

**14c Avenue Road, St.John's Wood, London NW8**

**Proposed rear and side extensions : Design / Access Statement**

14C Avenue Road is a 3 storied terraced residential house with brick faced walls and a pitched tiled roof over. It is believed that the house was built in the 1970's and forms part of an 8 house development with the main access to each house arranged around an internal central common paved walkway over a parking area.

Access to the garden to the garden, which backs onto Avenue Road, is by way of patio doors from the ground floor rear room ( this is at present being used as a dining room ).

At present the reception room is at first floor level with patio doors leading to a terrace / balcony, which overlooks the rear garden.

The adjoining property at No.14D has been extended by a rear single storied extension , and the first floor balcony has been infilled.

The owner of No.14C would like to extend their property in a similar fashion by a single storied rear extension and also be infilling the terrace / balcony.

This would result in a better layout with the reception room on the ground floor with direct access to the garden, and a master bedroom with ensuite at first floor level.

The extension will be built in fair faced brickwork to match the existing, with a flat roof over finished with asphalt, and aluminium framed double glazed folding sliding doors.

The infill to the terrace / balcony will be in studwork faced with vertical hung clay tiles, with aluminium framed double glazed folding sliding doors, and a toughened glass screen guard for both safety and to stop the flat roof being used as a patio.

Dual Building Designs Ltd  
91 Palmerston Road  
London N22 8QS

**RECEIVED**  
**- 5 APR 2007**