

**20 WOODSOME ROAD, LONDON NW5 1RY**

**Proposed Conversion to form 3 Flats**

**DESIGN & ACCESS STATEMENT**

- 1. This statement is revised further to the withdrawal of the initial submission 2011/3614/P and is in accordance with requirements agreed with planning officer Hugh Miller. The previously proposed 2<sup>nd</sup> floor extension has been removed (even though there is one directly adjacent) and the number of flats has been reduced ensuring minimum overall floor areas for each of the flats.**
- 2. 20 Woodsome Road (the property), is a three storey mid-terrace original dwelling dating back to the beginning of the previous century. It is constructed traditionally with brick and a pitched roof. It benefits from an original two storey back addition**
- 3. The property is located in a popular residential road where many similar properties have already been successfully converted to provide smaller units. Access to transport and facilities is very good, and within walking distance.**
- 4. There is street parking in the existing CPZ. However the applicant is prepared to accept a non CPZ approval if this is considered to be necessary.**
- 5. The property fell into a state of advanced dilapidation prior to the death of the previous owner who bequeathed it to the Applicant, a charitable organisation. In any event the back addition and front bay need to be demolished and rebuilt due to their current condition. The property itself requires total gutting.**
- 6. The proposal ensures that no changes will be made to the front elevation and that this will be restored to it's former glory.**
- 7. The nature of the conversion will follow the requirements of Part M of the Building Regulations satisfying the general provisions of the Disability Discrimination Act.**

**Rumun Consulting  
Chartered Building Surveyors  
32 Queens Walk  
Ealing  
London W5 1TP**

**October 2011**