
Design & Access Statement.

62 Ullswater Road, London, SW13 9PN



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Introduction.

On behalf of the applicant, this report has been prepared for an application with regards to the proposed works at 62 Ullswater Road. It seeks to outline the proposal, and discuss its response and compliance to the local planning guidance and policies.

Site Location.



Application site in context.

Site Photographs.



Existing Front Elevation.



Existing Side Elevation



Existing Side Elevation



Existing Rear View towards 60 Ullswater Road.



Existing Rear Elevation



Existing Rear Elevation

Surrounding Area.



Aerial view of Ullswater road and the surrounding area.

Surrounding Area.



Aerial view of Ullswater road and the surrounding area.

Design.

The property is a semi-detached house that is not located within a conservation area. The proposed design seeks to demolish and replace the existing rear and side extensions.

The design comprises of a flat-roof rear extension and a pitched-roof side extension, aimed at improving the living quality of the applicants by providing a larger, open plan kitchen and dining area. The proposal features wide rear glazing, thin framed flat rooflights to the rear and pitched rooflights on the side extension to maximise and encourage natural light into the main house.

The new side extension has been designed to match the height and width of the existing side extension, reducing any impact to the neighbouring property.

The design has been carefully detailed to harmonise with the existing property. The proposed facade of the rear extension will be clad in brickwork, with some stone detailing around the bronze framed metal glazing facing the rear garden. The side extension will be clad in stone, complementing the detailing around the rear extension glazing. On the front elevation the side extension is proposed to be clad in a neutral render to retain the existing character of the house.

The existing rear and side elevations are proposed to be upgraded with bronze-framed, slim-profile windows and a stained-glass window feature is proposed on the side elevation to add visual interest and character to the design.

The front door will be replaced with a wider door, flanked by two fixed glass panels, reflecting the style and layout of the existing entrance.



Proposed Rear Elevation



Proposed Front Elevation

Scale.

The scale of the proposal has been carefully considered to ensure that the new elements are in keeping with the overall size of the property, subordinate in size and does not compete with the existing property, in line with Richmond councils 2015 'House Extensions and Alterations' Supplementary Planning Document.

The depth of the rear extension protrudes approximately 2.2m beyond the existing and approximately 6m in depth from the main property, to align with the neighbouring extension at No.60 Ullswater road.

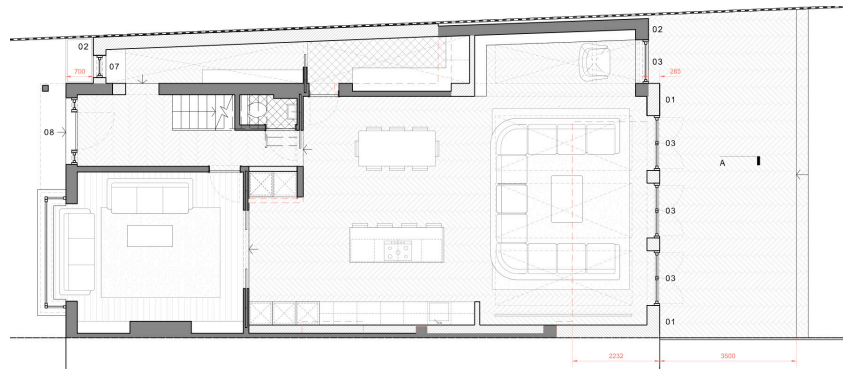
The side extension has been designed to match the height and width of the existing side extension, set back approx. 285mm from the rear elevation. This matches the existing structure and therefore will have no visual or daylight impact on the neighbouring property at No. 64.

The side extension is proposed to be set back approx. 700mm from the front elevation, minimising the impact on the design features of the original front elevation.

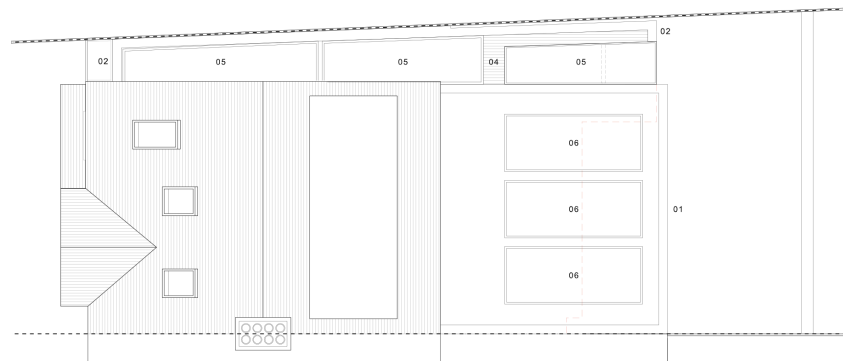
Since the neighbour at No.60 Ullswater Road has some form of extension, and the neighbouring property at No. 64 Ullswater road is not impacted by the existing side extension, the scale of the proposal will have minimal impact on the neighbours' amenity in terms of daylighting and outlook.

Access.

Access to the property is to remain as existing.



Proposed Ground Floor Plan



Proposed Roof Plan

Summary.

Great care has been taken in researching current policy, as well as analysing the original property, site and context, in the development of the submitted proposals.

We look forward to discussing the application further with yourselves.