of the existing house at No.50 from across the street showing its relationship to the terrace row

THE REAR

The rear of the property is predominantly London stock brickwork which is carried across the entire terrace row. There is a three-storey outrigger with stepped floors internally and an open terrace which is accessed from the stair landing between the main 1st and 2nd floors. To the side of the outrigger on the ground floor level there is a glass box extension with black framing and doors and stairs leading down to the garden level. The party wall between the glass box and No.51 has been raised to above the glass roof level. A small lightwell and staircase in front of the outrigger leads down to the lower ground floor and another garden access door.

On the top floor you can see the original “V” shaped parapet has been infilled with a full width roof extension which has a single wide timber framed window.

All original window openings have traditional timber sash windows with white frames apart from the two small windows on the outrigger which are single timber casements.

On both neighbouring sides the outriggers are much higher, each of them adding an additional floor over the outrigger at No.50. The stepped heights of No.51 taking the outrigger higher than the neighbour on the other side at No.49. Looking at the rear of the terrace row, there are number of extensions and outriggers of different sizes and depths that vary the heights of the properties and change the language of massing all along the street. The windows on these neighbouring extensions also vary between, full width modern glazing, to timber sash frames of varying sizes.



Figure 4 - Photograph of the existing rear facade of No.50

REAR TERRACE

The rear terrace on this property is the main subject of this application. Located on the second, stepped, floor of the outrigger on the half landing between the main first and second floors of the house. The neighbouring property that shares the party wall line has already extended the outrigger height up one more floor and as such the terrace is bordered on one side by a full height brick wall. The other two outward facing sides have a metal railing that is fixed back to the brick parapet.

The terrace is functional but looking old and the stone paving and flashings are in need of replacement.



Figure 5 - Photograph of the rear terrace from the internal half landing.

INTERNAL ARRANGEMENT

Please refer to the existing floorplans.

Access through the main entrance on the ground floor leads you into the main corridor serving two sitting rooms, front & rear and the main staircase serving the other floors, to the rear of the upper ground floor is the kitchen and glass box extension, accessed through the rear sitting room. The glass box has doors leading down to the rear garden.

The lower ground floor is accessed via the main internal stair or via the secondary front entrance via the lightwell. It houses a guest bedroom, an Ensuite/shower room and to the rear is a tv room which is used to access the utility space and plant room. The rear garden can also be accessed via the rear room.

As previously noted, the outrigger floors are stepped and accessed via the half landings on the main stair. Going up from the upper ground floor leads you to a large open half landing with a small WC and boiler cupboard. Continuing up to the main first floor where there is a study/bedroom in the rear room and a formal living room to the front of the house.

The stair then leads up to the second floor with access to the outrigger terrace from the half landing. On the second floor is the master bedroom suite with a large bedroom at the front and the Ensuite bathroom occupying the rear room.

On the top floor is a semi-open double bedroom wrapped around a jack & jill style bathroom in the centre. The bedroom is split in the middle by a set of sliding doors creating two bedrooms when closed.

03 THE PROPOSAL

3.1 DESIGN BRIEF

Following our design work on No.46 Gayton Rd and our completion of the property at No.54, Trace Architects were approached by the client at No.50 Gayton Rd, requiring our experience with properties on the street and wanting something similar in style.

The brief for this application however, is to maximise the internal space of the property by creating a new study space in place of the existing terrace.

3.2 THE PROPOSAL

Our proposal was to bring the height of the outrigger up to match its neighbour, allowing us to create an internal room in place of the existing terrace. Matching the neighbour in height and therefore not encroaching on the look of the terrace row.

The simple extension forms a new room which will be a small study space for the client and his children. The existing terrace access doors will be removed and directly replaced with new internal doors with no alterations to the existing opening.

The extension will have a flat roof matching its neighbour with a large rooflight to allow light into the existing stairwell.

On the second floor above, where the “V” shaped parapet has been infilled to create a new upper floor. We are proposing to regularise the rear façade by removing the unfitting single landscape window and replacing it with 2no. timber sash windows that match those on the floors below. Tying all floors of the rear façade together to form a coherent look.

We are seeking no other alterations to the property as part of this application.

3.4 MATERIALS

FRONT FAÇADE

No alterations are sought in this application.

REAR FAÇADE

At the rear all new solid massing will be in London stock brick to match the existing.

The new timber sash windows on the upper floor and new study extension will be replaced with timber frames matching those of the other windows.

3.5 ACCESS & PARKING

Access into the site from the street remains as existing. There is no parking within the property boundary, but parking along the street is provided for residents.

Internally all doors will comply with building regulations standards and the stair will also be building control compliant.

Doors out onto the rear patio will also retain flush thresholds for easy access to the rear garden.

4.0 CONCLUSION

Trace Architects are experienced, award-winning architects who have completed numerous high-quality residential buildings in the UK, West London and the closer Hampstead Area.

This application has been carefully designed, taking into account the existing materials and with reference to the conservation area, the existing building, it's neighbours on the terrace and the local history.

Using our previous experience of working on similar properties on the same street has allowed us to design a proposal that we feel sits comfortably within the street scene and therefore reflects the original heritage of the site. The simple and subtle alterations to the front facade tie the property into the terrace row by better linking it to its neighbours.

As such we feel this proposal makes a positive contribution to Gayton Road and the Hampstead Road Conservation Area.

We believe the proposal will provide an example of high-quality, energy efficient residential architecture that suits the needs of its inhabitants whilst adding to the character and diversity of the area.