

## David Money Architect

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**DM133 14G Avenue Road NW8**

### Design statement

14G is a mid terrace property in a 1960s development arranged in a U shape with parking at basement level. The houses are three storeys in height, with inset full width balconies to the rear elevations at first floor. The development has a distinctive character typical of its period, with brickwork piers and tile hung panels punctuated by large windows with a strong horizontal emphasis.

The proposal is to build a glazed roof rear extension at ground floor to form part of an open plan kitchen/living area. At first floor level the rear balcony is to be infilled with masonry construction, incorporating a new sliding glazed door onto a Juliet balcony. At second floor the existing window to the rear bedroom is to be replaced with a full height sliding door onto a Juliet balcony.

There are adjoining precedents to our proposals. Number 14C received planning consent in May 2007 (ref 2007/1813/P) for very similar proposals – ground floor extension, first floor balcony infill, second floor Juliet balcony. Numbers 14B, 14D, 14E, 14F and 14H have also constructed rear extensions.

The existing aluminium framed single glazed sliding doors and casement windows are to be replaced with powder coated aluminium framed double glazed doors and windows.

### Access statement

As no works are proposed to the front entrance of the house, the current stepped entrance will remain. The house will thus not be fully wheelchair accessible, though the new extension will line through with existing internal floor levels and not provide any further hindrance.

The existing house has one allocated garage in the basement of the development. The proposal includes no additional on site parking provision. Bins/recycling provision will remain located as currently in the development outhouse.