**Design and Access Statement**

**58 Leverton Street, London NW5 2NU.**

**October 2016.**

This statement supports a planning application made today to convert a single dwelling house at 58 Leverton Street London NW5 2NU into two two-bedroom units.

58 Leverton Street makes up part of a terrace of Victorian houses. It is in a conservation area. It was built in the 1860s. The house has a ground floor, first floor and second floor. The materials are brick and stucco. Windows are timber and sash. Leverton Street is a nineteenth century terrace development of low build quality and basic design, originally built in a short space of time by speculative developers as homes for the working poor.

With the exception of the proposed insertion of a small skylight in the flat roof at the back of the house, the proposed development – a conversion of a three-storey house into two two-bedroom units – will not alter the appearance of the house as it currently exists.

Both flats will be accessed via the front door of the house.