



DESIGN & ACCESS STATEMENT

6 Ullswater Road, London, SW13 9PJ

OS Map, scale 1:1250



6 Ullswater Road

Introduction

6 Ullswater Road is a detached residential home located in Barnes, London SW13. The property comprises four bedrooms. The building is set within a predominantly residential area.

Site & Surroundings

The site is not located in a Conservation Area. Ullswater Road is a suburban residential street comprising mainly of semi-detached houses and some detached houses. Almost all dwellings have been extended with roof conversions, double storey side extensions, rear extensions and basements.

Existing Building

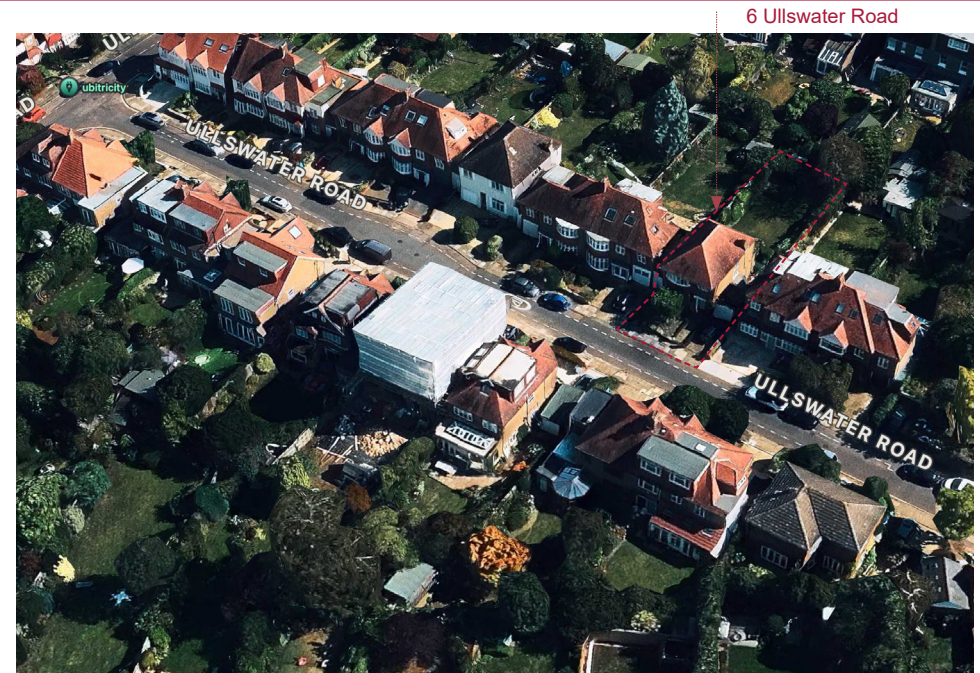
No. 6 Ullswater Road is a two storey detached single family dwelling. The original building on this site is believed to have been constructed in the early 20th century.

It features a material palette of red brick at the front and London stock brick at the rear, with white-painted decorative elements on the front facade. The front of the building has a two-storey bay with crittall windows throughout.

There is an existing single storey garage extension with a height of 2.8m.

The rooflines along Ullswater Road and the surrounding streets have been altered substantially with varying loft extensions and dormers. There is a noticeable degree of inconsistency to the additions along the street resulting in no common roof-shape.

The same is true of rear/side extensions along the street which display a high degree of variability.



Ariel View 6 Ullswater Road Looking East



Ariel View 6 Ullswater Road Looking West

6 Ullswater Road

Precedents

The properties along Ullswater Road exhibit a large degree of variation in terms of alterations with a diverse range of openings, loft conversions, and extensions. This results in no one uniform or distinct style on the street.

There are a number of detached properties with extensions similar to what is proposed in this application. In particular, No.s 38-40 Suffolk Road (Application Ref: 23/1949/HOT) show a full length GF side/rear extension, first floor side extension set back 900mm from the boundary, a full length gable roof over original house and first floor side extension and rear dormer at the rear.



(left) 11 Ullswater Road: detached house with gable roof
(right) 43 & 45 Madrid Road: detached houses with gable roofs



(Left) Granted drawings from Application 23/1949/HOT: 40 Suffolk Road: full width loft extension with dormer

(Middle/ right) Granted drawings from Application 23/1949/HOT: 38 Suffolk Road: full width loft extension with dormer, full width rear GF extension, 2-storey side extension

Policies

National Planning Policy Framework (2019)

Section 11. Making effective use of land
Section 12. Achieving well-designed places

London Plan 2021

Policy D3: Optimising site capacity through the design-led approach
Policy D4: Delivering Good Design
D12: Fire Safety

Local Plan 2020

LP 1 Local Character and Design Quality
LP 2 Building Heights
LP 8 Amenity and Living Conditions
LP 21 Flood Hazards
LP 22 Sustainable Design and Construction

Supplementary Planning Guidance / Documents

Design Quality
House extensions and External alterations
Residential Developments Standards
Small and Medium Housing Sites
Barnes Village Planning Guidance

Proposed Works

The aim of the project is to modernise the dwelling and optimise the layout to make the living areas more suitable and efficient, and to align them with the needs and lifestyle of the owners.

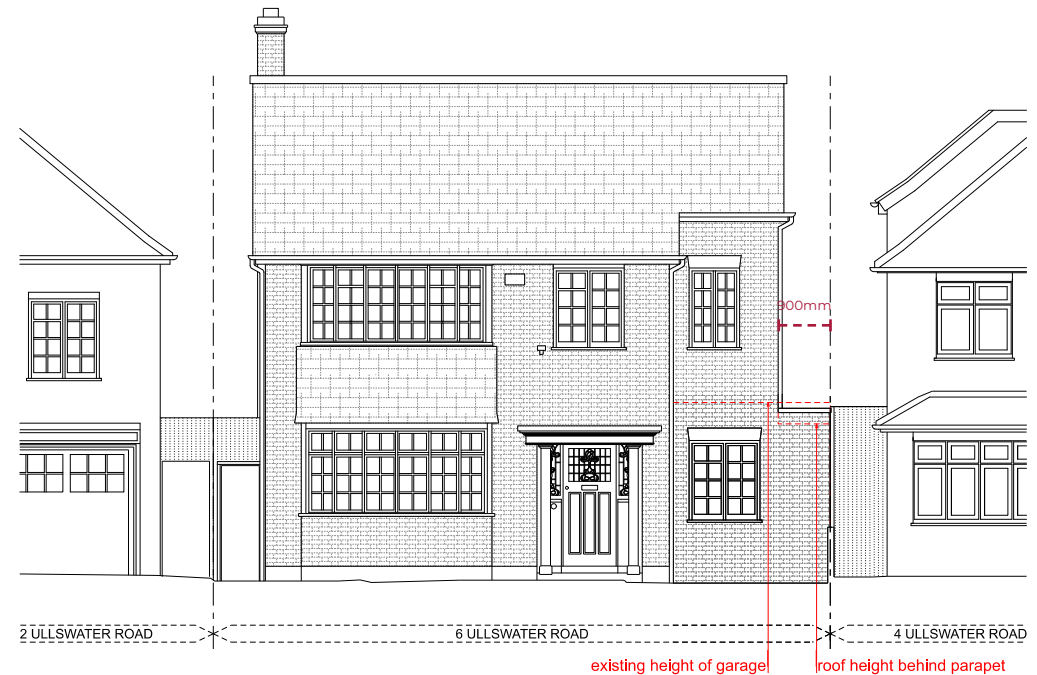
The proposal consists of:

- GF double storey side extension (set back by 900mm from the boundary at first floor level)
- GF rear extension - full width
- Loft extension with dormer extension to the rear consisting of new gable roof.

(Similar to granted schemes at 38/40 Suffolk Road : Application Ref: 23/1949/HOT)

The height of the GF extension to the eaves is 2.6m which is in line with other GF extensions granted on the street (e.g. 14 Ullswater Road: 23/2986/HOT where a 3.32m extension was granted)

The double storey side extension has been designed to integrate with the house in accordance with Richmonds SPD, Section 5: Side and Rear Extensions, subsection 5.2.1 which states that *integrating the extension with the existing house will "work well with detached houses"* as is the case with 6 Ullswater Road.



(top) Proposed Front Elevation
(bottom) proposed Rear Elevation

Scale and Proportion

At the front, the proposal includes replacing the current garage with a GF extension with a window to match the appearance of the existing windows in the house.

The existing windows in the front elevation are to be replaced with timber alternatives to improve the energy efficiency of the property.

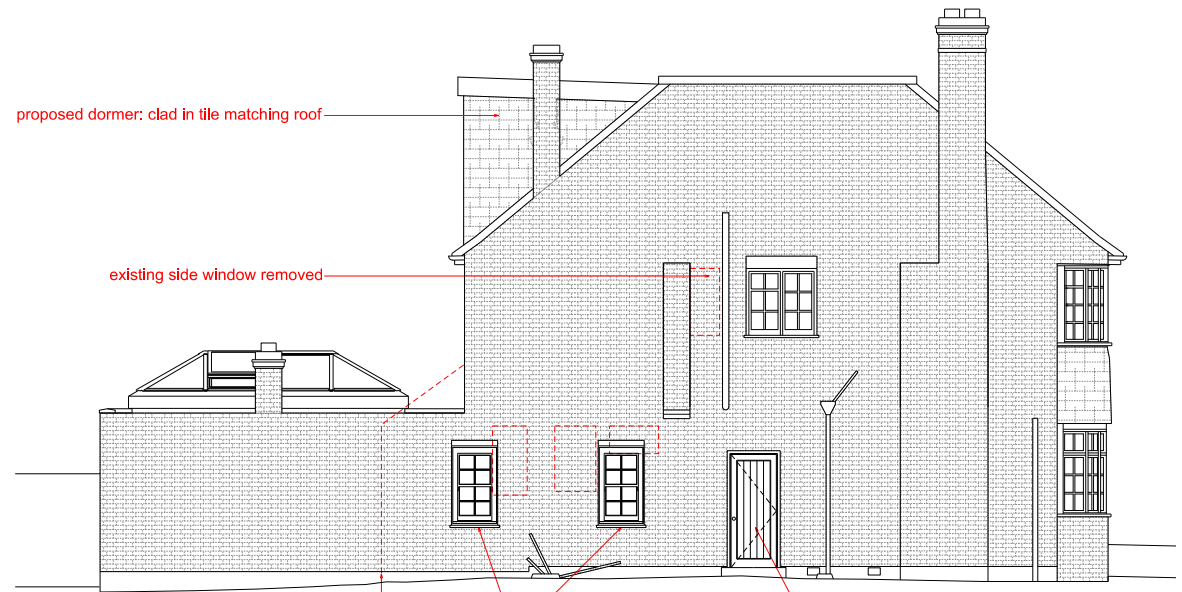
To the side, the proposal includes a new side entrance to the planned utility / boot room and rationalisation of the existing side windows to retain only two.

Towards the rear, the proposal encompasses the construction of a single-storey extension. The double storey side extension will be stepped in from the boundary by 900mm to match existing precedents on the street.

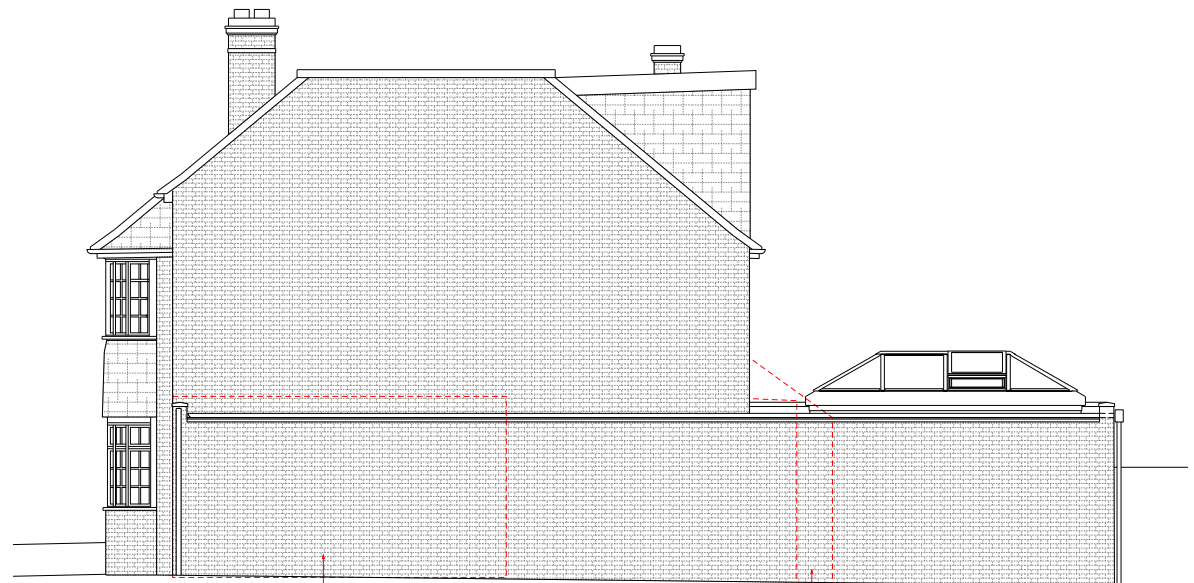
At second floor level the works comprise of a new gable roof with a rear dormer to provide sufficient amount of space for the staircase and proposed bedrooms.

The proposed extensions will improve the overall design and quality of the dwelling, both externally and internally.

The proposed dormer is to be clad in tiles matching the existing roof tiles, ensuring a harmonious and cohesive appearance for the entire roof.



SIDE - NORTH



existing garage extension demolished and replaced with double storey side extension

existing rear extension demolished and replaced with single storey rear extension

Access

Access to the house remains unchanged.

Use

The property is to remain as a single owned dwelling (C3 residential). The alterations are necessary to enable the continued use of the property by the owner.

Environmental Impact

Regarding the conservation of energy and materials, there are the following design considerations and strategies:

- The proposal seeks to maximise direct daylight to the ground floor level which is likely to be occupied in daylight hours. This leads to improved solar gain, reducing the heating requirement, and to higher natural light levels.
- Insulation levels will meet the requirements set by Building Regulations.
- External materials of extensions are self-finishing; they are unlikely to need renewal for years.
- The proposal will seek to minimise the amount of waste produced during construction by promoting sustainable construction methods ensuring that the principle of reduce, reuse, recycle is supported.

The proposal is for a high quality extension of the existing structure; its design is contextually sensitive and aims to have minimal impact on neighbouring dwellings.

Conclusion

The proposal represents the architectural improvement of a property which would have a positive impact on the surrounding area.