

## noelle hughes, architect

### **Ground Floor Flat, 37 Ulysses Road, London NW6 1ED**

### **Ground Floor Side Extension to Rear of Terrace House**

### **Design and Access Statement      29.07.2021**

37 Ulysses Road is a two storey terraced house dating from the late 19<sup>th</sup> Century, with a basement. It is not listed nor located in a conservation area.

The property has previously been converted into 3 flats; Flat 1 comprises a family dwelling with accommodation on the ground and basement floors.



View of no. 37 Ulysses Road from the garden.

The proposal is a link between the existing side and rear extensions, in order to provide an enlarged living/dining area [REDACTED], with level access to the garden, appropriate to the client's household [REDACTED]. No alteration is proposed to the front of the house.

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Views of the south western boundary with no. 39.

### Assessment

In accordance with current planning policies, the proposed extension should relate to the character, scale, height and massing of the surrounding townscape, the design and materials should be appropriate to the architectural character of the original building and should not dominate or mask its appearance.

Furthermore there should be no adverse effect on the amenity of the neighbouring residential properties, or on the amenity space of the house itself.

Finally, the proposals should comply with current requirements regarding disabled access.

### Evaluation

1. The south west elevation will adjoin the boundary with no. 39 Ulysses Road. We note that the ground level in the garden on no. 39 is higher than that to no. 37. The height of this proposed structure will be lower than that of the existing extension; it will not exceed 2.2m at the eaves and will not create an overshadowing effect to no.39. There is no impact on this property in terms of privacy.
2. It is noted that permission was granted for an extension of the same footprint in 2003 (ref. PWX0203185) which measured 2.6m high on the boundary with No.39.
3. Materials will match the existing building, the scale is subordinate to the original building, and the proportions of the proposed structure are appropriate to the setting.
4. The proposed rear extension has no adverse effect on no. 35 Ulysses Road in terms of overshadowing or loss of privacy.

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5. The orientation and existing development of the site is such that the proposed design will not result in increased loss of daylight or sunlight to no. 39 Ulysses Road.
6. The extension will not be visible from the existing first floor windows of the upper flat and will have no impact in terms of privacy or overshadowing.
7. The extension is less than 5m<sup>2</sup> in area and hence does not result in a significant reduction in the area or quality of the amenity space attached to the application property.
8. The impact of the proposed extensions on the surrounding townscape will be minimal.

We therefore believe the proposed scheme is appropriate to the character and scale of the existing building and the surrounding area. It will also have no adverse effect on overshadowing or the amenity of the neighbouring residential properties, or on the amenity space of the building itself.

### **Access**

The proposed development does not affect the existing means of access to the property.

The door threshold to the extension has been designed to allow improved access

Noelle Hughes  
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