

Design and Access Statement

Proposed Extension at 5 Oakeshott Avenue, London N6 6NT

Existing Accommodation

The existing accommodation comprises of a two-storey four-bedroom house with front and rear gardens and single-storey garage to the side.

Proposed Accommodation

A total of 79m² of new floor space will be created by the addition of a single-storey rear extension, a first floor extension to the side and converting the loft space.

The proposal is to create a new family room and extended kitchen within the single-storey extension at the rear of the house. Enlarging the garage to the side of the house will create a playroom. The first floor extension at the side of the house will provide additional bedroom & bathroom facilities. In addition, the loft space will be converted into a study/bedroom with toilet/shower facilities and will have one new dormer window to both the side and rear roofs

Scale and Context

The proposed additions are similar in nature to other extensions along Oakeshott Avenue and on the Holly Lodge Estate that have been granted planning permission in the last few years.

The addition of the first floor extension to the side is intended to create uniformity with the adjoining property (No. 3 Oakeshott Ave) that has an existing double height extension to the side.

The proposed first floor extension is recessed to match the building line of No.3 and would be identical in height. This would resolve the asymmetry of the two properties whilst remaining subordinate to the scale and massing of the original house and avoiding a terraced effect. A similar treatment to that proposed here has already been undertaken at 22 Langborne Terrace two streets away.

Landscaping

There are no alterations proposed to the landscaping of the house and features affected by building work will be reinstated in their original materials.

Appearance

The design comprises painted cement/lime render, glazing and sedum. The appearance of the extensions and alterations has been influenced by the colours and materials of the original house whilst remaining contemporary in their overall feel. The aim is to produce a clean and simple design that alludes to the mock Tudor façades without mimicking them. One of the key aspects of the design is the glass strip that runs between the roof of the rear and side extensions and the rear/side wall of the house. The reason for the strip is to bring natural light and sun into a north facing space and to clearly demarcate the new from the original.

Access

The entrance to the house is at ground level and will remain as it is currently.