

Design & Access Statement

Glassroom, Flat 6, Maxwell Court, 67 Eton Avenue, London

This statement has been created to support the construction of a Glassroom to replace the timber structure over the existing staircase to the roof terrace at Flat 6, Maxwell Court, 67 Eton Avenue, London. This statement has taken into account London Borough of Camden local planning guidance and with help and advice from both local planning and conservation officers.

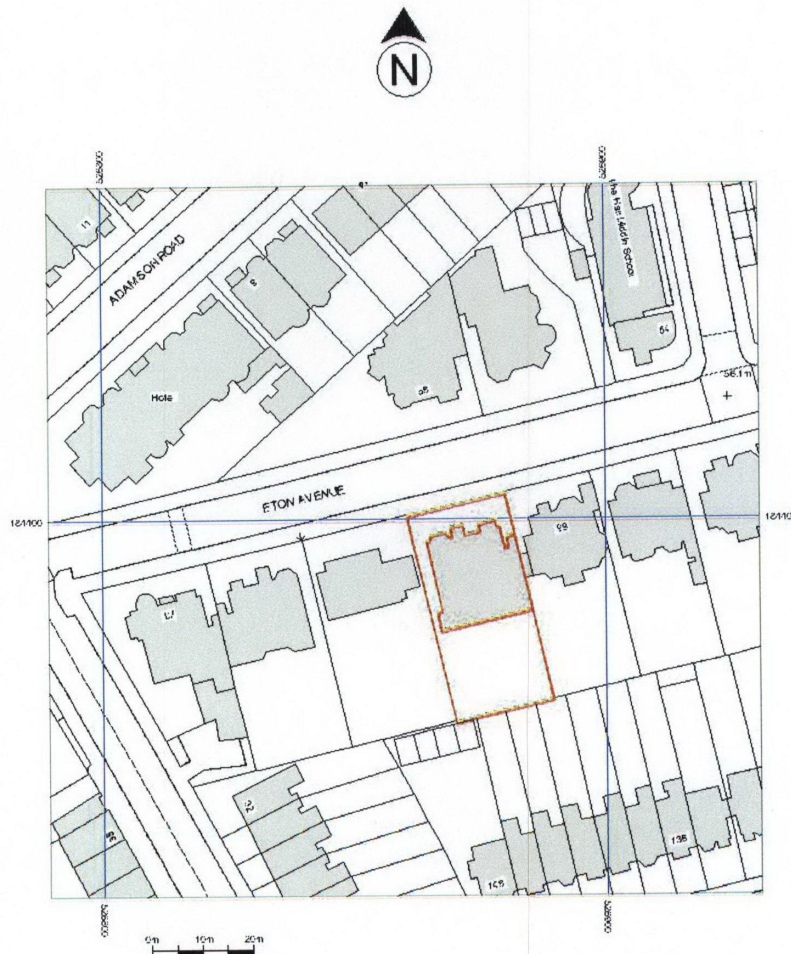
Design

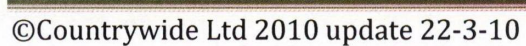
Use

The Glassroom is proposed to replace the existing Timber structure to the roof terrace of Flat 6, Maxwell Court and 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.

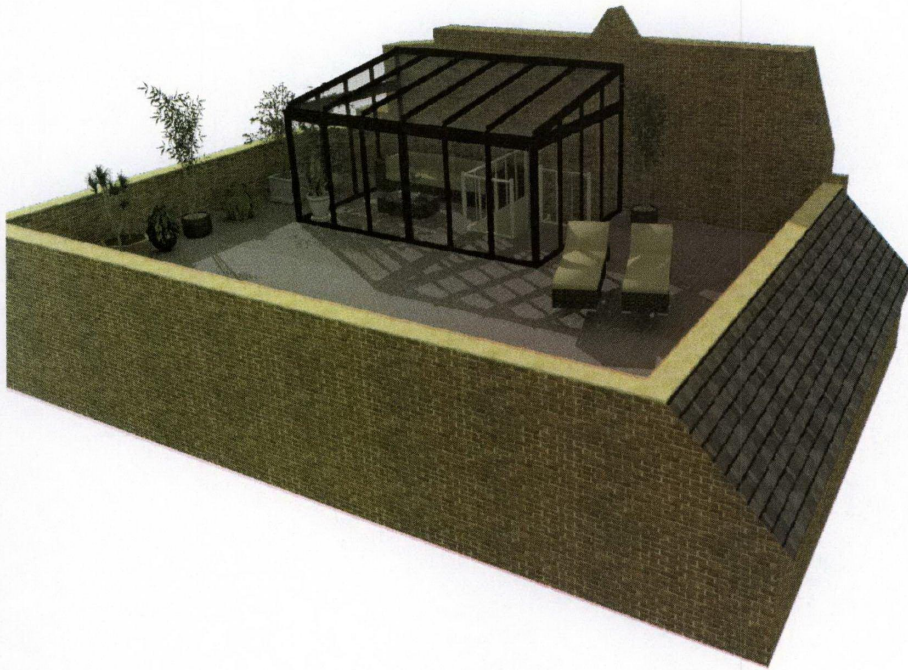
Amount

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 be constructed off the existing roof terrace.





Scale



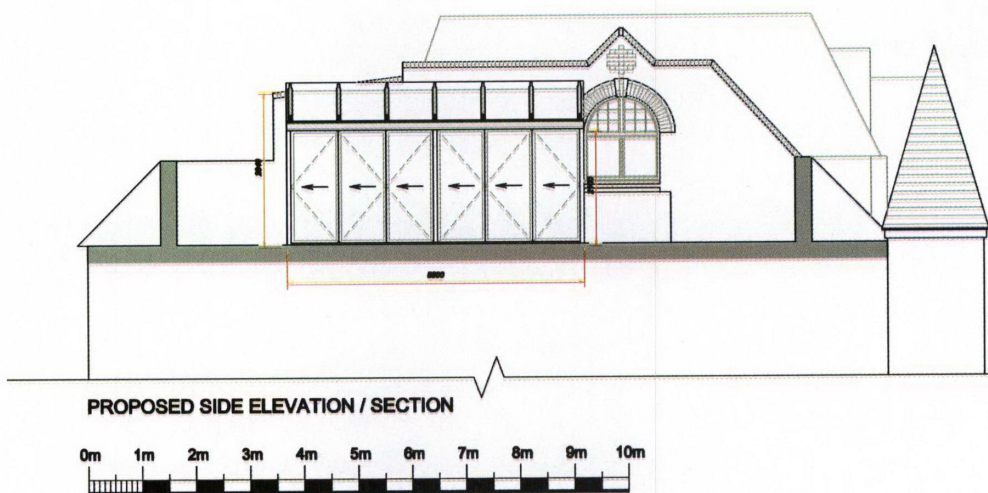
3d Image of Proposed Glassroom on Roof Terrace, Flat 6, Maxwell Court.

Landscaping

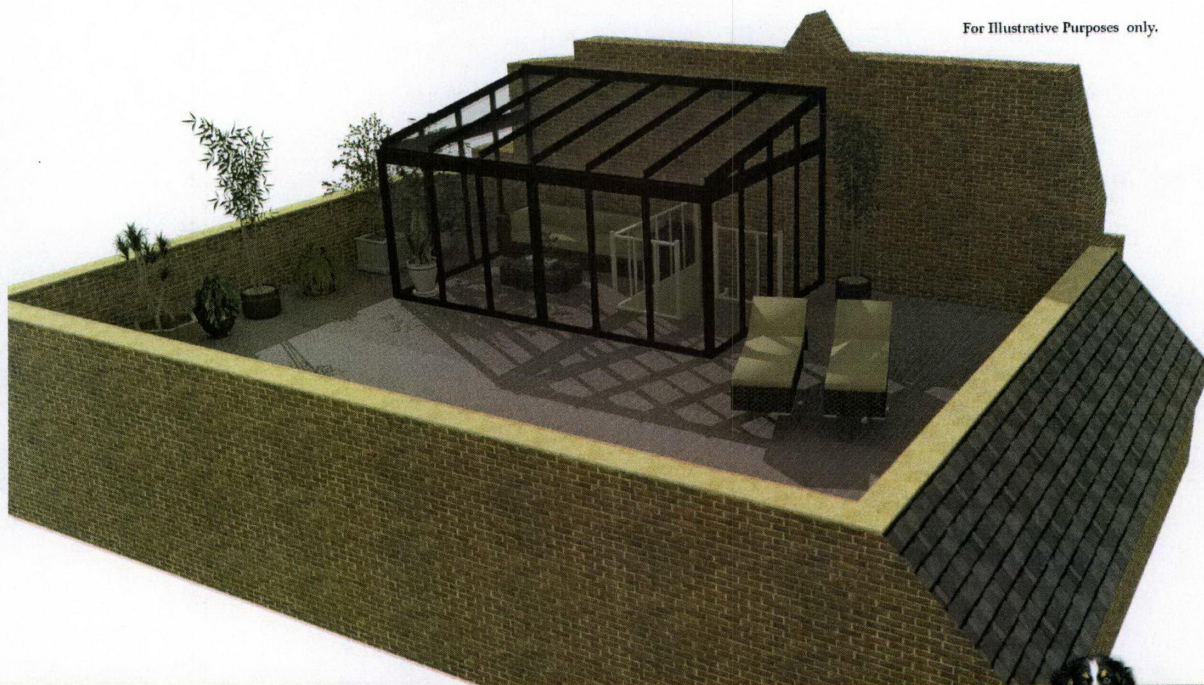
There is no proposed landscaping for the Glassroom, but it will be designed in such a way as to be sympathetic to the existing landscape features, also the proposed Glassroom will be constructed off the existing Roof Terrace surface.

Appearance

The proposed Glassroom to the Roof Terrace of Flat 6, Maxwell Court will be a lightweight Aluminium Framed Glassroom with a black powder coated finish. The Glassroom will consist of a Double glazed glass roof, and will also have double glazed Bi-Folding black framed glass doors (which opens up the elevations completely).



For Illustrative Purposes only.



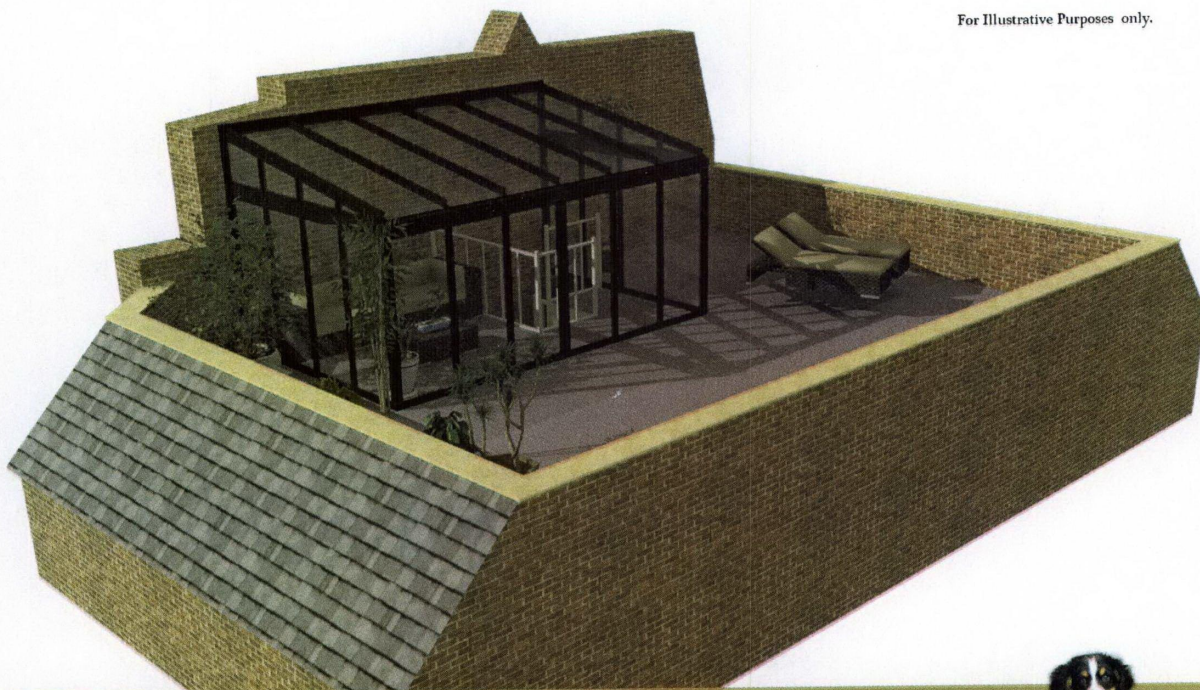
Designer: Alan Dixon
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GLASSROOM VISUAL 1: Mr & Mrs Broomberg

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GLASSROOM VISUAL 2: Mr & Mrs Broomberg

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In-Situ Visuals of Proposed Glassroom

Access

Vehicular and Transport links

The proposed glass room will require no additional vehicular and transport links as it will not be accessible by these means, but it will be noted here that Flat 6, 67 Eton Avenue is easily accessible by all forms of vehicles and has good Transport links within short walking distance.

Inclusive access

The proposed glass room 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 to the roof terrace of Flat 6 Maxwell Court, 67 Eton Avenue and has fully taken into account London Borough of Camden local planning guidance.