

Flat D  
31 Glenmore Rd  
London  
NW3 4BY

**Design and Access Statement for flat D, 31 Glenmore Rd, London, NW3 4BY**

16/10/11

## DESIGN & ACCESS STATEMENT

The existing flat D is situated on the 2<sup>nd</sup> floor between the existing houses that face Glenmore Rd. The existing building 31 consists another three flats on the floors below.

Our objectives are to improve the existing habitable area in the loft by adding a new stairs and three Velux windows to the front. The proposal is to create the existing room more functional and bring more light.

### **LAYOUT:**

The layout does not change. The position of new stairs will remain as existing.

### **SCALE:**

The scale between existing and proposed does not change. The roof is proposed to be in keeping with the appearance with neighbouring properties and to safeguard the amenities of neighbours.

### **LANDSCAPING:**

Landscaping is not proposed.

### **APPEARANCE:**

All proposed materials will be similar in colour and appearance to those of the existing house.

### **ACCESS:**

Access to the building is shared with another three flats from the Glenmore Rd.

Access to the loft room will be from the existing hallway. Also, the new stairs are to provide at least 2m headroom.