
Design and Access Statement

**25 Ulverscroft Road
SE22 9HF**



At Home Architects Ltd

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Design and Access Statement

1. Introduction

This statement has been prepared by At Home Architects Limited and is intended to support the current Planning Application for a single rear side extension and loft conversion with a raised ridge, rear dormer and 2 rooflights to the front roof face, and the extension to the outrigger.

This document aims to convey how the opportunities presented by the site have been identified and maximised to produce a high-quality, site-specific design that will contribute positively to the character of the area whilst complying with the Borough's planning policies.

This design and access statement is to be read in conjunction with the planning application drawings.

2. The Site

25 Ulverscroft Street is a 2 storey, mid-terrace property with 3 bedrooms.

The property is not listed but is within the Chelsea Conservation Area.

The external materials are yellow London stock brick with white painted render detailing to the front elevation, and painted render to the rear elevations. Windows are white painted timber sash and casement.

Planning permission is sought for the following:

- Rear side, infill, extension
- Loft conversion with raised ridge by 220mm, rear dormer, and 2 x rooflights to the front face of the roof, including raising the party wall parapet shared with No. 27
- An extension over the existing rear outrigger
- Replacement of all windows and external doors
- PV panels to the front roof face and rear outrigger roof

3. Relevant Planning History

There is no recent planning history for the application site.

Other properties on the street have received planning consent for very similar schemes including the neighbouring property at No 23 which gained consent for a near identical scheme with the following consents.

17/AP/0855 Construction of a ground floor side extension

17/AP/0857 Construction of a rear dormer with raised ridges at 220mm, an extension over outrigger and two rooflights on front elevation

No 27 also gained consent for a rear and side extension and loft conversion in 2016.

4. The Proposal

The proposed rear extension fills the space between the existing closet wing and the wall on the boundary with No 27. It has a mono-pitched glazed roof leaning to the existing building. The new rear wall aligns with the rear wall of the closet wing.

Internally the rear of the ground floor will be opened into a large, family, kitchen dining room, with a small wc.

The proposed dormers to the loft conversion and outrigger extension will be finished with slate tiles. The front roof slope will be replaced, the ridge height increased by 220mm, whilst maintaining the existing roof angle and finished with slate tiles. There will be 2No. rooflights inserted to front roof slope. The rear dormer facades will include a timber sash window and double doors whilst the flat roof will have a flat rooflight to illuminate the stairwell to loft level. The materials are to be consistent with the property and neighbouring properties, this includes a raised, rendered brick, parapet wall to allow the dormer to abut the boundary with No 27.

Internally 2 new bedrooms (1x2p, 1x1p) and a ensuite shower room will be achieved.

It is proposed to replace all existing painted timber framed sash and casement windows with new units, in white, with double-glazed sealed units. The rear window to the closet wing will altered to match the window in the same position at No 23. The rear extension roof and bi-fold doors will have black, aluminium frames.

PV panels are proposed to the front roof slope and the outrigger pitched roof.

The materials have been chosen to match or complement those of the existing building and it's neighbours.

The proposal, by nature of its established design, will have little impact on the character and appearance of the neighbourhood.

5. Neighbouring Amenity

The new dormer proposed is to the rear roof slope, facing the rear garden. Accordingly, the new doors on the dormer should not result in material overlooking into the adjoining properties.

The rooflights are positioned high in the roof slope to provide natural light without allowing overlooking.

The window to the side of the outrigger will be replaced and will have permanently obscured glazing.

6. Access

There is no change to the existing main access arrangements. New internal staircases will meet the standards set by the building regulations.

7. Summary of the Proposal

The scheme is nearly identical to the development approved at the neighbouring property and thus feel that the proposal represents an appropriate and considered response to the site. We have attempted to ensure that we satisfy the technical requirements and standards set within the Borough, whilst developing a proposal which enhances the quality of the residential accommodation on offer.