

Design & Access plus Heritage Statement

Glassroom Extension, 8 Oakeshott Avenue, Highgate, London, N6 6NS

This statement has been created to support the construction of a Glassroom rear extension to the property at 8 Oakeshott Avenue, Highgate. This statement has taken into account the London Borough of Camden Council planning guidance and with help and advice from both the local planning and conservation officers.

We have also included a Heritage statement at the back of this document.

Design

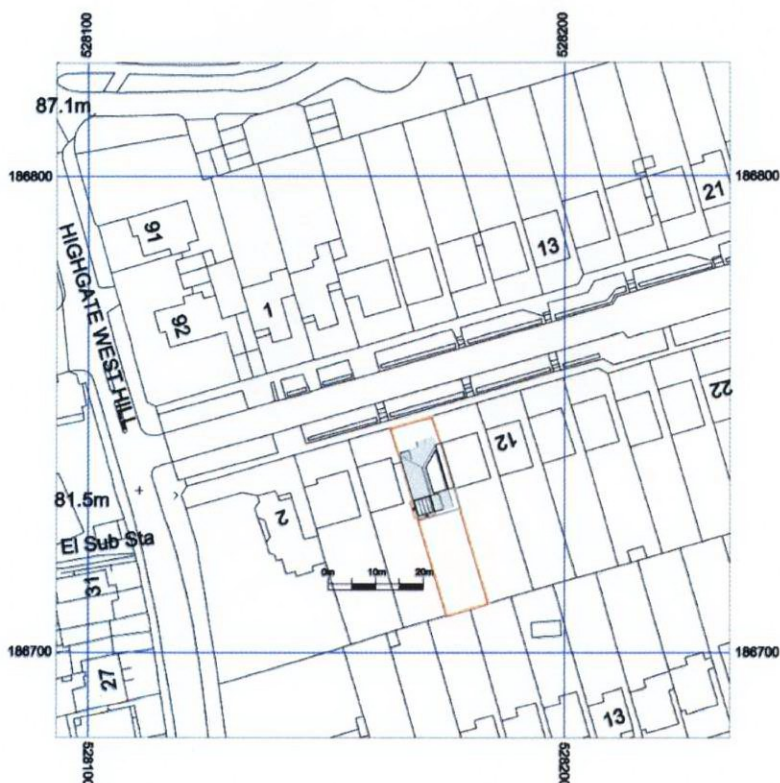
Use

The Glassroom and extension proposed to the rear of the property at 8 Oakeshott Avenue will be used by the owner and guests as an outdoor room that can cope with the peculiarities of our unique British weather and have the advantages of a complete conservatory whilst retaining the convenience of a glass veranda with fully open able garden facing elevation.

Amount

The proposed glass room is of a size and scale that is suitable and is not to overpowering for the site as a whole, and will form an infill extension.

Layout



Scale

For Illustrative Purposes only.



3d Visuals of Proposed Glassroom to the rear elevation of 8 Oakeshott Avenue, Highgate.



Landscaping

The Proposed Glassroom will be built off the existing raised patio area and there will be some simple ground landscaping and levelling to accommodate this. This work will be designed and undertaken in such a way as to be sympathetic to the existing landscape features.

Appearance

The proposed structure to the rear will be a combination of lightweight Aluminium Framed Glassroom with a Dark Grey powder coated finish and clear glass full height bi-folding doors. The Glassroom will consist of a single pitched double glazed glass roof, and will also have to the front elevation bi-folding glass doors (which opens up this elevation), and to the side there will be a newly constructed cavity wall with a glass spandrel on top.



3d Visual of Proposed Glassroom rear extension.

Access

Vehicular and Transport links

The proposed glass room rear extension will require no additional vehicular and transport links as it will not be accessible by these means, but it will be noted here that the Property at 8 Oakeshott Avenue is easily accessible by all forms of vehicles and has good Transport links within short walking distance.

Inclusive access

The proposed glass room rear extension will be designed to be easily accessed on equal terms regardless of age, disability, ethnicity or social grouping.

Conclusion

This statement supports the construction of a Glassroom extension to the rear of the property at 8 Oakeshott Avenue, Highgate, London and has fully taken into account the London Borough of Camden Council's current local planning guidance.

Heritage Statement

Heritage Impact

In the development process for the proposed Glassroom a number of factors and features of the original building influenced the final design, these included the following;

Impact on surrounding buildings and street scene: - the proposed Glassroom has been carefully located onto the rear of the existing building and has little impact on the current street scene due to its location; also it will have little impact to the surrounding environment as the proposed structure is very lightweight in appearance this is mainly due to being all glass and its dark grey colour frame.

Impact on original building: - the proposed Glassroom through the course of the proposal has evolved in design a number of times and now only has a direct impact onto the rear area of the existing building; our design now becomes a far better addition and natural progression of house development than previous designs, and is more in keeping with similar rear developments of Neighbouring properties, and closely follows the existing roof shape.

Combination of Old with New: - there has also been consideration made to be sympathetic to the host building by choosing a size and location that will not be overpowering, It is intended for the room to be seen as a separate structure that does not have a direct link to the host buildings and retains the original wall finishes. The Glassroom has been carefully designed so that it could be removed and the area to be returned to its existing state, should this be required in the future.

Conclusion: - the heritage and importance of the original building has been carefully considered within the design process of the proposed Glassroom extension to make sure that our structure will not have a negative impact once installed.