

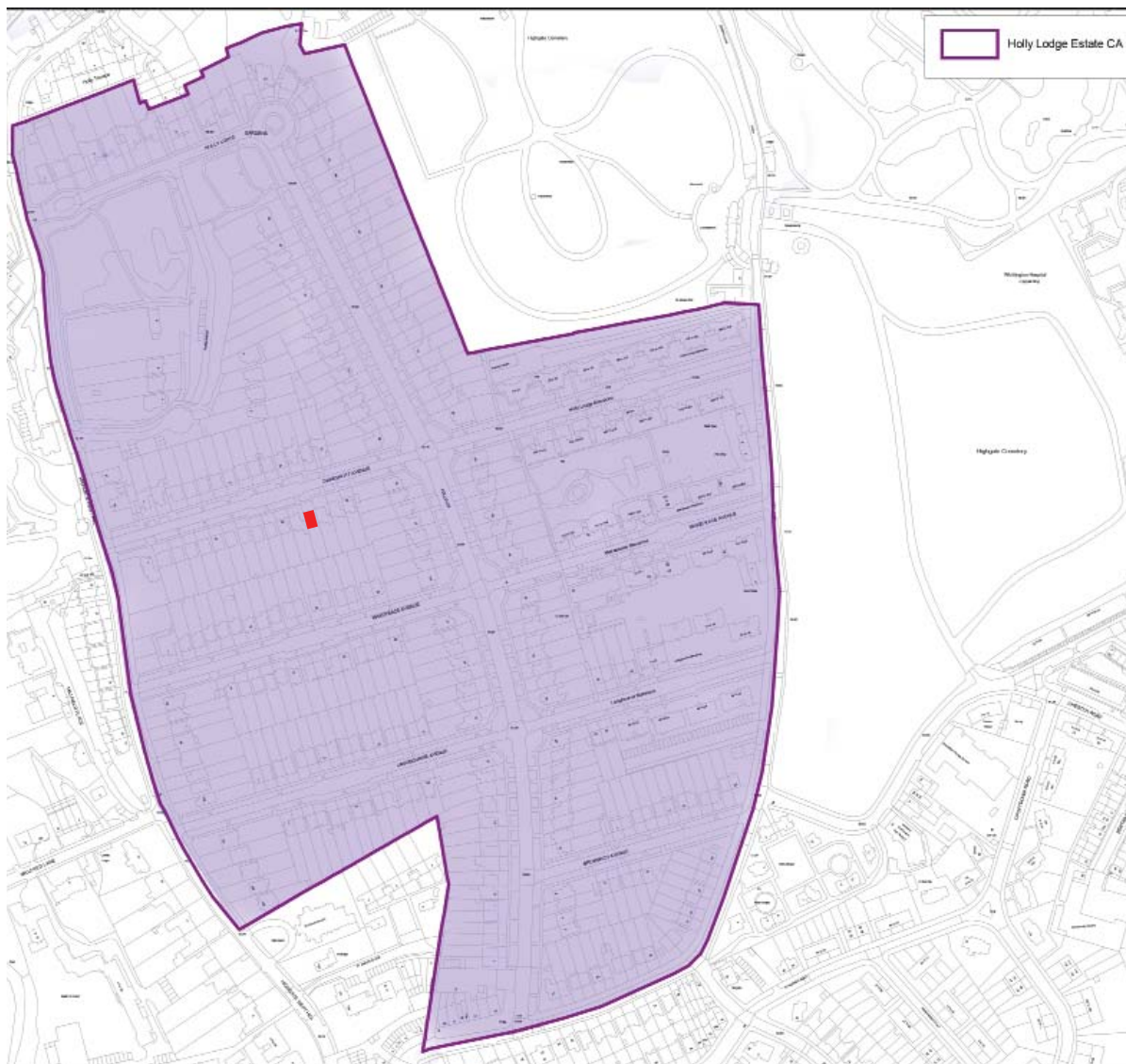


# Design, Access and Heritage Statement

*26 OAKESHOTT AVENUE  
LONDON  
N6 6NS*

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*fig 1. Holly Lodge Estate Conservation Area Plan (not to scale)*

## CONTEXT

The Application site 26 Oakeshott Avenue , London, N6 6NS, is situated within the Holly Lodge Estate Conservation Area but is not a listed building. The two storey semi-detached house is located on the south side of Oakeshott Avenue. The area is distinct for its Arts and Crafts detailed houses with traditional materials and steep pitched roofs and gables.



*fig 2. photograph showing neighbouring no.24*

#### ACCESS

Access from the front of the house is unaffected, but once inside, the spaces are more open and thus easier to circulate, the rooms are brighter and the connection to the garden is simplified for access.

#### PROPOSAL

This application is a re-submission of a previous granted application ref: 2012/1589/P with some amendments to the design.

The proposed extension to the front porch seeks to provide a more adequate entrance space into the house. The new extended front porch will match the existing in materials and scale. The front porch will be in keeping with its neighbours as similar extension have been carried out along Oakeshott Avenue, including no.24 (pictured above).



*fig 3. photograph showing rear*

The proposal also includes a new single storey side extension to house the utility space. The side extension is set back from rear wall of the house and its neighbour no.28 so as to appear subordinate to the existing buildings. The new side extension will not affect the appearance of the house from the street.

The new proposed rear extension is in the line with that of neighbouring no.24 and matches it in height. The proposed rear extension aims to improve the living space within the house and a better connection to the garden.

We have proposed to build the extensions using a limited palette of high quality, robust materials that will match the existing and not detract from the character and appearance of the building or its surroundings.

PROPOSAL (Cont.)

It is our aim to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Super insulate the new extensions
- Use glazing (to newly glazed areas) with high thermal performance whilst maximising daylight within the lower ground and ground floor.
- Use low energy lighting solutions
- Use energy efficient appliances