Heritage, Design and Access Statement
Proposed single-storey garden room
12 Claremont Road, London, N6 5BY

1. Introduction

This statement accompanies a proposal for a single-storey, timber-framed garden room with a total area of 23.5 m², located within the rear garden of 12 Claremont Road. The structure will have an overall height of approximately 3.1 metres and will be supported on ground screws. The front elevation will be finished in Millboard cladding in the Burnt Cedar finish, with black metal cladding to the remaining elevations.
The structure is located within the rear garden. The assessment assumes that it will provide accommodation ancillary to the existing dwelling. Its total area is 23.5 m²; its plan dimensions, boundary distances, roof form, openings and finished levels are to be established by the accompanying drawings.

2. Site and heritage context

Claremont Road is within the Highgate area of the London Borough of Haringey. Council planning records for properties on the road identify conservation-area constraints and consultation with Highgate conservation bodies. The proposal has therefore been considered in the context of the Highgate Conservation Area.
The relevant heritage considerations include the character of the residential streetscape, the relationship between houses and their gardens, the contribution of vegetation and garden spaces, and any views through or across the site that contribute to the significance of heritage assets.

3. Design approach and intended use

The garden room is intended to provide an ancillary space serving the existing house.
The design adopts a simple contemporary expression appropriate to a garden structure. The single-storey form and restrained material palette are intended to establish a secondary building within the garden, with the existing house remaining the principal element of the site.

4. Scale, layout and appearance

The proposed garden room has a total area of 23.5 m² and an overall height of approximately 3.1 metres.
The front elevation will use Millboard cladding in the Burnt Cedar finish, providing a dark, timber-effect surface and texture suited to the garden-facing elevation.
Black metal cladding to the remaining elevations will provide a coordinated external envelope.

5. Foundations, trees and landscape

Ground screws are proposed in place of conventional continuous concrete foundations. This approach will help reduce the extent of excavation and concrete use and allow relatively localised foundation installation.

Existing vegetation and boundary features will be retained where practicable to maintain the garden setting.

6. Heritage impact assessment
The main potential effects arise from introducing built form into an existing garden, its visibility from surrounding properties and public viewpoints, and any loss of vegetation or garden openness.
The design seeks to limit these effects through a single-storey form, a simple architectural treatment and a coordinated dark material palette.

7. Access
Access to the garden room is intended to be from the existing dwelling and garden. The proposal is not intended to create a separate public entrance or independent residential access.
For the assumed ancillary use, no alteration to vehicular access or additional parking is proposed.

8. Planning and conservation approach
The proposal should be assessed against the current National Planning Policy Framework, the applicable London and Haringey development-plan policies, and the Highgate Neighbourhood Plan where applicable.
The Highgate Neighbourhood Plan's Policy DH2 seeks development that preserves or enhances conservation-area character and respects the setting of listed buildings and other heritage assets. This informs the proposal's emphasis on a secondary garden form, restrained materials and retention of the garden setting.

9. Conclusion
The proposal is for a single-storey timber-framed garden room with a total area of 23.5 m^2, located in the rear garden and approximately 3.1 metres high, supported on ground screws and finished with Burnt Cedar Millboard to the front and black metal cladding elsewhere.
The design aims to provide ancillary use through a simple contemporary structure that remains secondary to the existing dwelling.