

Client

Jonny Berman
On behalf of Mr and Mrs Berman

Architect

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Site Address

Flat 4, Temple Heath Lodge,
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1.0 INTRODUCTION

This Design and Access Statement has been prepared by HUT on behalf of Mr and Mrs Berman of Flat 4, Temple Heath Lodge.

The proposed works is to demolish the roof top extension and replace for a new, high quality and efficient extension. The purpose is to upgrade the quality of the living space, providing a comfortable environment suitable for the age of the users.

2.0 EXISTING

Site and Contextual Appraisal

2.1 Site Location

The property is not listed but is located within the Redington Frognaal conservation area. This is noted on the adjacent site plan.

2.2 Property Description

The property is a 2-storey detached house which is split into 4 flats. We are dealing with flat 4 which occupies part of the first floor and half of the roof level.

The building is circa 40 years old and the owners had a roof top extension built in the last 20 years. The existing roof top extension character could be described as a conservatory. It is very impractical as it overheats and due to the materiality and age, requires extensive refurbishment.

2.3 Surrounding Area

The surrounding area is largely residential and is situated to the south of Hamstead Heath.

The area is characterized by a mixture of traditional houses with several noticeable modern houses.

2.4 Development History

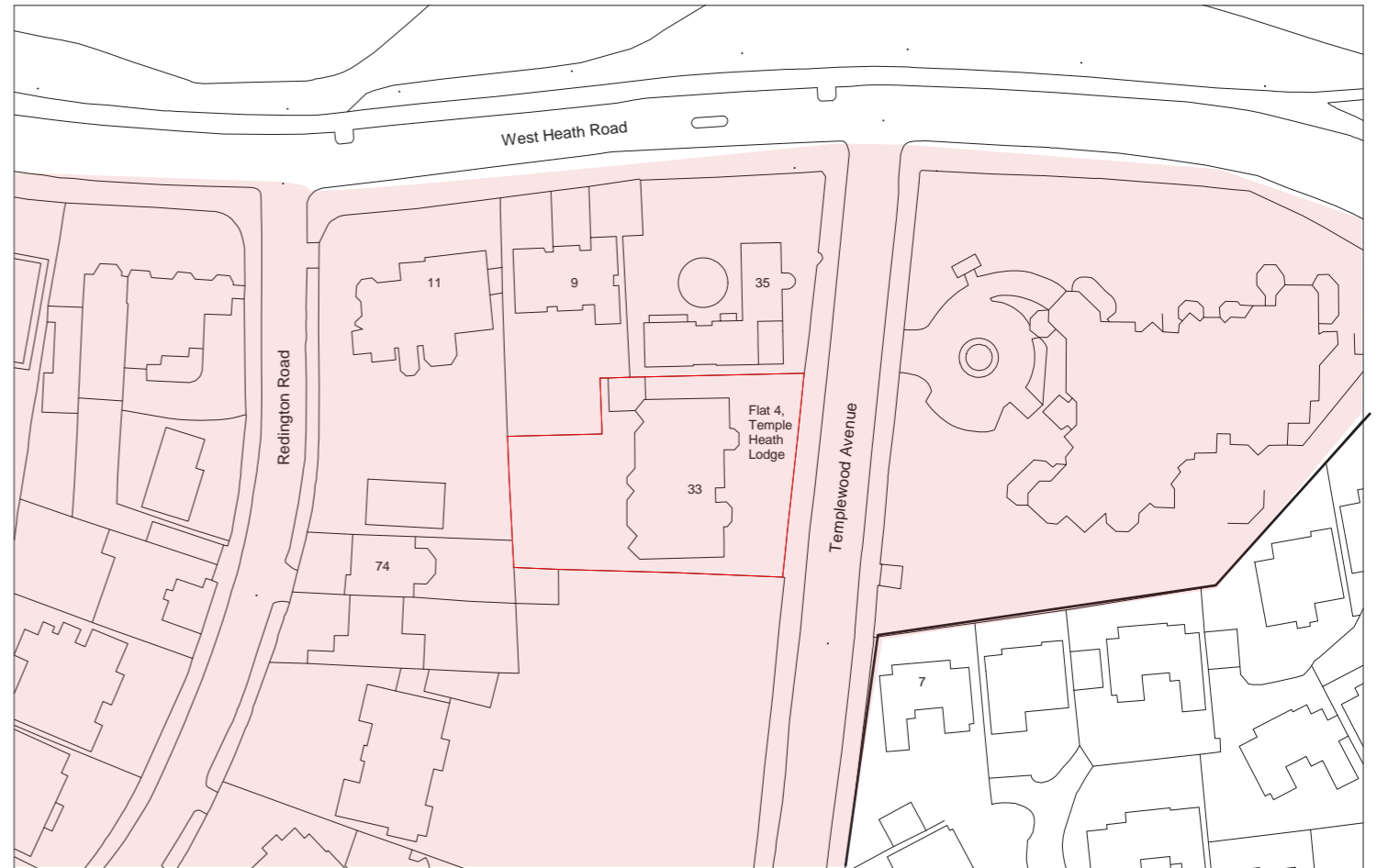
The owners had a roof top extension built over 20 years ago and no records can be found online.

2.5 Access & Parking

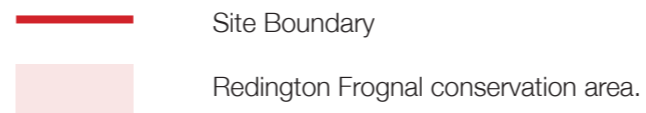
The existing roads and footpaths will not be affected by the proposal. The parking provision will remain as existing. There is no proposed alteration to the access to or within the main dwelling.

2.6 Flooding

The site does not sit within a flood zone.

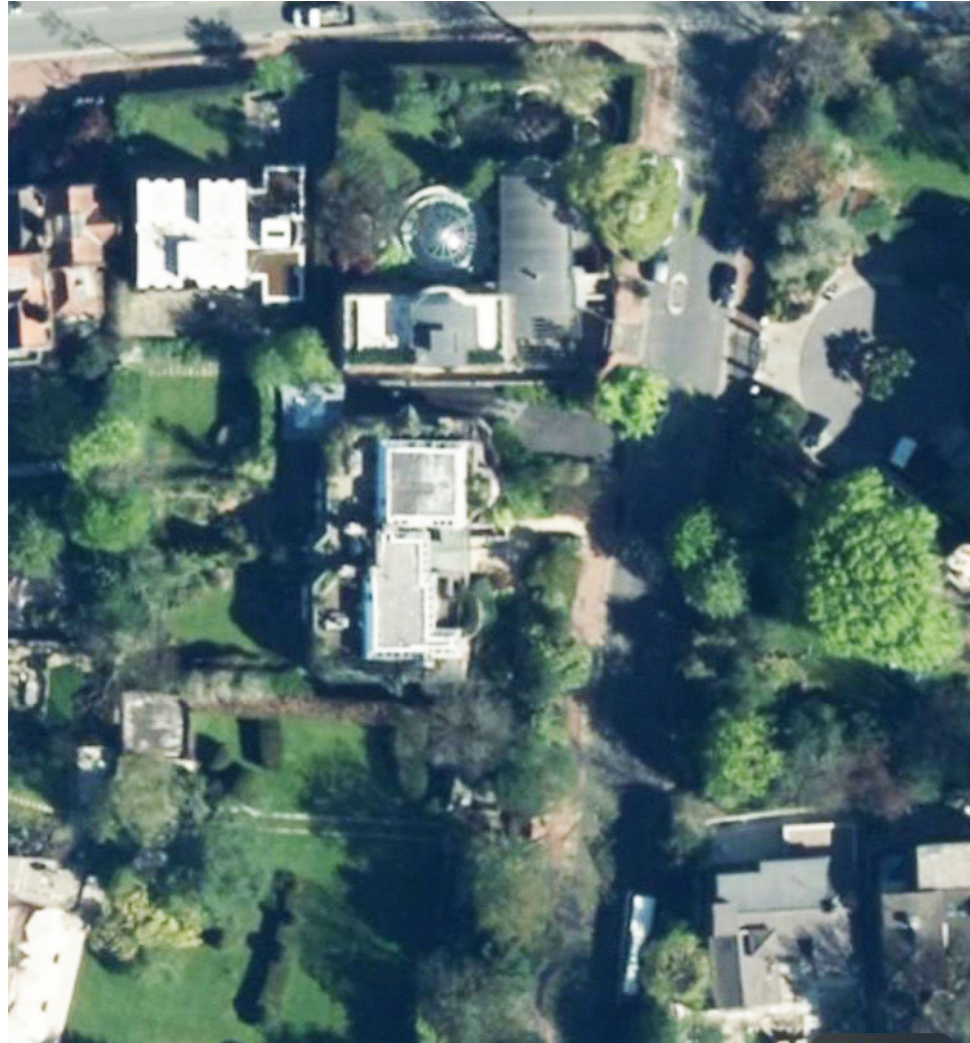


Site Location Plan



2.0 EXISTING

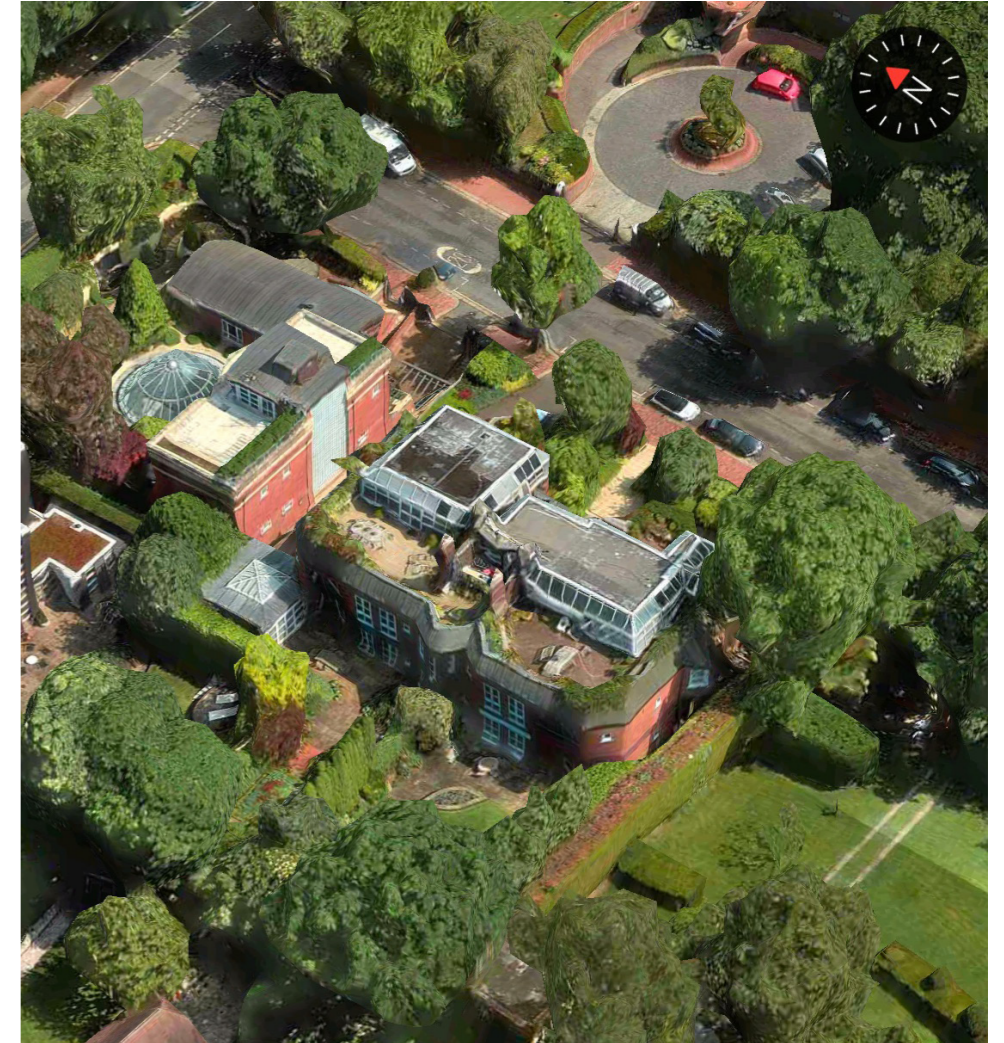
2.7 Aerial Photos



Aerial View
Source: Apple Maps



Aerial View Looking North West
Source: Apple Maps



Aerial View Looking North East
Source: Apple Maps

2.0 EXISTING

2.8 Site Photos



Entrance



Rooftop Extension



External Patio and Roof Top Extension



Existing Rooftop Extension

3.0 DESIGN DEVELOPMENT

3.1 Key Design Principles

To design intent is to replace the existing roof top extension for a new standing seam zinc extension. It has been designed so the overall height of the building and eaves are the same as the existing.

The form is kept similar to the existing, the main difference is the glazing is set inbound to provide suitable solar shading.

The proposed materials is a light standing seam zinc. The colour is chosen to match the existing.

Roof lights are provided above the stairs to try and get light down to the first floor.

3.2 Design Concept

To provide a practical space for our retired clients to enjoy. The space is to maximise the views of the surroundings and to provide an efficient building with adequate solar shading.

3.3 Existing Character and Appearance

It is intended that the above proposal, whilst aiming to upgrade both the general standard and sustainability of the existing accommodation, takes into consideration the context.

The two storey building is considered to have a masonry finish to the walls. This is a mixture of red and purple bricks. The projecting bays are capped with a standing seam zinc.

The roof top extension character could be described as a conservatory. It has a plastic construction which is white in colour. The conservatory is square in plan with a flat roof and chamfered returns.

As mentioned earlier in the document the proposal is to replace and modernise the existing roof top extension only. It has been designed so the heights, size and colour are the same as the existing. Our intention is to replace the extension for something which is not to dissimilar to whats already built.

3.4 Materials and Appearance

The choice of materials is sympathetic to the existing building. The new extension walls and the pitch of the roof is to be clad in a light standing seam zinc. The flat

roof will be a light grey liquid membrane.

The north facing glazing will be a high quality fixed, thermally broken window with minimal frames. The colour of frames is to match the zinc. The east and west facing glass will have a high quality sliding door.

3.5 Layout

The plan is effectively split in two. The kitchen, stairs and wc, is positioned in the lower half of the plan which is located against the party wall. The open plan living is positioned at the top half of the plan which is positioned to make the most of the surrounding views.

The choice of materials reflect this arrangement. The bottom half of the plan, which is south facing, has solid walls clad in zinc. The top half of the plan, which is north facing, has floor to ceiling glass.

3.6 Use

The property is currently a home for a wife and husband who are retired. The bedrooms, kitchen and dining areas are located on the first floor which is not being changed.

The proposal to the roof top extension will upgrade the quality of the living space, providing a comfortable space suitable for the age of the users.

3.7 Access

The existing roads and footpaths will not be affected by the proposal. The parking provision will remain as existing. There is no proposed alteration to the access of the main dwelling.

3.8 Sustainability

The existing structure is highly inefficient. It's poorly insulated and easily overheats. The proposal is a significant upgrade of material, using high quality materials and glazing which meet current energy standards.

The client would like to use a CLT structure, which has numerous sustainable benefits. These include, adopting a light weight structure, a quicker construction period and reduced carbon emissions.



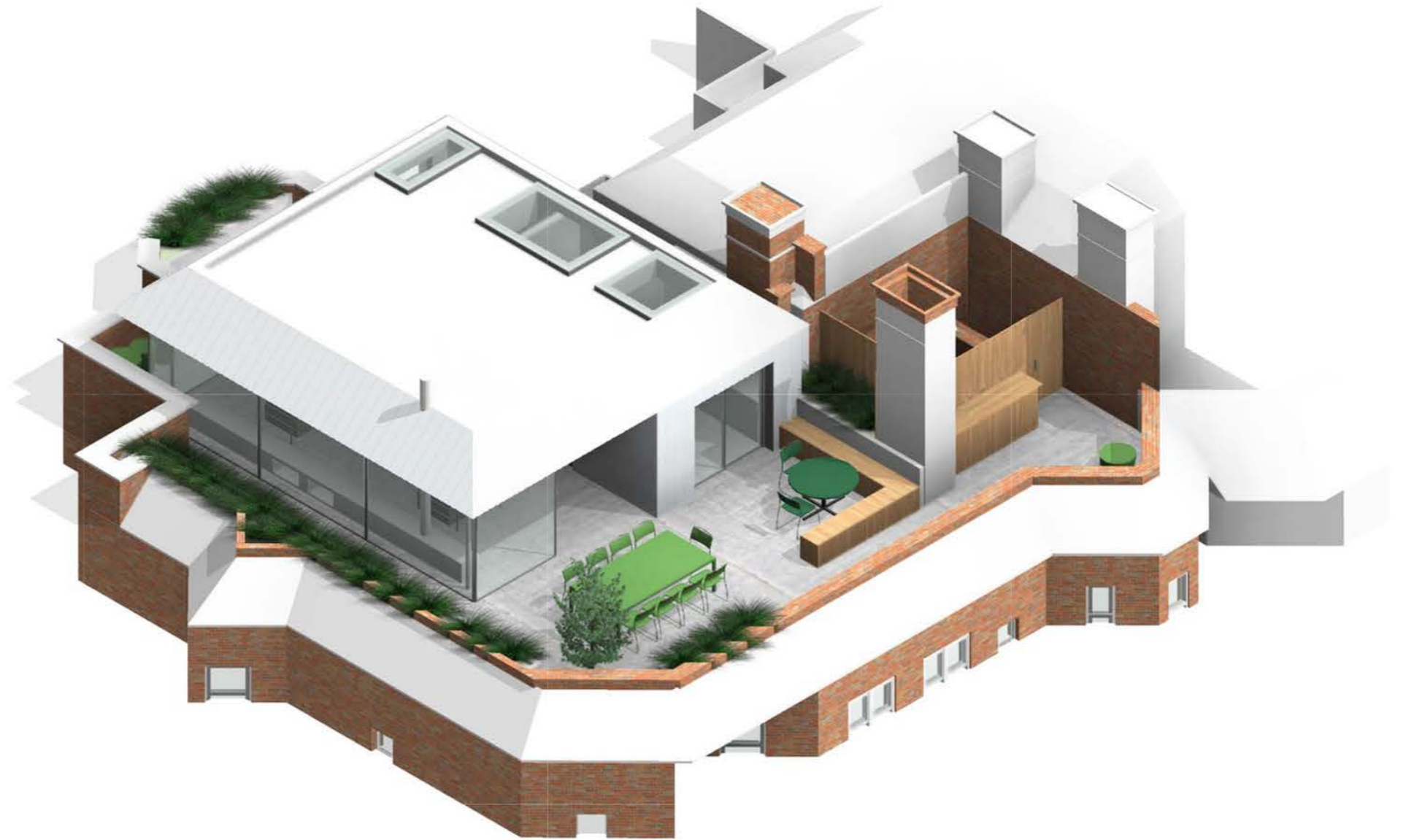
Front Elevation

4.0 CONCLUSION

4.1 Conclusion

In summary, we understand that the proposed works sets out to achieve the following:

- > Replace the existing roof top extension for a new, high quality and sustainable extension
- > To upgrade the quality of the living space, providing a comfortable environment suitable for the age of the users
- > The heights, form and colour are the same as the existing
- > Improves the efficiency of the building by adopting a sustainable building approach
- > Is a positive enhancement to the existing property and area



Rear Axo