

DESIGN AND ACCESS STATEMENT FOR NO. 7 ULYSSES ROAD, NW6 1ED

Introduction

The proposal is for a conservatory rear and side extension.

Last year permission was granted for an application for a rear extension without a side extension. The reference for the approved application is 2009/2805/P.

Context

7 Ulysses Road is a mid terraced Victorian house on the fringes of Fortune Green. It is typical of the housing stock in that area. The house has been subdivided into 3 flats. The house does not lie within a conservation area.

No. 7A comprises the ground floor flat and rear garden. No. 7A has exclusive use of the garden. The one bedroom flat has a living room at the front and a bedroom and bathroom that are separated by the kitchen.

Design

The proposal is for a conservatory rear and side extension as a part of the overall refurbishment of the existing flat. We propose to refurbish and extend the flat to provide accommodation that is more suitable to the requirements of the couple who live there by moving the bedroom and bathroom closer together and creating an additional WC. The proposed conservatory will provide an improved living and dining area and a better connection between the flat and the garden.

In accordance with the Camden Planning Guidance 2006 the extension is subordinate to the existing in terms of location, form, scale, proportions and dimensions, and allows for the retention of a reasonable sized garden. The proposed extension takes up less than a quarter of the existing garden. The extension does not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.

All of the neighbours have been consulted and given copies of the proposed plans.

Access

Access to the renovated flat will be unchanged from the street. The new conservatory will provide improved access to the garden. The introduction of a new WC at ground floor level will provide improved accessibility.

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