**Graham George Knott (Dip.Arch hons.)**

ARB Registration 050229D

THIS DESIGN & ACCESS STATEMENT IS FOR A FIRST FLOOR

REAR EXTENSION TO 44 GLENILLA ROAD NW3 4AN

The existing property is a detached house with a small mezzanine area for a single bedroom there is a large open plan two storey living area with a small galley kitchen and a shower room adjacent to a rear door giving access to a small paved rear garden.Access to the mezzanine is via a near vertical ladder situated off the galley kitchen.

The bulk of the structure is in the form of a two storey rectangle with a pitched roof to the side is a smaller single storey structure again with a pitched roof.

To improve the living conditions of the client we are proposing to enlarge the existing bedroom,provide a second bedroom of a size that meets modern day standards and introduce a shower room at mezzanine level.We are also intending to provide a staircase again that meets the current Building Regulations.

To achieve these objectives we are proposing to increase the width of the mezzanine area and add a first floor to the single storey area including a section to aligne with the existing rear wall.The ridge height of the proposed extension will be considerably lower than the existing ridge line.

We have also designed dormer windows to the proposed extension albiet a false one to the front.

We believe that the proposal blends with the existing will not affect the adjoining properties by overlooking or loss of light and as the addition is at the rear of the property will not alter the road appearance.

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