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DESIGN AND ACCESS STATEMENT

Proposal for erection of a single storey rear extension

8.01.2021

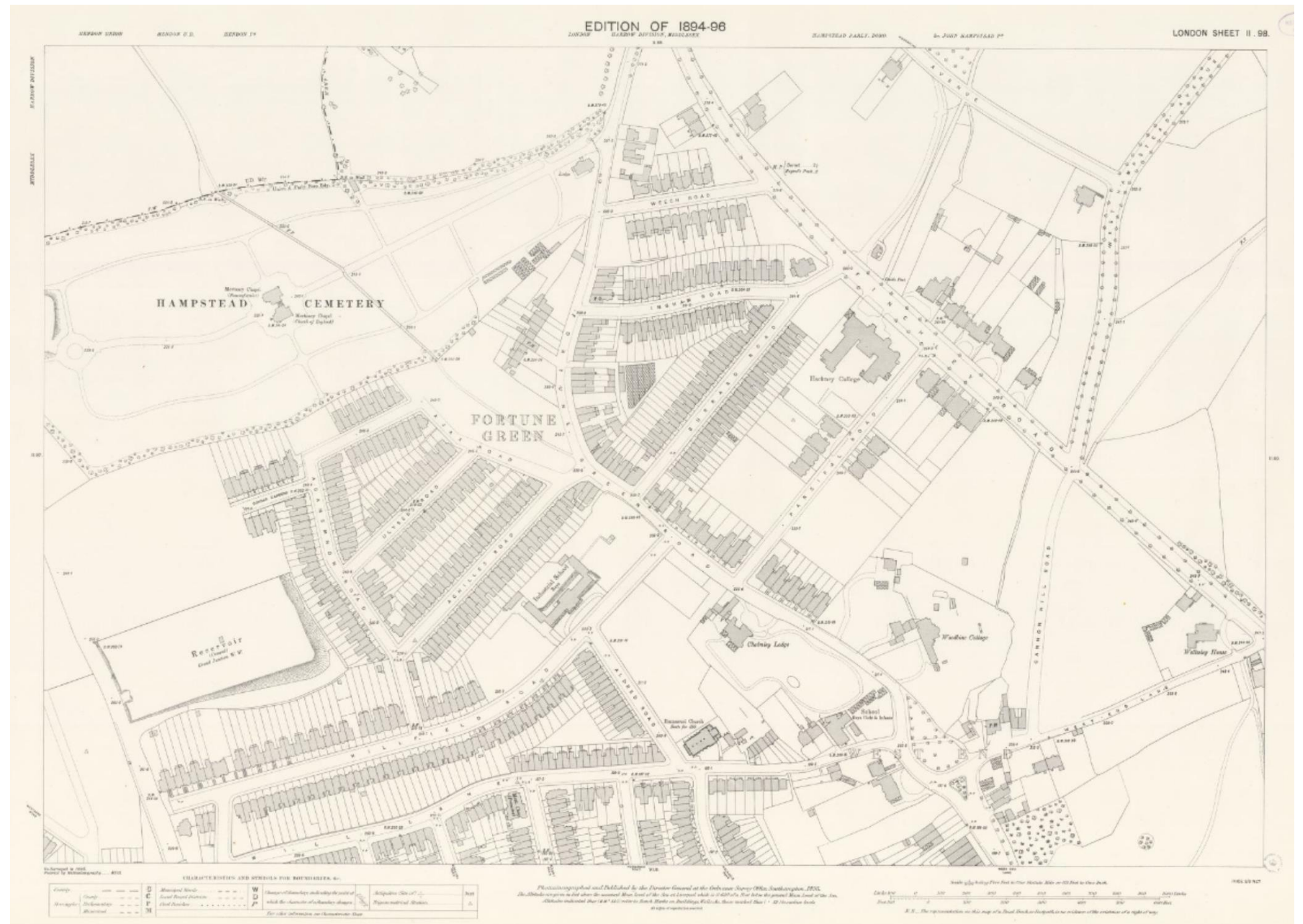
1 INTRODUCTION

This planning application seeks to improve the accommodation, amenity, and general standard of living of No 27 Ulysses Road, a Victorian terraced house which is not located in a Conservation Area. ECA Studio has been appointed by the property owners for the renovation, remodelling, and extension of their current dwelling to create a high-quality family home in line with current modern standards.

This document has been prepared to support the Planning Application submitted to The London Borough of Camden for the wrap around extension at the back of the property and should be read in conjunction with the submitted drawings and supporting documents.

2 LOCATION AND CONTEXT

No 27 Ulysses Road is a two storey dwelling with cellar and with a three storey outrigger at the back. It was probably built between 1886 and 1893 using London yellow stock bricks with white stucco moulding around the front windows and door.



OS London 1:1,056-sheet II.98
Publication date 1895

The area comprising the three Greek roads, Agamemnon Road, Ulysses Road and Achilles Road, is uniform in character along the street frontage with terraced houses set back from the street by small front gardens enclosed by walls and railings.

A more variety of building forms can be observed in the rear elevations facing long gardens, where over the years the houses were altered and extended to respond to the current living standards. One of the enduring qualities of Victorian housing is the capacity of being personalised and adapted without losing character and functionality.

In the immediate surroundings there are different types of extension at ground level:

- A) Rear extension off the rear return
- B) Infill extension
- C) Rear extension off the rear return and Infill extension
- D) Wraparound extension

The pictures on the right clearly show the different types and design that can be found in the neighbourhood.



LOCAL PRECEDENTS (BIRD'S-EYE VIEWS)

- No 27 Ulysses Rd (Applicant)
- A Rear Extension off the rear return
- B Infill extension
- C Rear extension off the rear return and infill extension
- D Wraparound extension

3 LOCAL PRECEDENTS

The works proposed in this planning application are increasingly common in the immediate area, with numerous precedents already set for similar projects on nearly identical Victorian houses.

Some significant recent planning permission precedents are listed below:

WRAPAROUND EXTENSIONS:

- 1 Ulysses Road (2017/2424/P)
- 3 Ulysses Road (2005/0217/P)
- 7 Ulysses Road (2010/1060/P)
- 6 Achilles Road (2016/3193/P)
- 14 Achilles Road (2017/4936/P)
- 20 Achilles Road (2017/3271/P)
- 26 Achilles Road (2017/4203/P)

REAR AND INFILL EXTENSIONS:

- 25 Ulysses Road (2004/3820/P)
- 31 Ulysses Road (2008/3019/P)
- 37 Ulysses Road (2004/2955/P)
- 16 Achilles Road (2017/6904/P)

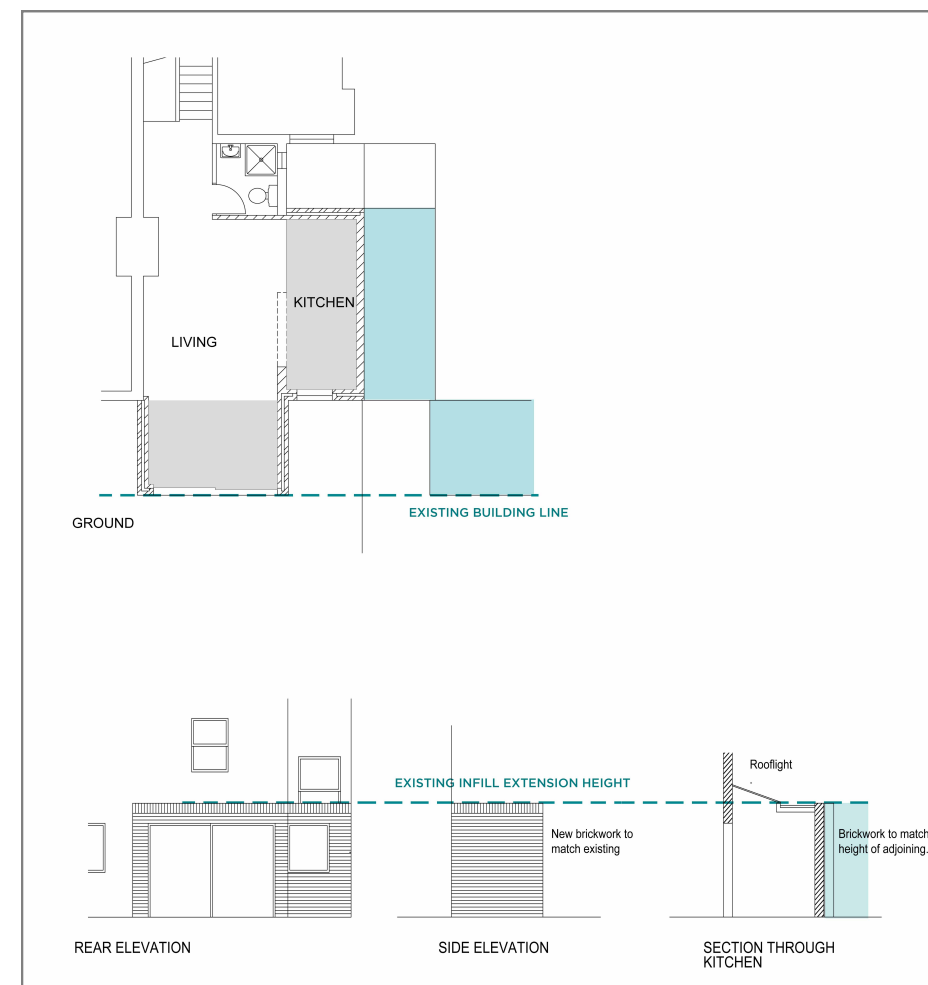
4 DESIGN

The proposal aims to improve the approved scheme for the erection of a single storey side and rear extensions (ref 2018/1463/P) so to respond better to the new owners' requirements and their growing family.

The applicant has a strong interest in contemporary architecture of high quality design and believes that the new proposed scheme can make a significant contribution to the character and amenity of the surrounding neighbourhood.

The proposal (of similar width and height) will still allow for a generous amount of garden space and will not be visible from public views.

The footprint of the proposed extension slightly differs from the approved scheme and it has been extended to improve the internal layout, tailored to the future occupants' lifestyle.

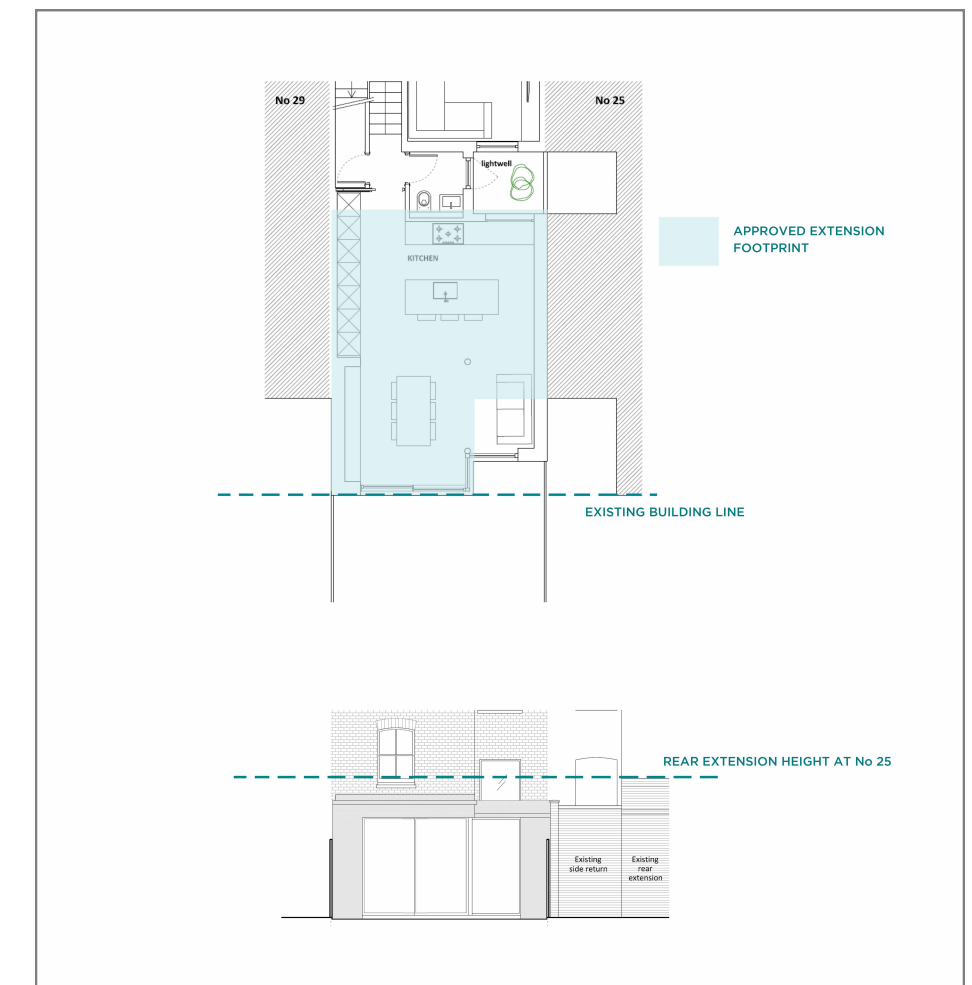


Extract of approved drawings- Full Planning application 2018/1463/P

The proposal is respectful in scale and massing, remains appropriately subordinate to the host building and would not exceed the height of the rear extension neighbouring property at No 25. In fact, the proposal had been designed taking into account its context, overall design and size of the extensions visible in the immediate surroundings.

The massing of the proposed wraparound extension is broken up into two volumes. Dividing the volume into two smaller elements will minimise the visual impact and increase the subservience to the original house. It will also enable the extension façade to appear lighter and more permeable.

In terms of amenity, it is considered that due to the existing fencing (about 2m high) which serves as boundary between No 27 and the adjoining properties at No 25 and No 29, the proposed extension will not cause significant harm.



Extract of the proposed drawings

5 MATERIALS

The extension design will be excellent as promoted by the Council and will follow the planning guidelines which allow the use of modern materials, if used sensitively without dominating the existing property, as in this case.

The choice of using ceramic tiles cladding meets the need to use a durable material and desire to enhance the character of the facade using a modern material. Ceramic cladding is durable and weathers well, its ageing process contributes positively to the character of the building and the site's wider context.

The chosen cladding finish resembles weathering steel (COR-TEN steel), has intense warm tones and an appealing texture that come from an almost imperceptible layer of rust. The proposed finish, an attractive burnt orange colour of rust with brown accents, well conforms to the brickwork and chromatic palette of the surroundings.

New windows and sliding doors designed in connection with the rear extension (ground floor level) are slim-framed dark grey coloured double glazed aluminium.

The proposed windows and rooflight have been carefully designed to maximise the amount of daylight entering the living area, minimising the need for artificial lighting. The proposal achieves a balance between benefitting from solar gain, preventing overheating, and limiting light spillage.

6 GREEN ROOF

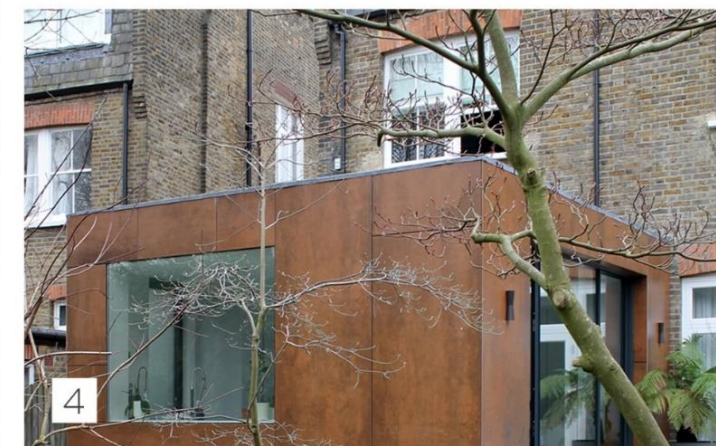
Green roofs are a welcome attribute to homes in Camden on a rear extension. They are beneficial to and encourage biodiversity but also help to mitigate the impacts of climate change and can contribute to improving air quality. The proposed green roofs will be concealed by the parapet and there is no increase in height or bulk of the proposed flat roof.

Installing a green roof on the extension will also improve the amenity to be enjoyed from the upper floors by the occupants and the adjacent properties.

7 ACCESS

The current access to the property at 27 Ulysses Road will remain the same through the front garden at street level.

- 1 - Existing house from the rear garden
- 2 - Proposed ceramic tiles
- 3 - Existing brickwork (London stock)
- 4 - Design references



In conclusion, it is considered that the proposed rear addition is sympathetic to the original building and respects the existing architectural features according to Policies D1 of the Camden Local Plan (2017) and Camden Planning Guidance (CPG) (March 2019).