

27th April 2017

Dear Sirs,

**RE: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED):
1B ULYSSES ROAD**

Design/Access Statement:

1B Ulysses Road is a converted flat in an end of terrace property at the end of Ulysses Road. It also fronts Ajax Road, and is set back behind a wrap-around front garden.

This application is to construct a glazed rear extension, set between two existing projecting rear wings at ground floor. The proposed extension would not be visible from the public realm, as the rear garden is concealed from Ajax Road by a block of garages.

Being an end of terrace property, 1B Ulysses Road benefits from larger gardens to the side and rear than the other properties of the terrace. The rear garden and the side garden areas together provide a large amenity space for a two-bedroom dwelling.

Much of the area the proposed extension would cover is currently used for a ramp accessing the rear bedroom door, rather than amenity space. (the rear bedroom is at a higher level than the living space)

Set well away from the southern boundary with no.3, the proposed extension only projects 1.8m past the rear wall of the existing rear bedroom. There is also a high fence to the boundary with no.3, so the proposed extension would not impact on privacy or loss of light.

The proposed extension would be built in brick to match the existing property, with a flat roof to minimise height to 2.9m. As a glazed infill extension, it would be subordinate to the overall size of the building in bulk and height, and would be one-storey below the eaves level of the main building.

The new extension would provide a more flexible living space with improved circulation and service spaces, and a much improved connection between the internal spaces and the garden. A level threshold would be provided at the rear glazed doors.

It can be seen from the proposals that the extension would not impact on the amenity of the adjoining properties, and as can be seen from the Block Plan (drawing 196-100) the extension would not be out of scale with the nearby properties and their extensions.

Yours sincerely
for DDWH Architects

WARREN HOWLING
Director

cc