

Design and Access Statement - 1 Lutton Terrace

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1. Introduction

Lutton Terrace is composed of a row of plain three storey terraces, that sit perpendicular to Flask Walk. They have a parapet at roof level and sash windows and date to the late 19th century. No. 1 marks the end of the terrace and is closest to Flask Walk. The building is not listed but is part of the Hampstead conservation area. It has four storeys, including lower ground and ground floor.

2. The Proposal

The proposal seeks to extend the rear of the building and will have no impact on the front elevation. There is an existing conservatory, for which permission was granted in November 1993. The quality of the existing conservatory is poor and the style dated (Refer to Picture 1a). It also feels like a separate structure and doesn't connect with the building in an organic way. Adjacent to the conservatory, there is a one storey utility room with a pitched roof which divides the floor plan and reduces usable space within the living area (Refer to Picture 1b). The proposal is an amendment to the design granted on 17 November 2017 (2017/4794/P).

The proposed design seeks to modernise the lower ground level by opening up the rear, demolishing the utility room and creating a modern extension. The roof will be made of a green roof with a flat glass rooflight. The rooflight will maximise daylight coming into a space which currently lacks it. By removing the utility room and creating one unified extension, the floor plan immediately opens up and valuable space is freed up and added to the much needed adjacent living space.

The green roof will improve the outlook and add amenity value. Given that the current external space is fully paved, this proposed green roof will also add value in terms of SuDS. Two houses at the rear have built over their gardens with single storey extensions and roof terraces. The proposed design gives an aesthetically pleasing outlook and provides privacy.

The side elevation will have aluminium frame bi-fold doors spanning its entire width which when open will allow the exterior space to become part of the house and increase its use. At the moment, access to this area is via a narrow sliding door and is hardly ever used. In addition it is awkwardly shaped, wider adjacent to the conservatory and narrower adjacent to the utility room as the latter extends beyond the line of the conservatory. (Refer to Picture 1c & 1ed). When open, the bi-fold doors should create an instant connection with the outside and the external space will become an extension of the interior.

The existing conservatory is cold in the winter and hot in the summer and therefore hardly ever used. The proposed materials consist of an insulated thermal efficient green roof, good quality double glazing both to the roof and to the doors, robust insulation to the side walls as well as underfloor heating which is ideal for a space such as this. This should prevent the loss of energy through the fabric of the building and create a cool space for the summer months and a warm one for the winter.



Picture 1a:Existing conservatory



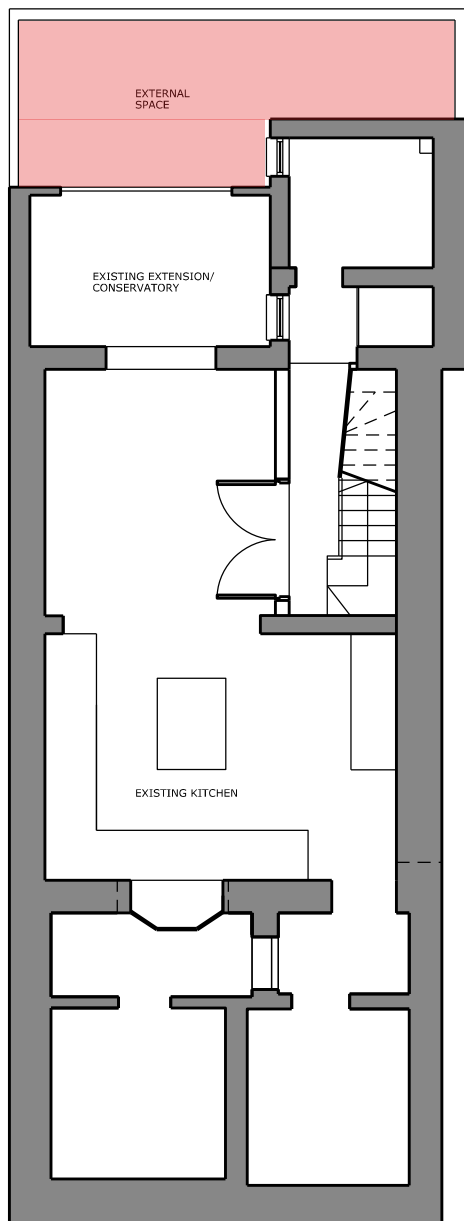
Picture 1a:Existing conservatory



Picture 1b:Existing utility room

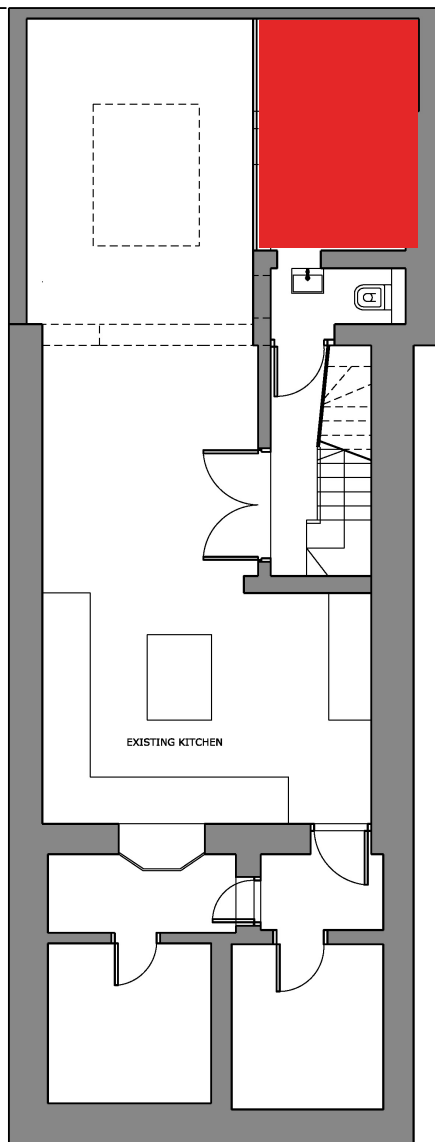


Picture 1b:Existing utility room



AWKWARDLY SHAPED EXTERNAL SPACE

Picture 1c:Existing external space



PROPOSED RECTANGULAR EXTERNAL SPACE

Picture 1d:Proposed external space

3. Materials

The proposed materials will consist of matching brick, glass and metal profiles to give the structure a clean, modern look which will complement and enhance the building's period character and features (Refer to Picture 2a). The green sedum roof will add natural beauty and improve air quality. The removal of the dated conservatory and adjacent utility room will allow for a unified internal space, using a set of bi-fold doors which when open or closed will maximise the amount of light entering the lower ground floor (Refer to Picture 2b, 2d) The light entering the building will also be maximised by the glass rooflight. (Refer to Picture 2c)



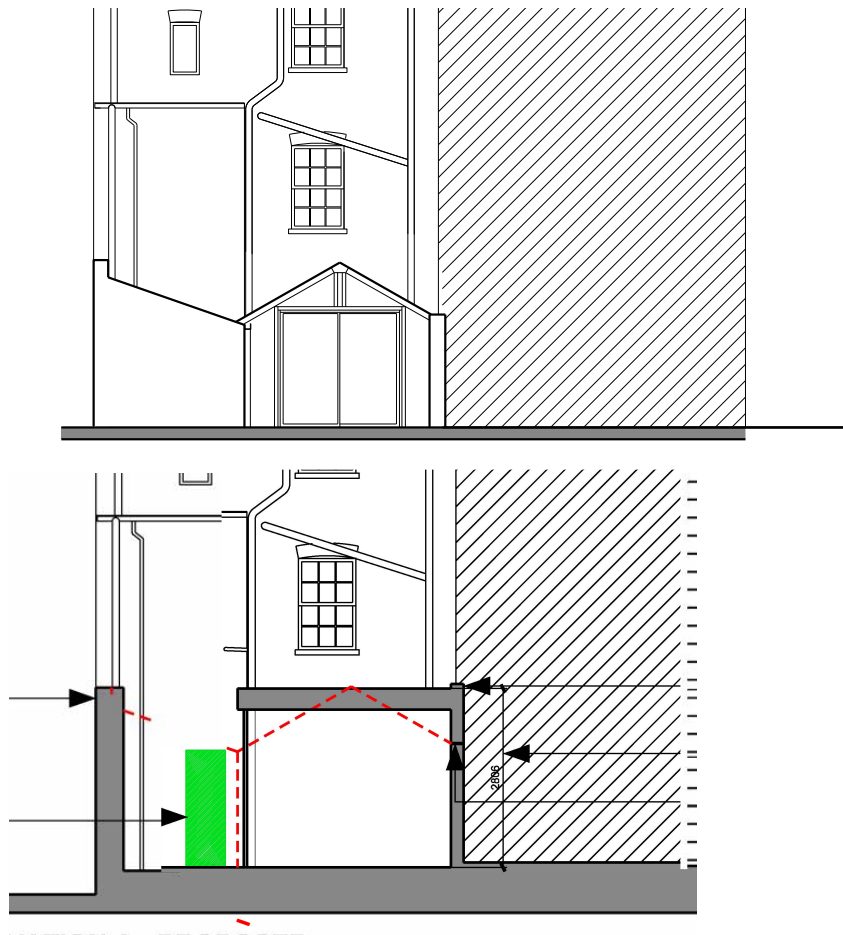
Picture 2a: Green roof improves outlook and adds amenity value



Picture 2b: Aluminium frame glazed doors maximise light



Picture 2c: Glass rooflight maximises light



Picture 2d: The removal of the dated conservatory and adjacent utility room will allow a unified internal space and usable garden space.

4. Access

1 Lutton Terrace is not currently accessible for wheelchair users as it can only be accessed via 3 narrow steps at the front of the building and it has no lift.