

# DESIGN & ACCESS STATEMENT

## 20 WOODSOME ROAD, LONDON, NW5 1RY

### PLANNING APPLICATION, JULY 2012 LOFT CONVERSION

#### BACKGROUND/LOCALITY

20 Woodsome Road is an attractive terraced single dwelling in the London Borough of Camden. It is a 3 storey building with single storey bay and slate roof. It has a small front garden and a 19.5 m garden to the rear

Due to neglect the property is currently in a very poor state of repair. The new owner wishes to bring it back to its former glory and convert the loft with a dormer extension.



FRONT ELEVATION



REAR ELEVATION



BIRDS EYE VIEW

#### THE PROPOSALS,

##### REAR ELEVATION

The proposal seeks permission for a rear roof extension.

The proposed roof extension will be set out 200mm below line of ridge line and 500mm above eaves. The width of the proposed extension will be set out leaving a generous space each side. The cheeks of the proposed dormer will be clad in tiles, the three proposed windows in the roof extension will be timber framed double hung sashes. Two small conservation style velux roof lights are also being proposed to the front. One window to introduce light to the proposed stair, the other to introduce additional light to the proposed ensuite. Internally the additional space will be used as a spare bedroom/home office.

##### REPLACEMENT WINDOWS

The proposal seeks permission to replace all the existing windows with double glazed timber framed sash windows to match existing.

The existing windows are in such poor condition they are unfortunately past repair. The proposed new windows will be timber framed and double glazed to meet current standard and will help to reduce heat loss. Visually they will match the existing windows.

#### ACCESS

There will be no changes to the current access to the dwelling.

#### CONCLUSION

The house is in a very poor state of repair and in desperate need of refurbishment. The proposals have been sensitively designed, will bring the house back to its former glory and will preserve and enhance the character and elegance of the street.