



29 Ulysses Road, London, NW6 1ED Design Statement

- 1.0 Introduction
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- 3.0 Accessibility
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- 5.0 Contextual Analysis



Site Aerial View.

29 Ulysses Road

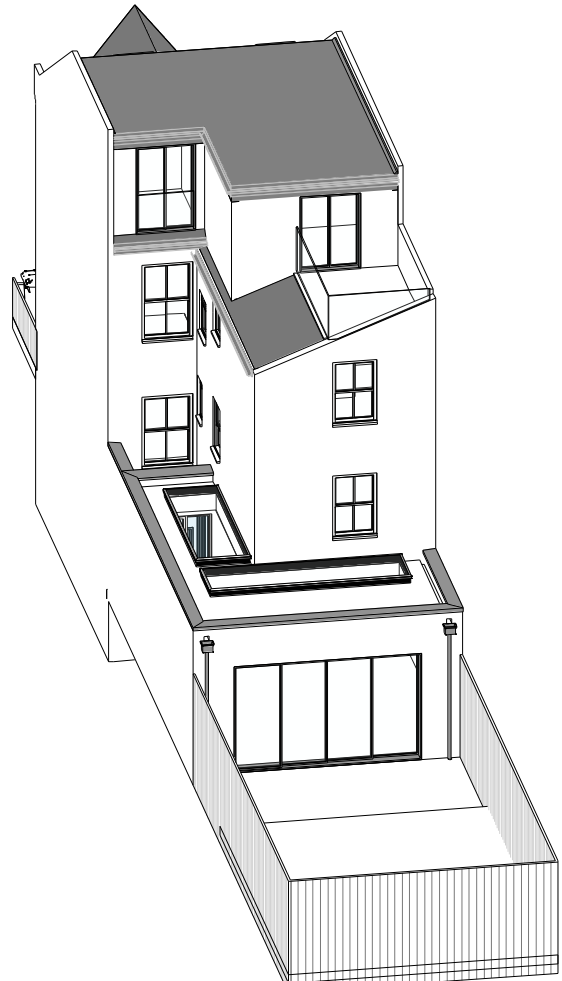
Introduction:

This document has been prepared by Proficiency Design & Build to support a planning application package of information relating to a Ground Floor wrap around rear extension, basement extension with lightwell, loft extension with dormer and terrace, division into three self contained flats at **29 Ulysses Road, London NW6 1ED**.

The property is located at 29 Ulysses Road. It sits inside the Fortune Green Road Neighbourhood Area and outside of the existing Hampstead Conservation Area. It features exposed yellow stock brick and sash windows at the front and rear elevations. The property is a terraced dwellinghouse and the access is done by Ulysses Road.



Proposed Front Elevation Perspective.



Proposed Rear Elevation Perspective.

Single Storey Rear Extension:

The rear extension intends to add more habitable space to the property allowing an additional 1 bedroom self contained flat (flat no. 2) at second / third floor level. It will also allow more natural light and ventilation to the centre of the house.

Basement Extension / Lightwell:

The basement extension will allow more habitable space to the lower self contained flat (flat no.1) and one additional bedroom. The proposed lightwell similar to the one approved on application 2008/3019/P will allow more light and natural ventilation to the suite and ensuite at basement level and at the same time provide an extra fire escape route through the basement to flat no.1.

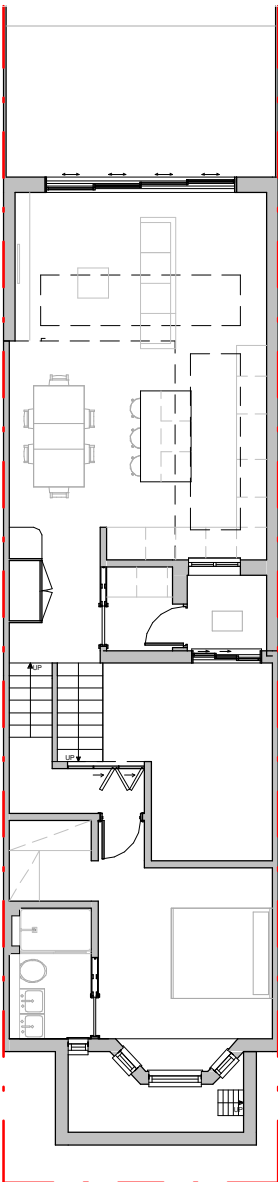
Loft Conversion / Dormer / Juliet Balcony / Terrace:

The loft conversion with dormer will allow additional habitable space and one additional bedroom to the upper flat (flat no.3). The terrace similar in scale to the one approved on application 2021/2096/P will allow more amenities to flat no.3 as it won't have access to the rear garden.

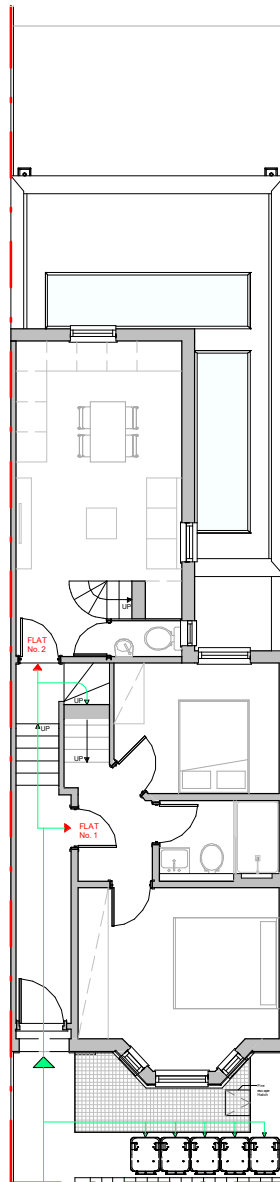
Conversion into 3 Self Contained Flats:

The intended development will add one self contained flat to the property and a total of 2 extra bedrooms to the property.

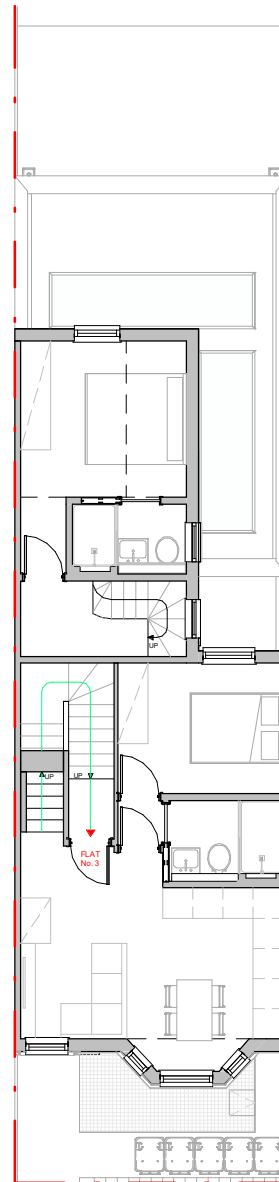
Basement & LGF Plan



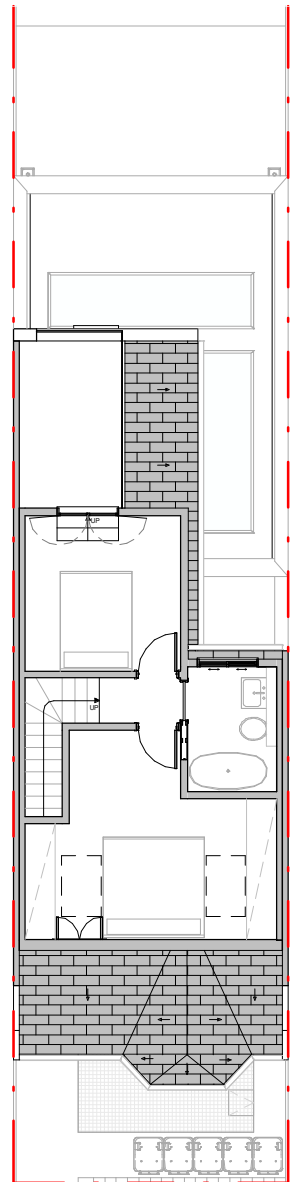
GF & FF Plan



SF & TF Plan



Loft Plan



► Self contained Flats Entrance

→ Communal Areas Circulations

→ Self Contained Flats vertical circulations

► Dwelling Entrance

Accessibility:

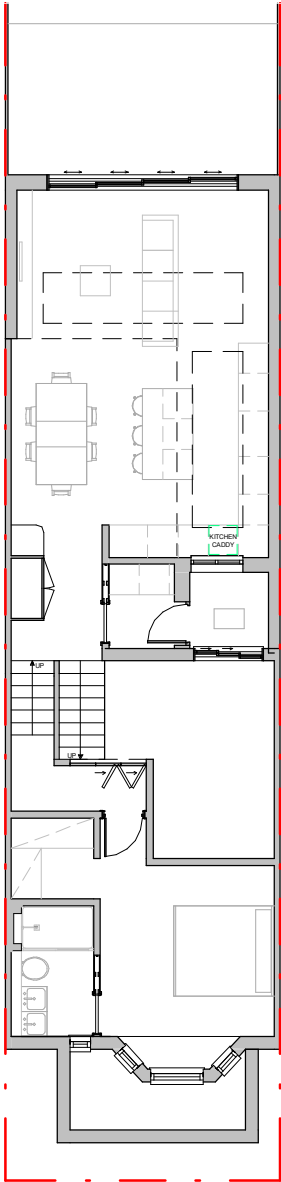
The proposed development falls inside Category 2 - Accessible and adaptable dwelling of the Building Regulations Document M. Due to the size and type of the dwelling it won't comply with M4(2) without jeopardising the quality of the habitable space, the character of the property.

Flat No.1 - Access to be done through the communal hallway. It is composed of Ground Floor, Lower Ground Floor and Basement.

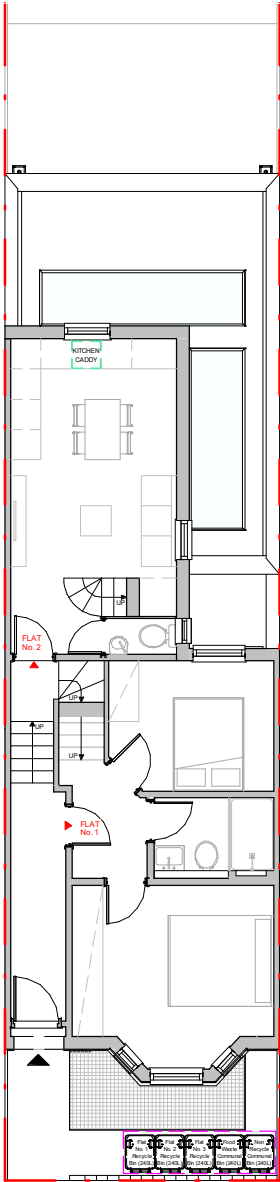
Flat No.2 - Access to be done through the communal staircase. It is composed of First Floor and Second Floor.

Flat No.3 - Access to be done through the communal staircase. It is composed of Third Floor and Loft.

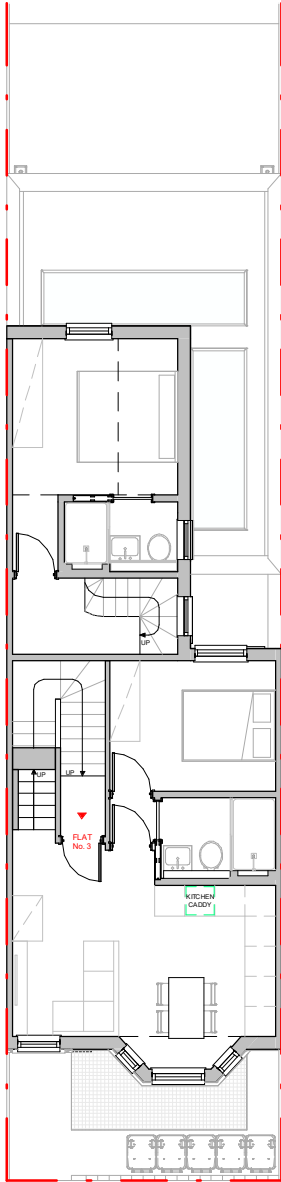
Basement & LGF Plan



GF & FF Plan



SF & TF Plan



- Internal area for recycling, food waste and nonrecyclable (Kitchen Caddy)
- External area for commingled recycling, organic kitchen waste and nonrecyclable waste (3x240L Bins [1/Flat] for recycling; 1x240L Communal Bin for food waste; 1x240L Communal Bin for nonrecyclable waste)

A seasonal storage (large hessian sack 405x320x400) of garden waste to be in place at the far end of the garden.

Waste Management:

The Plans provided are within keepings with the current Camden Planning Guidance on Design and Camden Local Plan policies D1 and CC5.

The proposed design for waste storage and collection provides sufficient internal and external storage areas for each unit, ensuring:

- there is internal space provided for recycling and refuse storage, comprising adequate space for a recycling receptacle, food waste and nonrecyclables.
- there is external storage for mixed (commingled) recyclables, organic kitchen waste and non-recyclable waste, providing space for the following:
 - a free-standing 240L wheelie bin for the storage of commingled recycling;
 - a free-standing kitchen waste caddy;
 - seasonal storage of garden waste in large hessian sack;

5.0 CONTEXTUAL ANALYSIS

1. Google Aerial View



No.7 Ulysses Road - GF wrap around extension
Ref: 2010/1060/P - Granted (23.03.2010)
- Similar development in the same street. Its possible to see that the scale is similar to the one proposed.

2. Google Aerial View



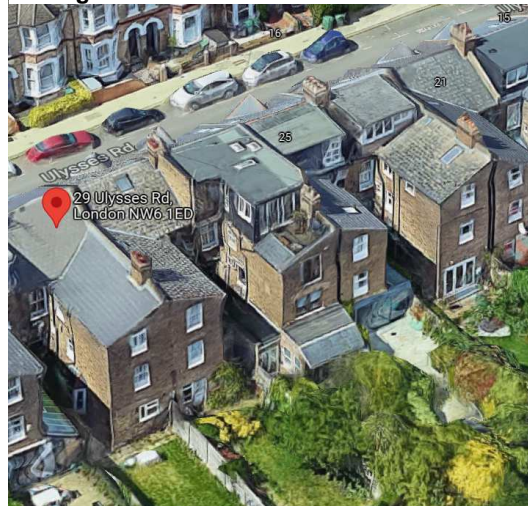
No.6 Achilles Road - GF wrap around extension
Ref: 2016/3193/P - Granted (08.07.2016)
- Similar development in the rear street. Its possible to see that the scale is similar to the one proposed.

3. Google Street View



No.31 Ulysses Road - Basement / Lightwell
Ref: 2008/3019/P - Granted (22.07.2008)
- Similar development in the same street. Its possible to see the lightwell walk-on grid

4. Google Aerial View



No.27 Ulysses Road - Loft / Dormer
Ref: 2020/5777/P - Granted (15.12.2020)
- Similar development in the same street with the same scale and finish as the one proposed.

5. Google Aerial View



No.37 Ulysses Road - Terrace
Ref: 2021/2096/P - Granted (11.06.2021)
- Similar development in the same street. Its possible to see that the terrace has the same scale as the one proposed.

6. Google Street View



No.37 Ulysses Road - 3 Self Contained Flats
Ref: 2004/2955/P - Granted (30.07.2004)
- Similar development in the same street. Its possible to see the intercom for the 3 self-contained Flats.