DESIGN & ACCESS STATEMENT

37B GAYTON ROAD

studio
hagenhall

CONTENTS

1.0 INTRODUCTION

This design and access statement has been prepared in support of a full planning application for proposed alteration works to 37b Gayton Road NW3 1UB. The house is a 5-storey modern mid-terrace townhouse designed and built in 1969.

The property is located in Hampstead towards the northern end of Gayton Road, close to Hampstead High Street in the London Borough of Camden. The local character area is Sub Area Three of the Conservation Area: Willoughby Road & Downshire Hill.

The proposals aim to improve the energy performance of the home via:

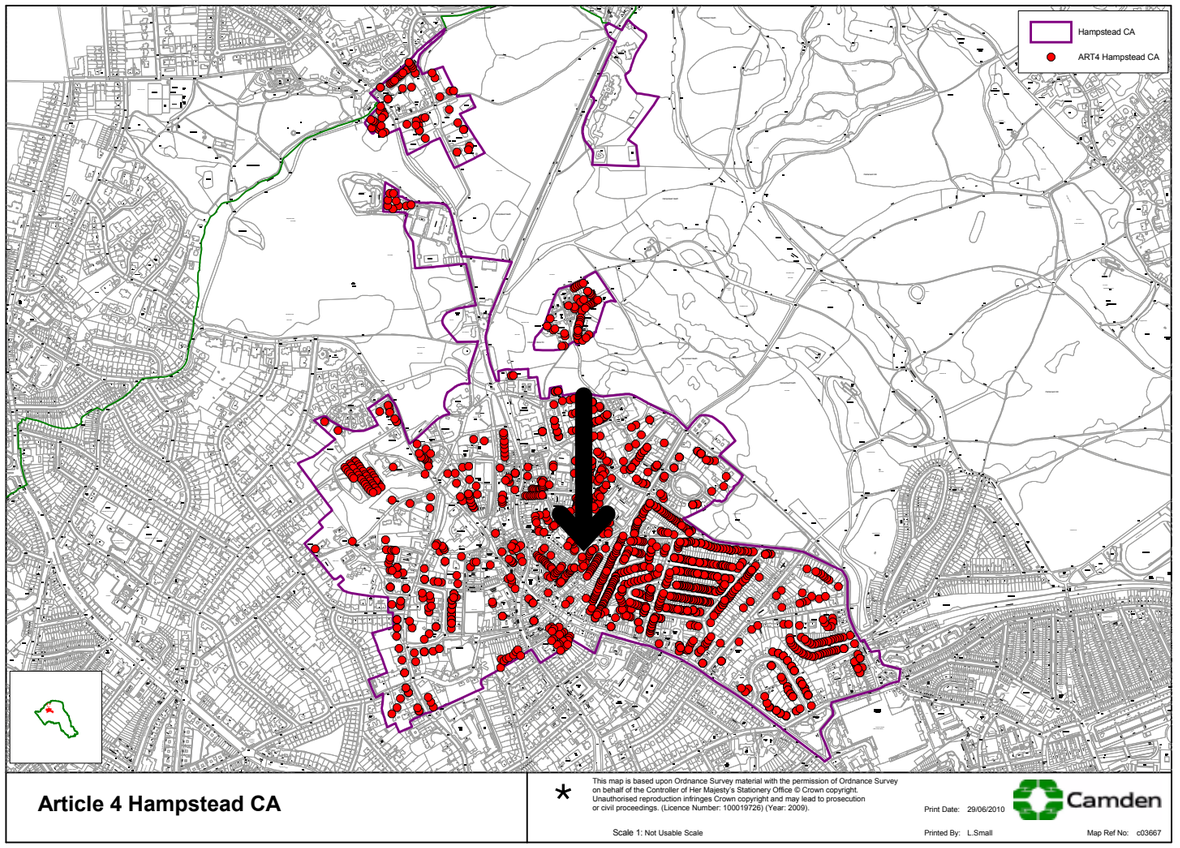
- the replacement of existing window units

- the installation of an Air Source Heat Pump (ASHP)

- the addition of photovoltaic panels to the mono-pitch roof.

The document is to be read in conjunction with the following materials:

Location Plan
Block Plan
Existing Plans/Elevations/Sections
Proposed Plans/Elevations/Sections



The property is located within the Hampstead Conservation area

1.0 INTRODUCTION

1.1 EXISTING PROPERTY

The building was designed by South African architect Ted Levy, of Levy, Benjamin & Partners in 1968 and was constructed as part of a block of 6 terraced houses. The current energy rating for the house is EPC “D”.

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, while the corner unit is moulded into the more compact site. Materials and detailing are consistent throughout.

1.2 PROPOSED ALTERATIONS

The proposed works seek to preserve and make good historic features of the property, whilst upgrading the building fabric to improve its environmental performance, functionality and daylighting.

The homeowner wishes to add renewable energy technologies including an Air Source Heat Pump (ASHP) housed on the rear-facing roof terrace, and photovoltaic panels mounted on the front facing roof slope.

The original aluminium sliding windows and more recently installed UPVC units will also be replaced by modern aluminium units to replicate the original fenestration, and a small roof light is introduced to the uppermost bathroom for passive daylighting.

These proposed works will improve the EPC rating to “C” and remove it from the gas grid, resulting in a home with greatly reduced carbon emissions. The proposals therefore make an importantant contribution within the context of national Net Zero commitments.

Existing Section View

2.0 PLANNING HISTORY

The property is located within the Hampstead conservation area, but is not listed on The National Heritage List for England.

Permissions related to permitted development are covered by Article 4(1) directives and full planning consent is required for the proposed alterations in this case. The proposals would fall under permitted development were this not located within a conservation area.

The original application no.5415 for the development of the site was approved in 1967. Relevant recent applications for window replacements and amendments to the rear roof terrace at Nos.37A and 38 Gayton Road, which have been approved by the planning authority, are listed below:

37a Gayton Road GRANTED
(2021/1637/P July 2021)

Replacement of existing door onto 3rd floor terrace with enlarged sliding doors onto terrace, and upgraded windows.

38 Gayton Road GRANTED
(2021/2514/P August 2021)

Replacement of single glazed fenestration with double glazed aluminium/timber composite units and widening of door on rear upper roof terrace.

Existing Ground Floor Interior

3.0 PROPOSED WORKS - INTRODUCTION

USE
The single dwelling house is C3 class and will remain so.

AMOUNT
There is no additional floor area being proposed.

LAYOUT
The proposed renewable energy technologies will be housed on the roof terrace and front facing roof slope. All associated plant equipment will be housed internally. See annotated plan for locations.

LANDSCAPING
There are no proposed changes to either the existing front or rear landscaping arrangements.

ACCESS
There are no proposed changes to the property's existing access arrangements.

Existing basement level interior

3.1 PROPOSED WORKS - WINDOWS

It is proposed to replace and upgrade the existing windows with new double glazed units that complement the appearance of the existing single glazed units. For typical proposed window details please refer to this documents appendices.

The proposed new opening windows will be of a similar aluminium material to the existing, fitted within white painted timber surrounds, with fixed frames in painted white timber frames, thus keeping the appearance of the house consistent with the neighbouring properties and the original design intent of the block.

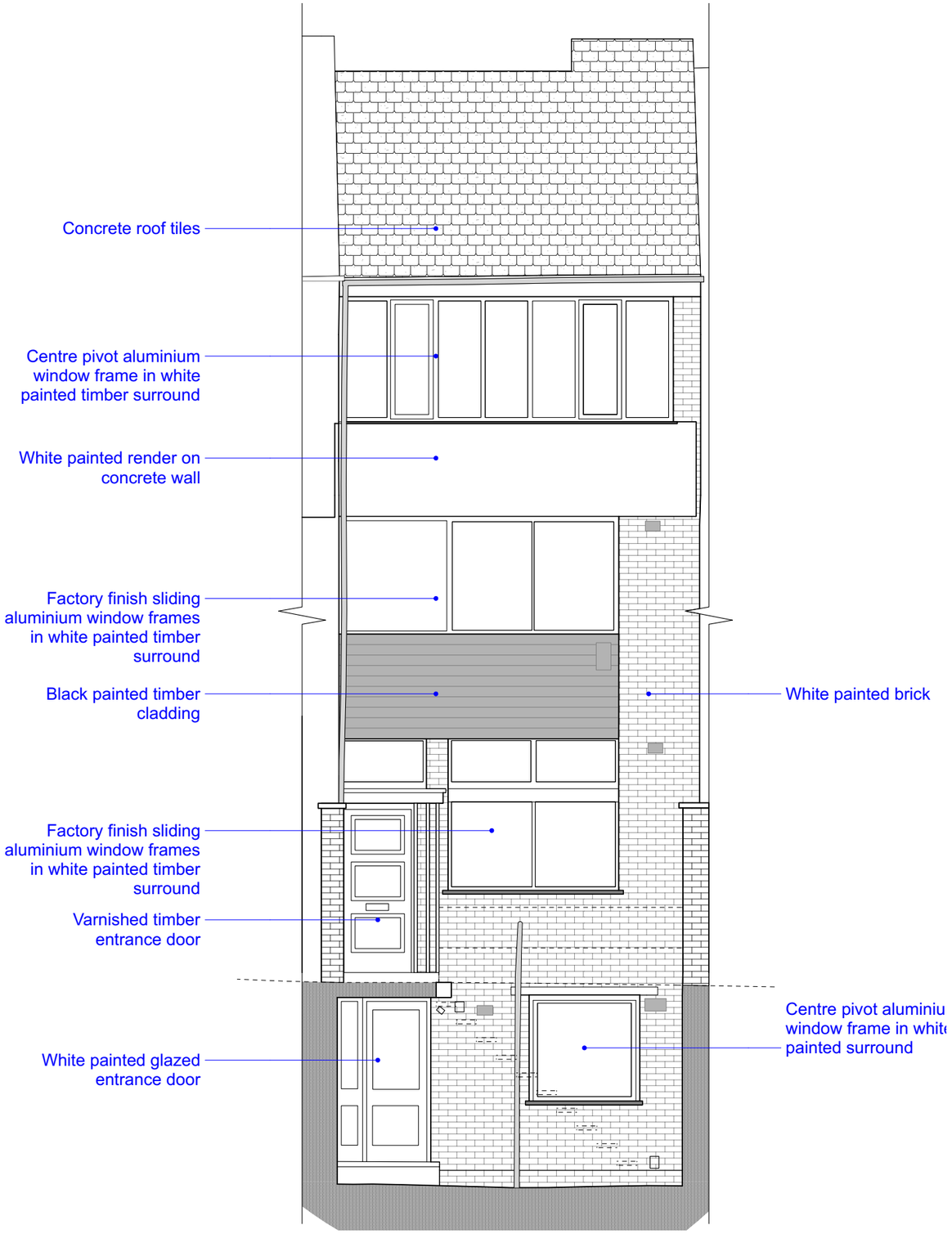
The proposed replacement sliding doors to the rear of the property will also be aluminium, with white painted timber surrounds, maintaining a uniform appearance across the exterior elevations.

All window openings and sliding door openings will remain the same, with the exception of:

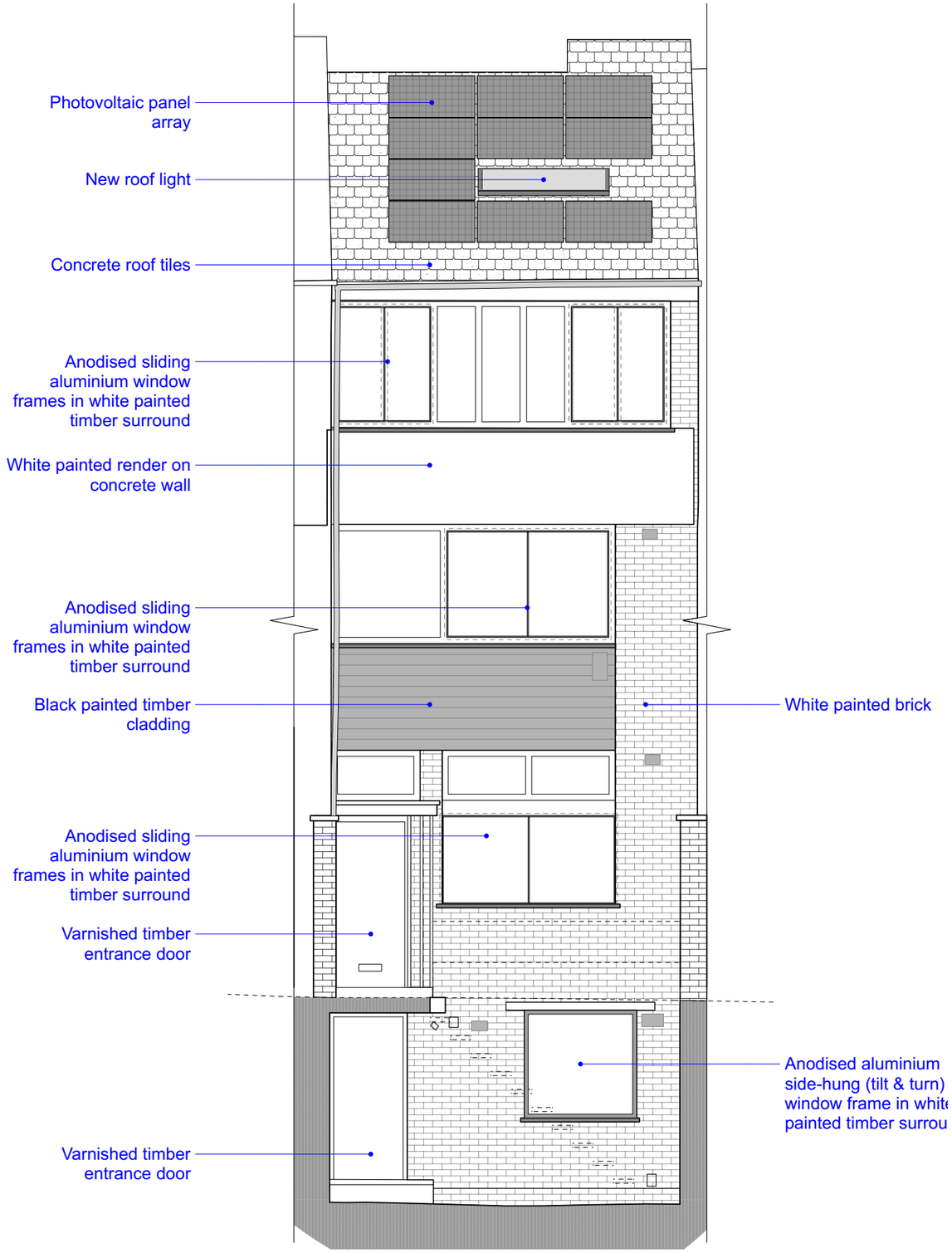
- the access door to the top floor rear roof terrace will be widened, and a double sliding door installed in place;

- the fixed window at the top floor roof terrace, where it is proposed to lower the cill to floor level and install a fixed frame window.

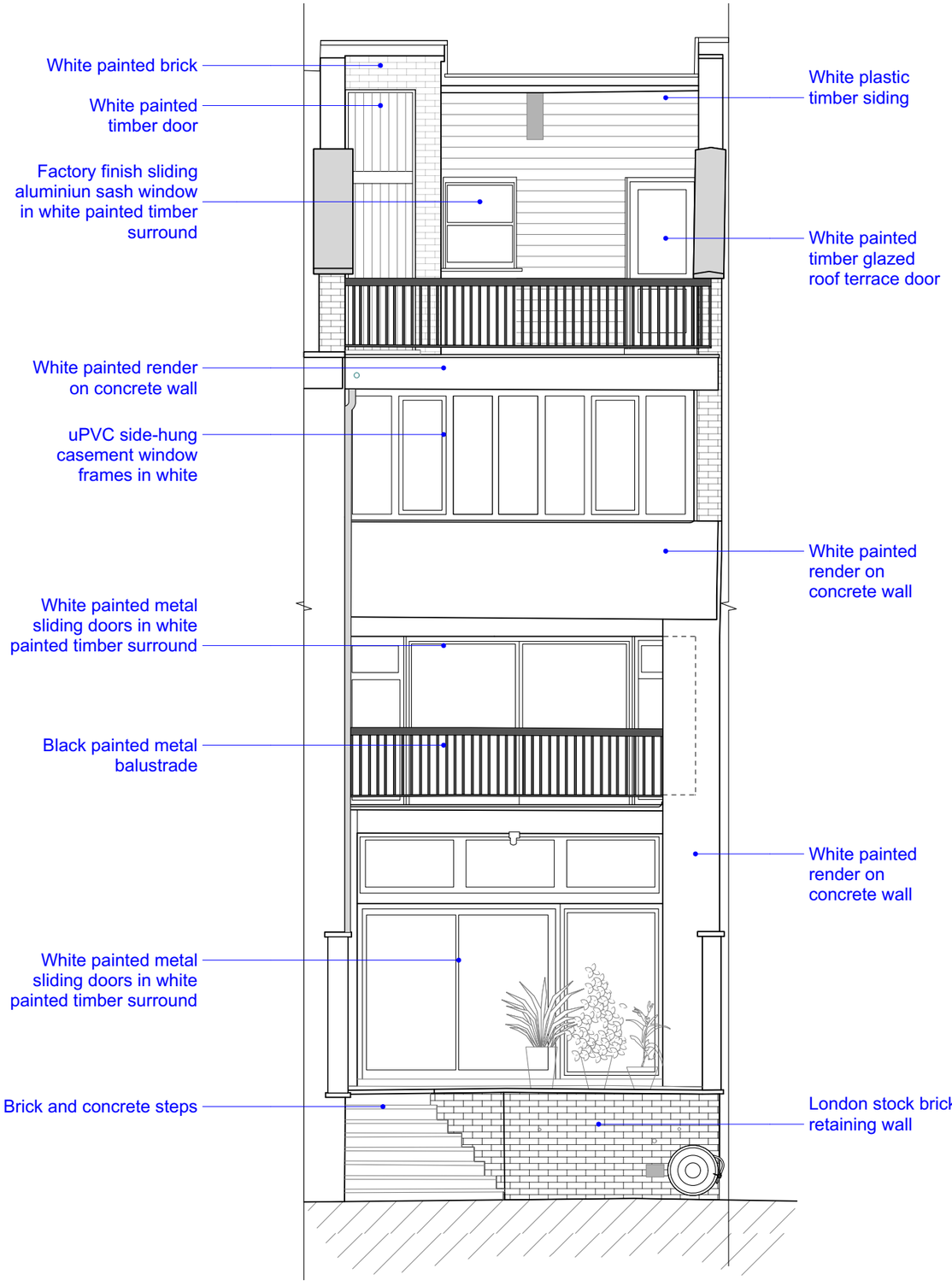
View from Gayton Road



existing front elevation



proposed front elevation



existing rear elevation

proposed rear elevation

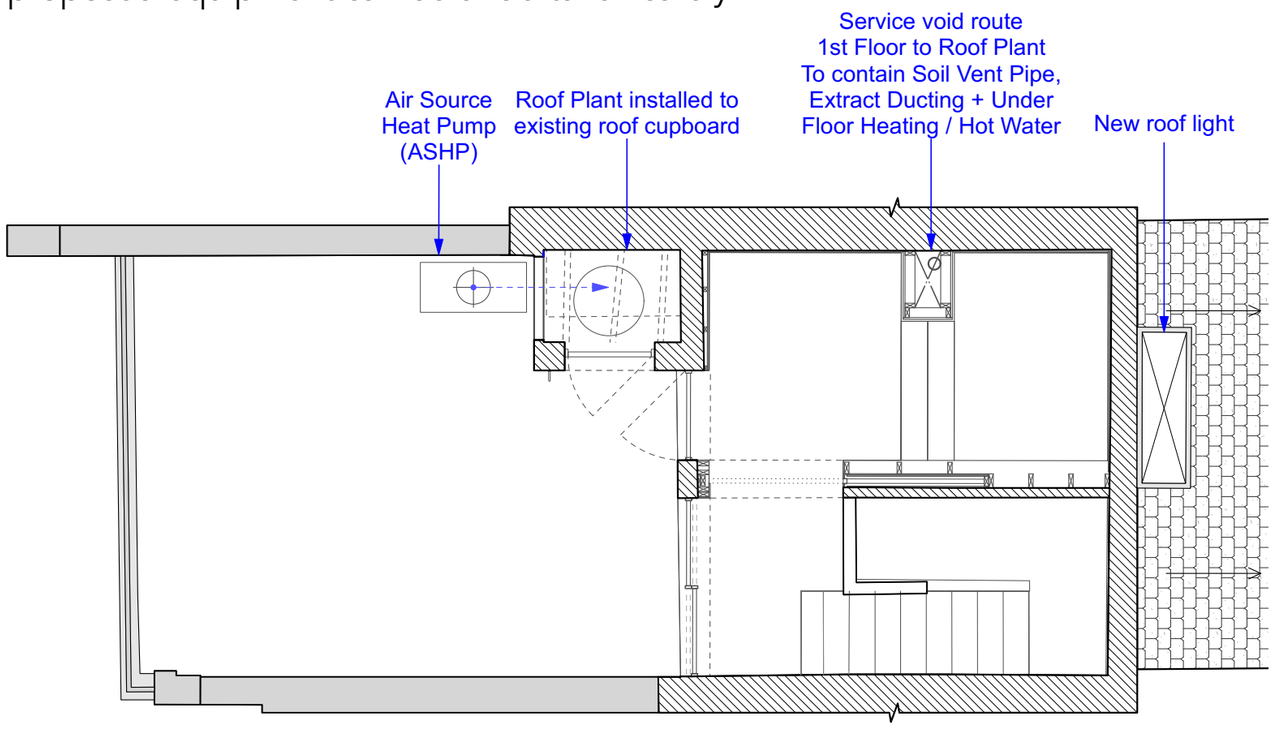
3.2 PROPOSED WORKS - ASHP

APPEARANCE

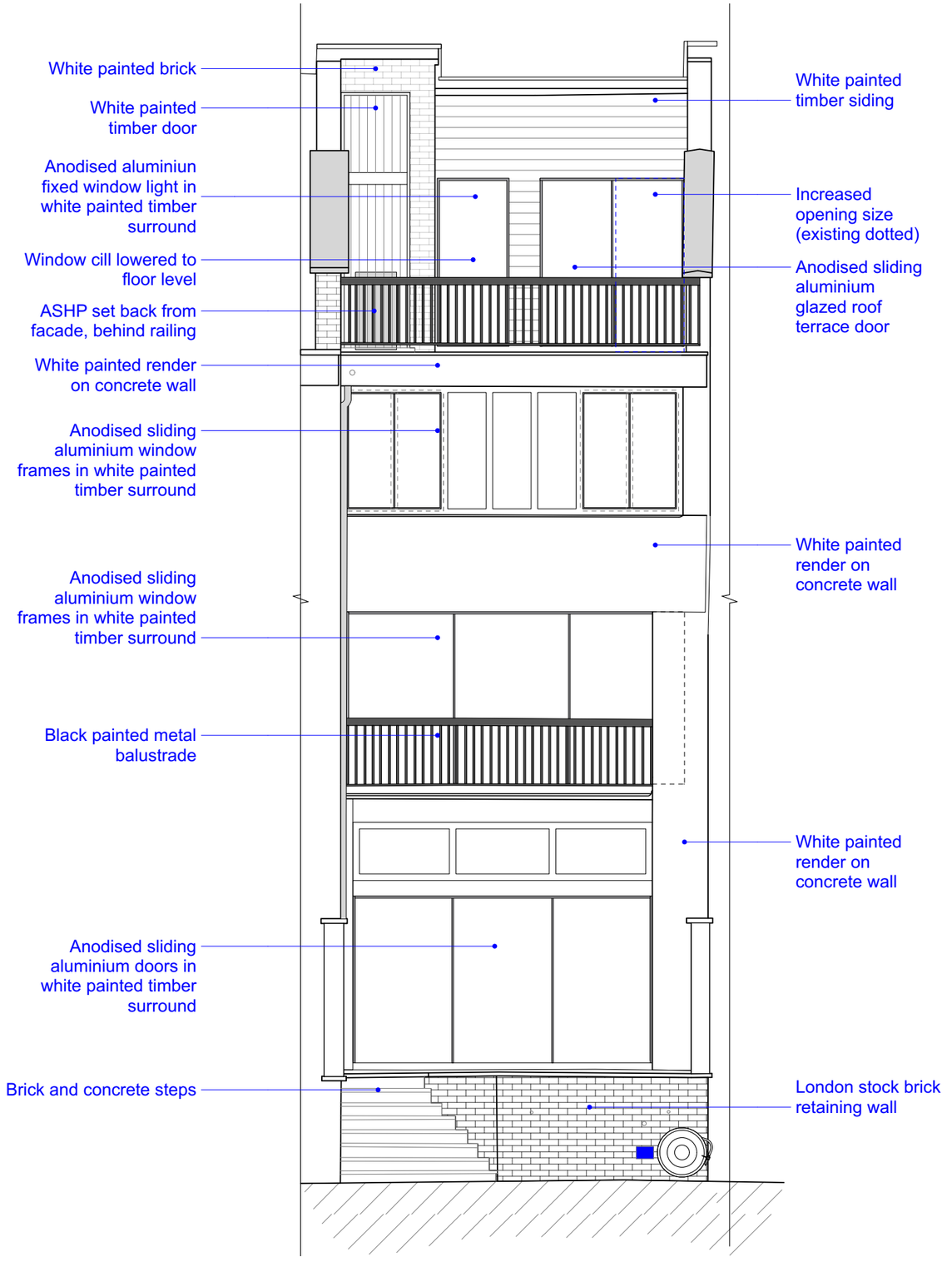
The proposed air-source heat pump will be installed by an MCS accredited installer and adhere to MCS planning standards.

The air-source heat pump equipment to be installed is an 11.2kW Mitsubishi Ecodan R32 Ultra-Quiet PUZ mono-block. Details of which can be found in the appendices at the end of this document

The location of the ASHP at the rear of the property has been chosen to hide it completely from view and ensure that all equipment will have no impact on the character of the area or streetscape. The existing access to the roof terrace ensures that the ongoing maintenance of the proposed equipment can be undertaken safely.



proposed third floor plan



proposed rear elevation

3.1 PROPOSED WORKS - ASHP

APPEARANCE

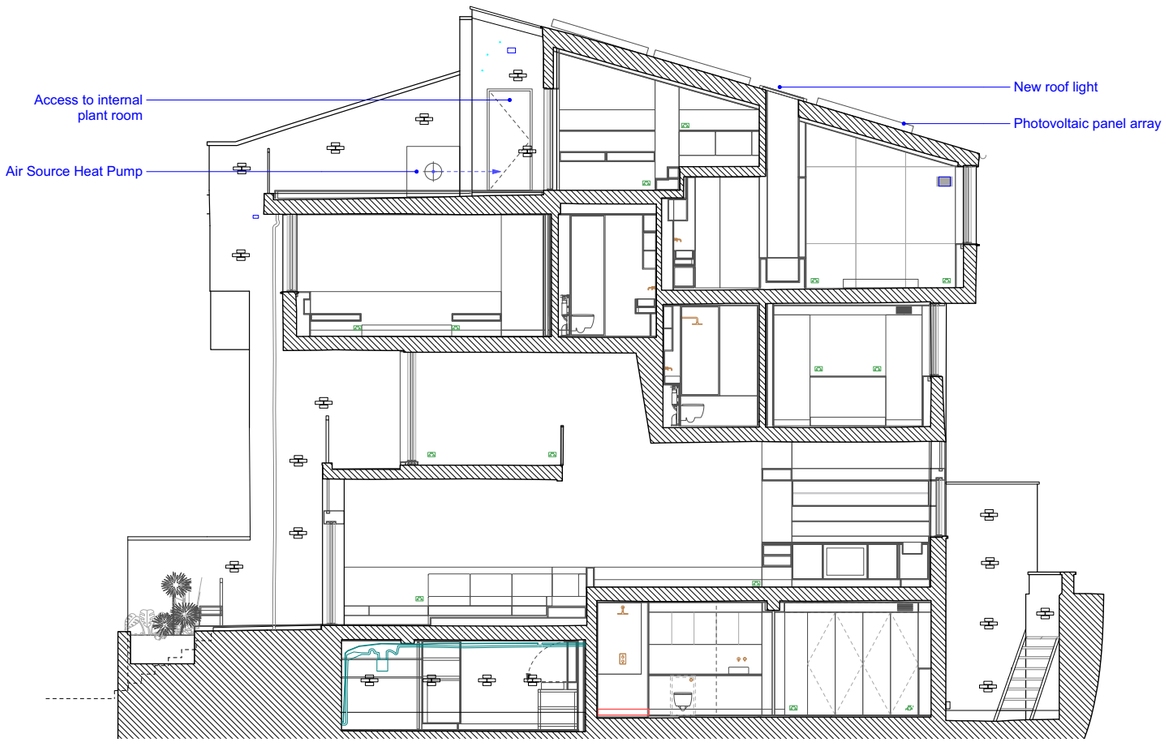
The details of the proposed ASHP equipment can be found in the appendices at the end of this document. The existing access to the roof terrace ensures that the ongoing maintenance of the proposed equipment may be undertaken safely.

The height of the building, and location of the ASHP ensures that all equipment will be hidden from view completely, and have no impact on the character area or street scene.

ACOUSTIC IMPACT

The proposed air-source heat pump will adhere to MCS planning standards. These include noise and the Mitsubishi Ecodan R32 Ultra-Quiet PUZ monobloc has been specified as a unit that meets MCS planning standards.

This unit is **only 45dBA at 1m**, equivalent to the noise of a fridge and significantly quieter than a gas boiler in operation. For reference the noise of a gas boiler in use is closer to 50dBA.

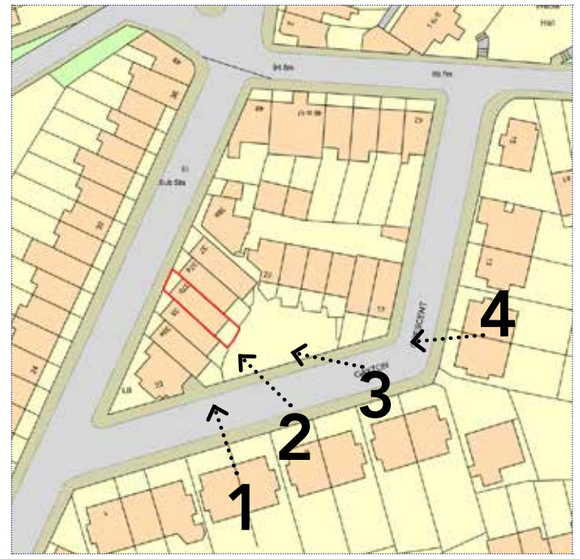


Proposed Section View

3.1 PROPOSED WORKS - ASHP

APPEARANCE

The following images are photographs taken at several locations along Gayton Crescent, to the rear of the property, and prove that the Air Source Heat Pump equipment on the top floor rear roof terrace can be ‘hidden’ safely from view.



1
Street view North-North West from Gayton Crescent

2
Street view North-West from Gayton Crescent

3
Street view West from Gayton Crescent

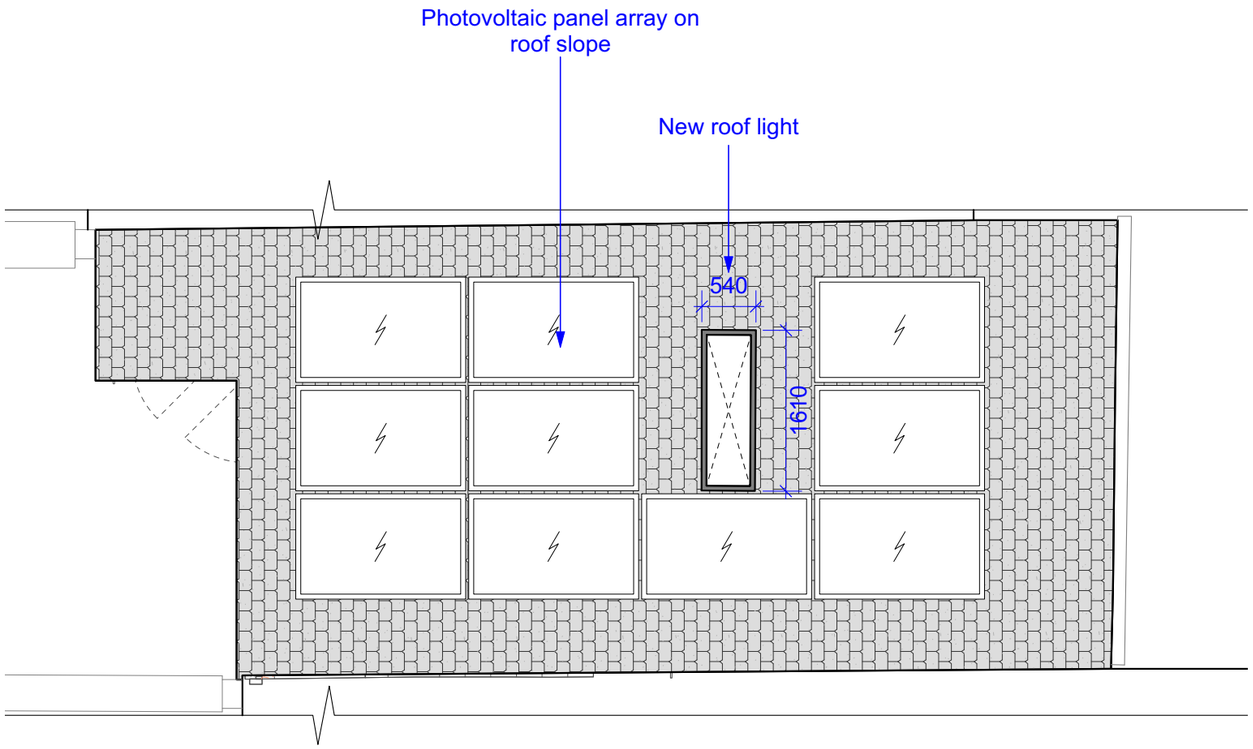
4
Street view West-South West from Gayton Crescent

3.2 PROPOSED WORKS - SOLAR PV's

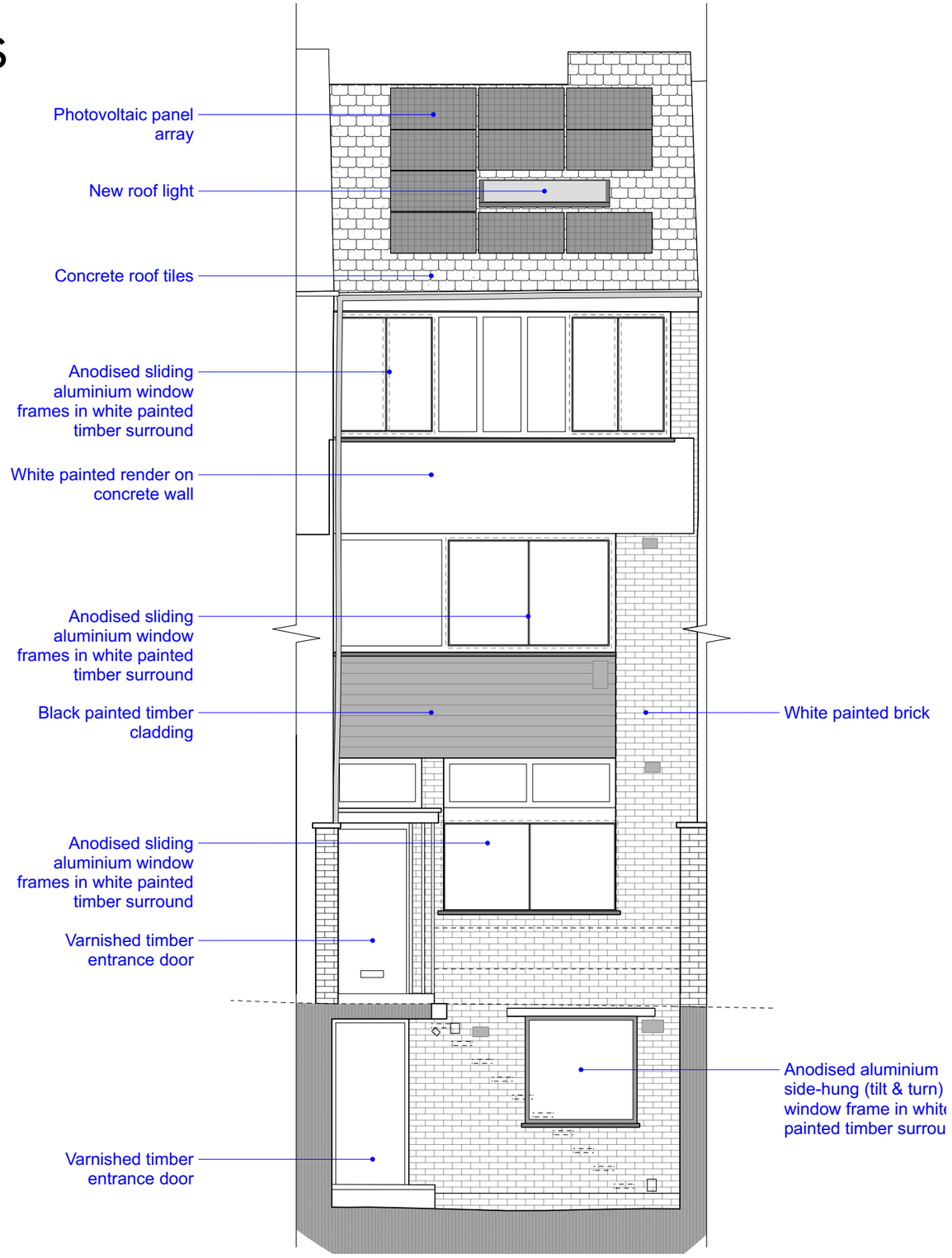
APPEARANCE

The details of the proposed Solar PV equipment can be found in the appendices at the end of this document. The existing access to the roof terrace ensures that the ongoing maintenance of the proposed equipment may be undertaken safely.

The height of the building ensures that the Solar PV's will be hidden from view completely, and have no impact on the character area or street scene. The roofs are obscured from evey angle of view by mature trees and their canopies.



proposed roof plan



proposed front elevation

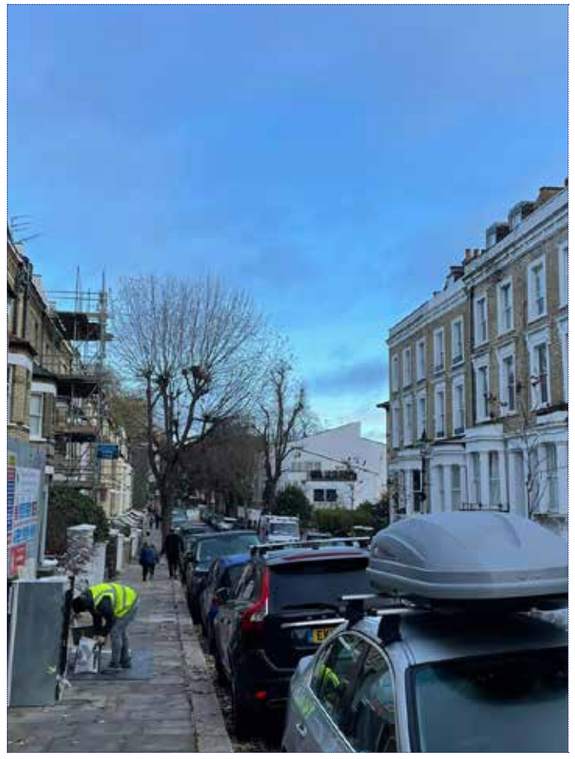
3.2 PROPOSED WORKS - SOLAR PV's

APPEARANCE

The following images are photographs taken at several locations up and and down Gayton Road and prove that the Solar PV's to the front mono-pitch roof can be 'hidden' safely from view.

1
Street view South-east from Gayton Road

2
Street view North-east from Gayton Road

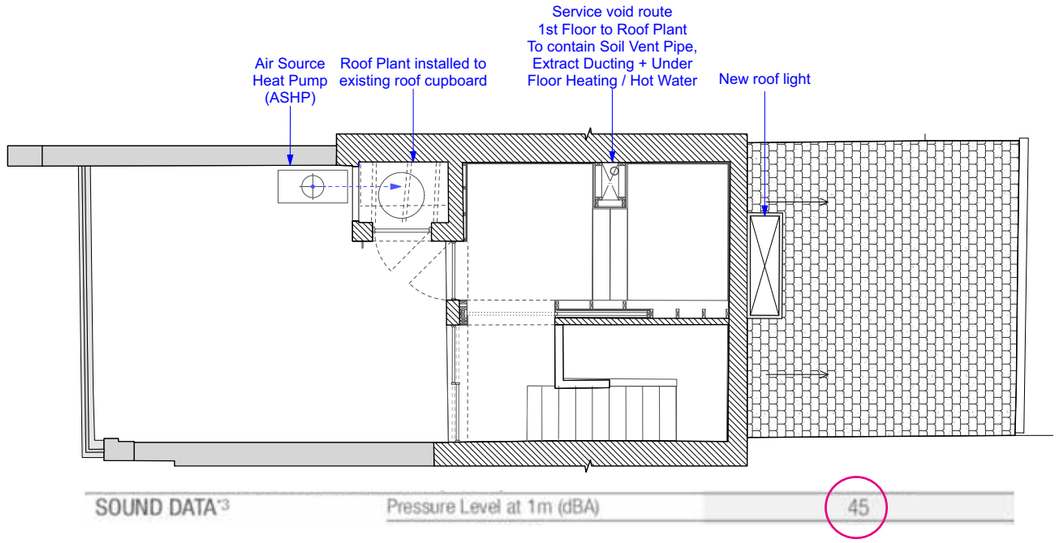


3
Street view North-north east from Gayton Road

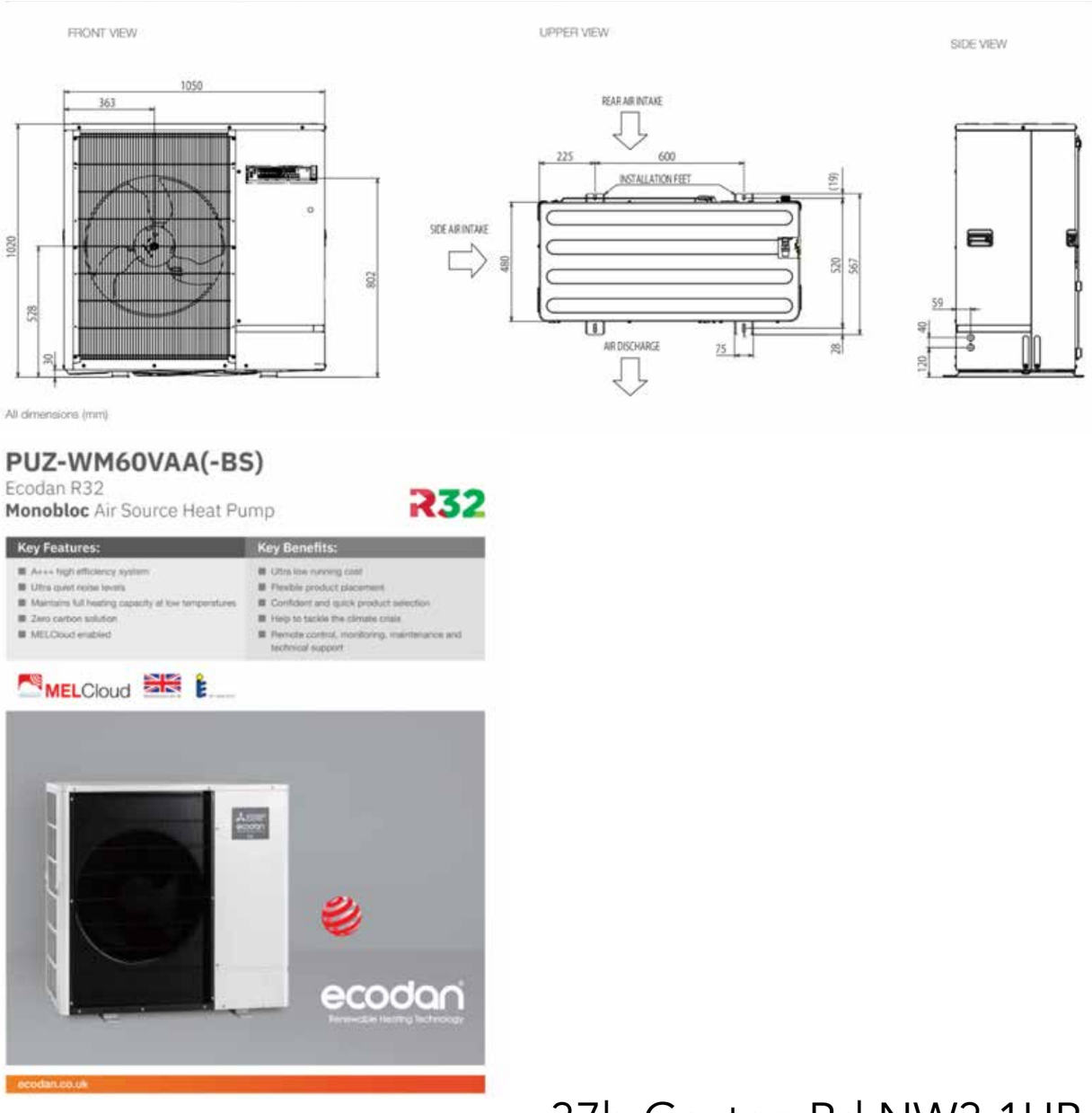
APPENDIX A - PROPOSED RENEWABLES SPECIFICATION

Air Source Heat Pump (ASHP):

- Located on the rearmost roof terrace
- Acoustic decibel read outs (45dBA) for the specified units ensures that nuisance noise is not created or amenity affected
- Installation of the heat pump to meet the requirements of the Microgeneration Certification Scheme (MCS 020 standard)

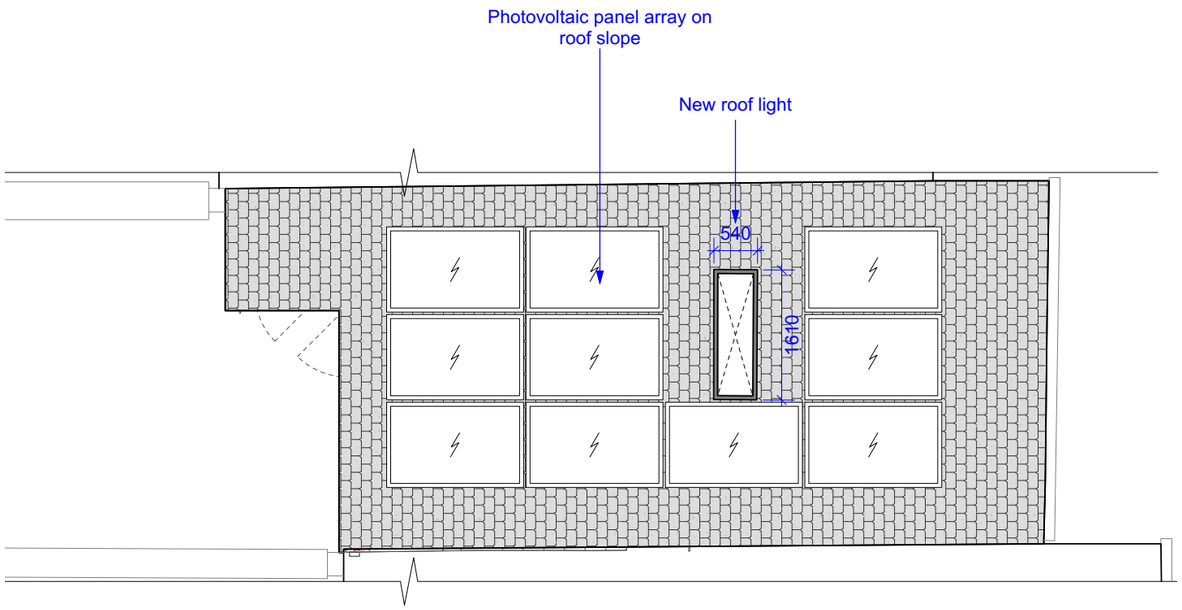


proposed third floor plan



APPENDIX A - PROPOSED RENEWABLES SPECIFICATION

Roof mounted Solar Photovoltaic Panels to front roof slope:



proposed roof plan

Vertex S

BACKSHEET MONOCRYSTALLINE MODULE

PRODUCT: TSM-DE09.08

PRODUCT RANGE: 390-405W

405W+ MAXIMUM POWER OUTPUT

0~+5W POSITIVE POWER TOLERANCE

21.1% MAXIMUM EFFICIENCY

Small in size, big on power

- Small form factor. Generate a huge amount of energy even in limited space. Up to 405W, 21.1% module efficiency with high density interconnect technology
- Multi-busbar technology for better light trapping effect, lower series resistance and improved current collection
- Reduce installation cost with higher power bin and efficiency
- Boost performance in warm weather with lower temperature coefficient (-0.34%) and operating temperature

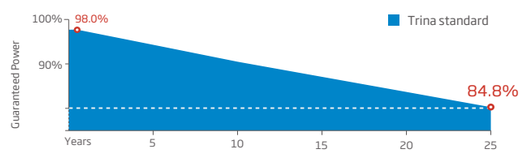
Universal solution for residential and C&I rooftops

- Designed for compatibility with existing mainstream optimizers, inverters and mounting systems
- Perfect size and low weight. Easy for handling. Economy for transporting
- Diverse installation solutions. Flexible for system deployment

High Reliability

- 15 year product warranty
- 25 year performance warranty with lowest degradation;
- Ensured PID resistance through cell process and module material control
- Mechanical performance up to 6000 Pa positive load and 4000 Pa negative load

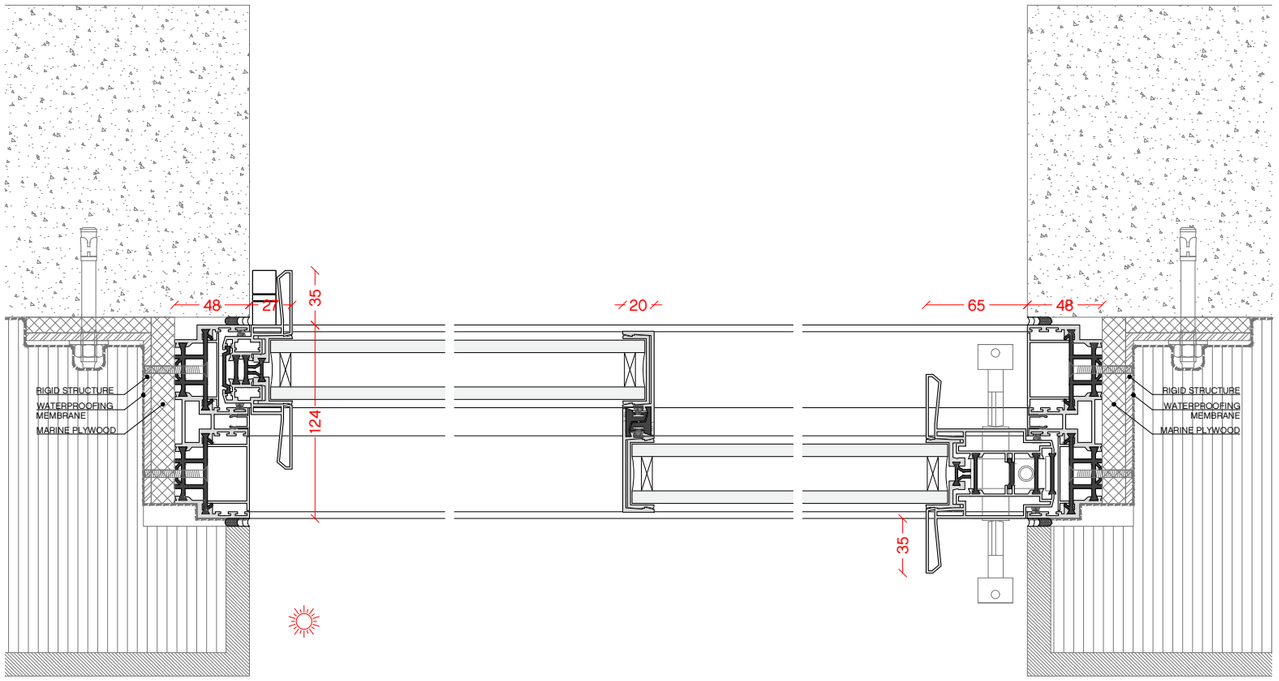
Trina Solar's Backsheet Performance Warranty



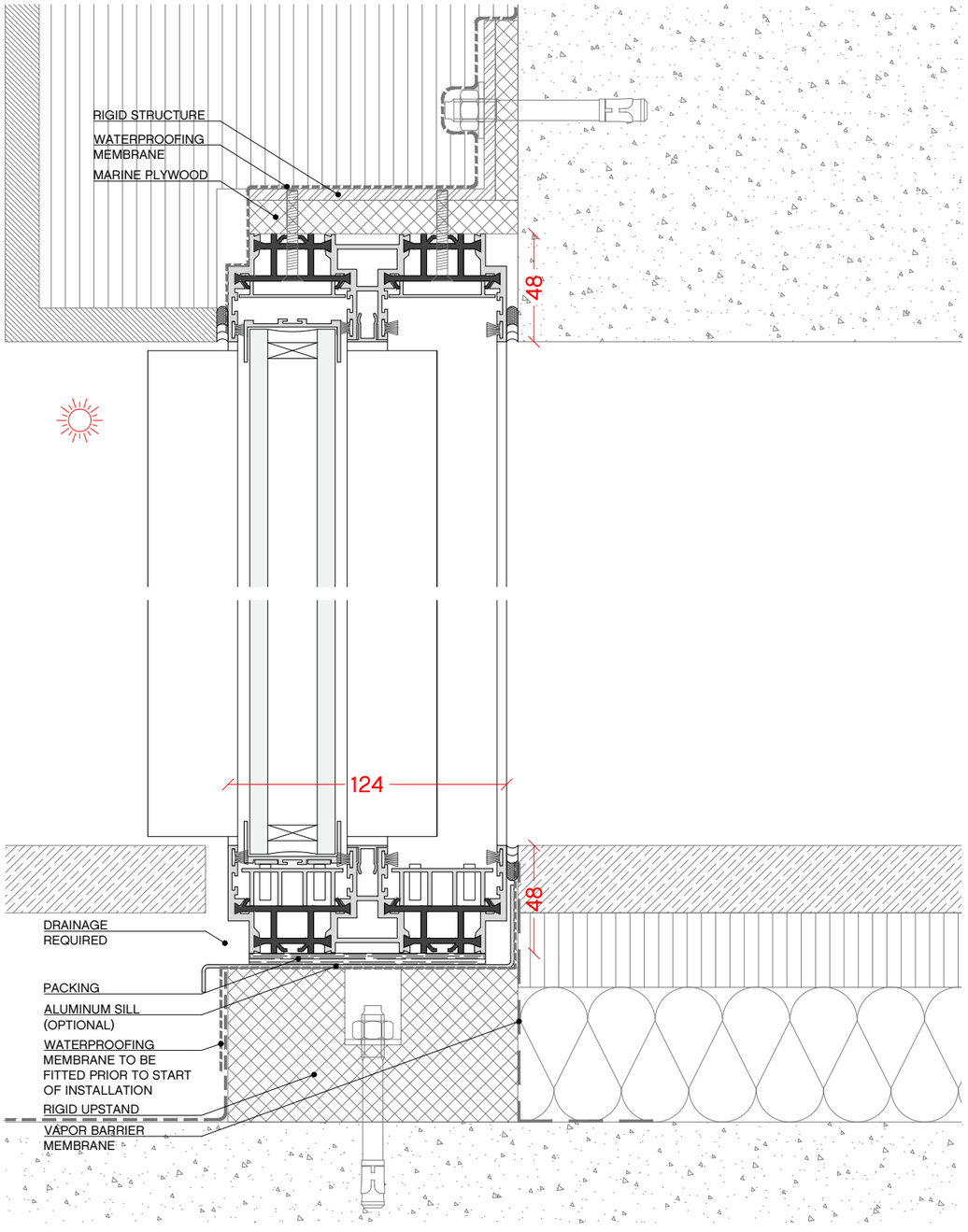
APPENDIX B - PROPOSED REPLACEMENT WINDOWS

Sliding Door Replacements:

- Aluminium framed double/triple-rail sliding glazed units from “Panoramah!” (Model name - AH!38)



plan view



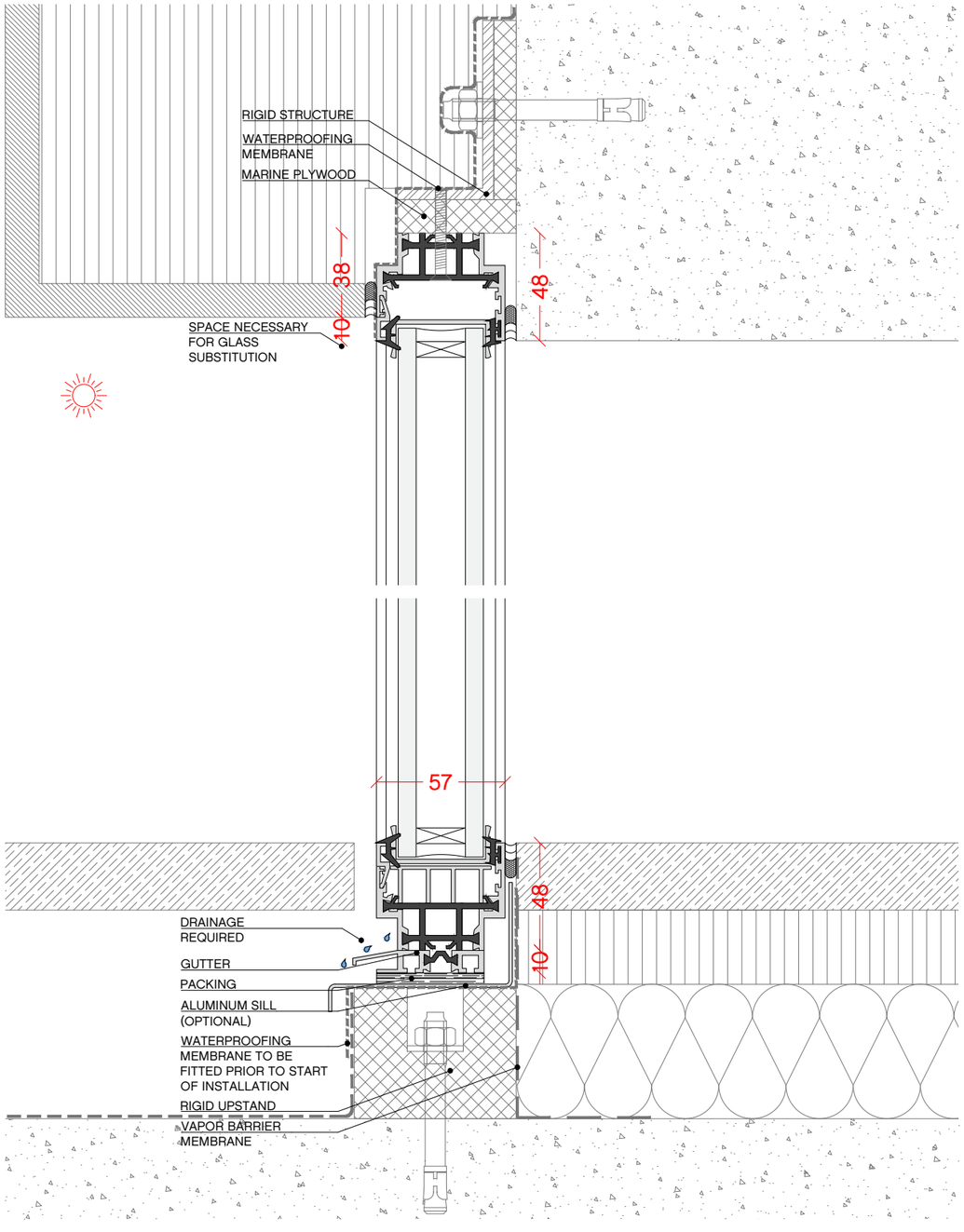
section view

APPENDIX B - PROPOSED REPLACEMENT WINDOWS

Fixed Frame Replacements:

- Aluminium fixed frame glazed units from “Panoramah!”
(Model name - AH!38)

plan view

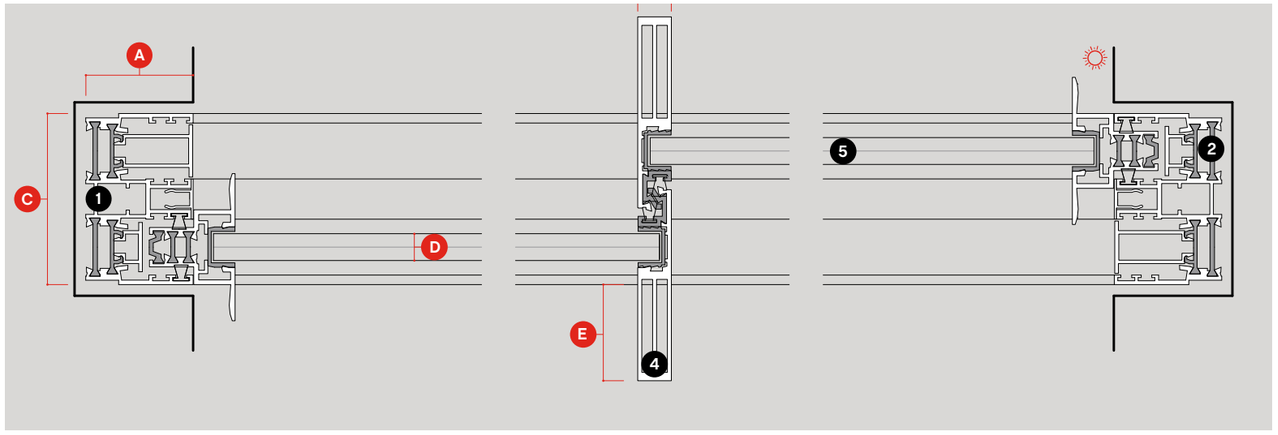


section view

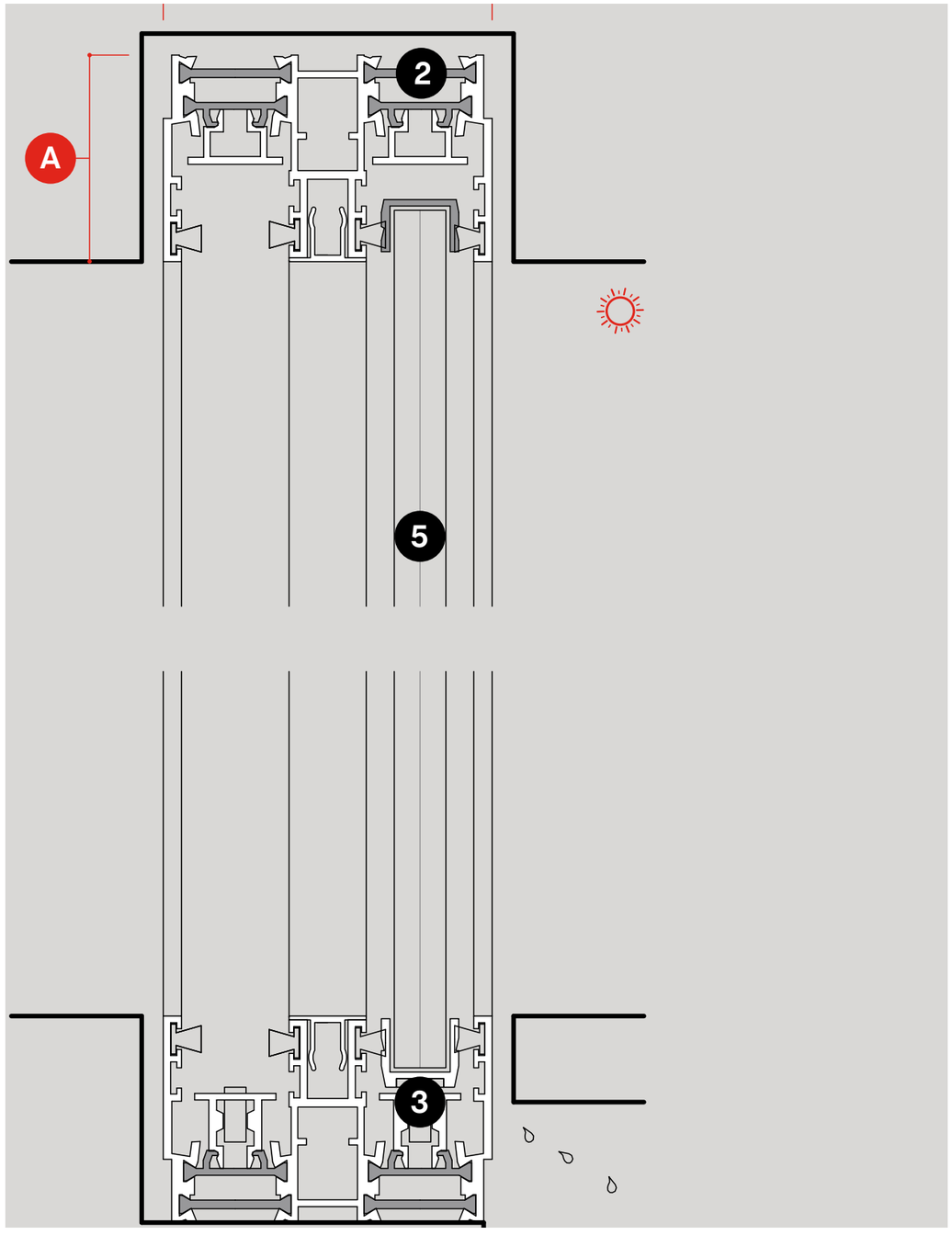
APPENDIX B - PROPOSED REPLACEMENT WINDOWS

Sliding Window Replacements:

- Minimal aluminium framed double-rail sliding glazed units from “Panoramah!” (Model name - AH!UM)
- Set in white painted timber frames



plan view



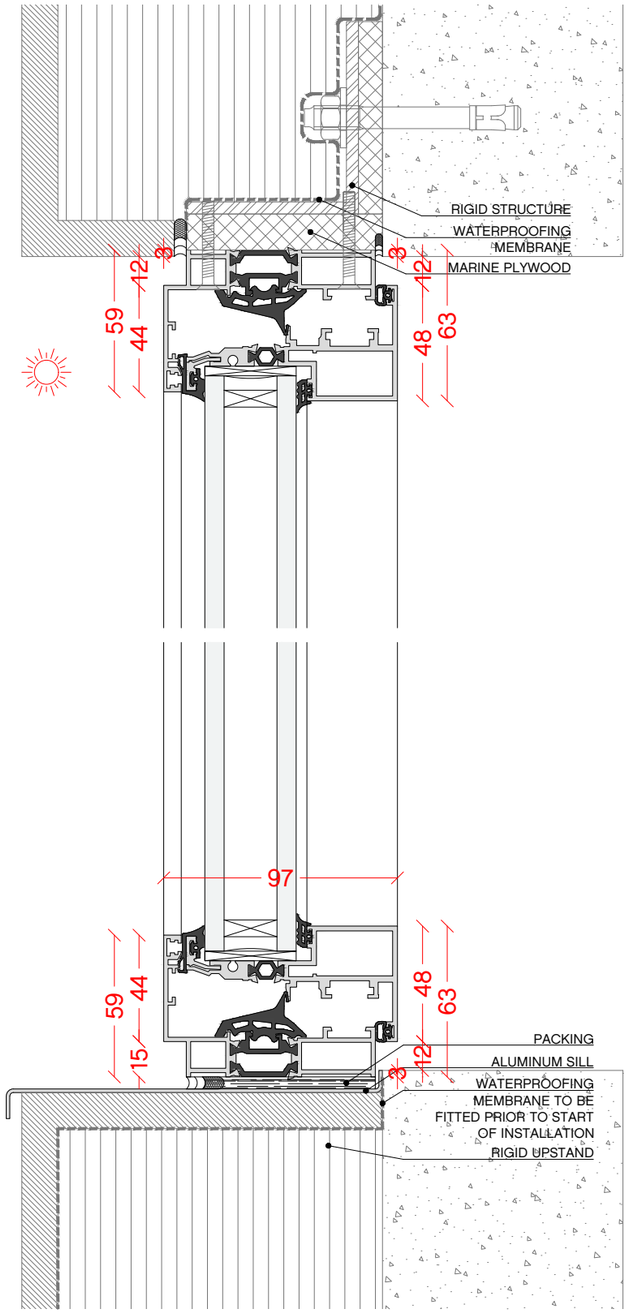
section view

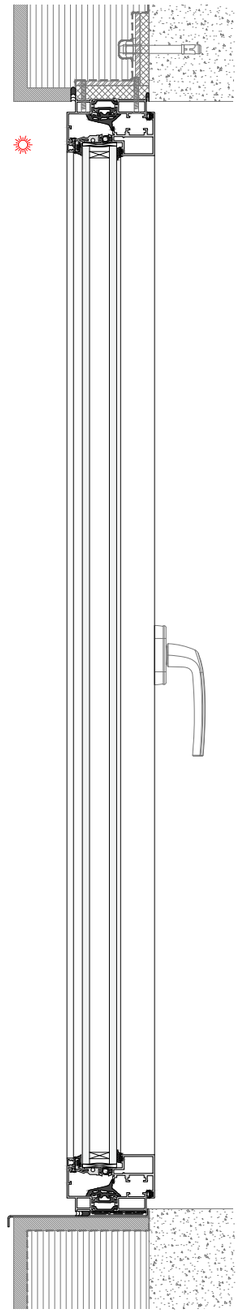
APPENDIX B - PROPOSED REPLACEMENT WINDOWS

Side Hung/Tilt & Turn Replacement:

- Aluminium Tilt & Turn frame from “Panoramah!”
(Model name - AH!38)

plan view





section view

November 2022

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