

6 THE STREET, KENT CT4 6HZ  
DESIGN AND ACCESS STATEMENT  
FEBRUARY 2023

DAMIAN  
HOWKINS  
ARCHITECTS

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The Architectural Design and Access statement is to be read in conjunction with the following Architectural Planning Drawings:

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- 1091\_101\_Existing and Proposed Site Block Plan
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**DHA Approach - Who we are...**

We are a RIBA Chartered architectural practice committed to high quality bespoke residential refurbishment and extension projects.

As a small practice, we endeavour to deliver value for money for our clients, through careful and considerate bespoke solutions, particularly in the building envelope and internal finishes.

We believe that quality in design adds value and always endeavour to deliver inspired design that are both exciting and practical. As well as our interest in construction and materiality, our practice prides itself on internal space planning.

We offer a crafted design service, with continuing work through many of our clients and we see every project as a collaborative process between the client, architect and contractor, which has enabled us to deliver exceptional projects for our clients.



# 1.0 INTRODUCTION

6 The Street

## Architectural Approach

Our client has asked us to assist with carefully refurbishing and extending their property at 6 The Street to meet the needs of their new family house.

The application seeks the approval of planning consent for the following proposed scope of works:

- New driveway access to property to improve parking and provide an 'in and out' driveway
- Modifications to the existing front elevation to provide a new entrance porch and bay window, including 3 no rooflights
- Removal of existing side hipped roof and chimney stacks to main roof and rebuilding roof to form new gable ends and associated brick work
- New solar panels to front roof
- Modifications to the existing rear elevation and window locations, including a new rear ground floor extension
- New rear dormer to existing roof and balcony
- Demolition of existing garage and new link porch and double garage with study to first floor, including 4 no rooflights
- New air source heat pump to side elevation

The proposals will take into careful consideration the character and appearance of the existing house, the local neighbourhood and adjacent buildings and their occupants through a sensitive approach to scale, design and materiality.



Site Photography (Front Aerial View)

## 2.0 SITE ANALYSIS

### Site Location (Existing Site Plan)

The site sits to the north side of The Street. The existing surrounding properties have generous sized plots, with large front gardens and the existing buildings set back away from The Street.

Kingston lies within the Kent Downs Area of Outstanding Natural Beauty (AONB) and within the, locally designed, Area of High Landscape Value (AHLV).

The site lies within Kingston Conservation Area. The whole of the village settlement is included within the boundary, however 6 The Street is situated outside of the historic core of the settlement and within the more modern dwellings.

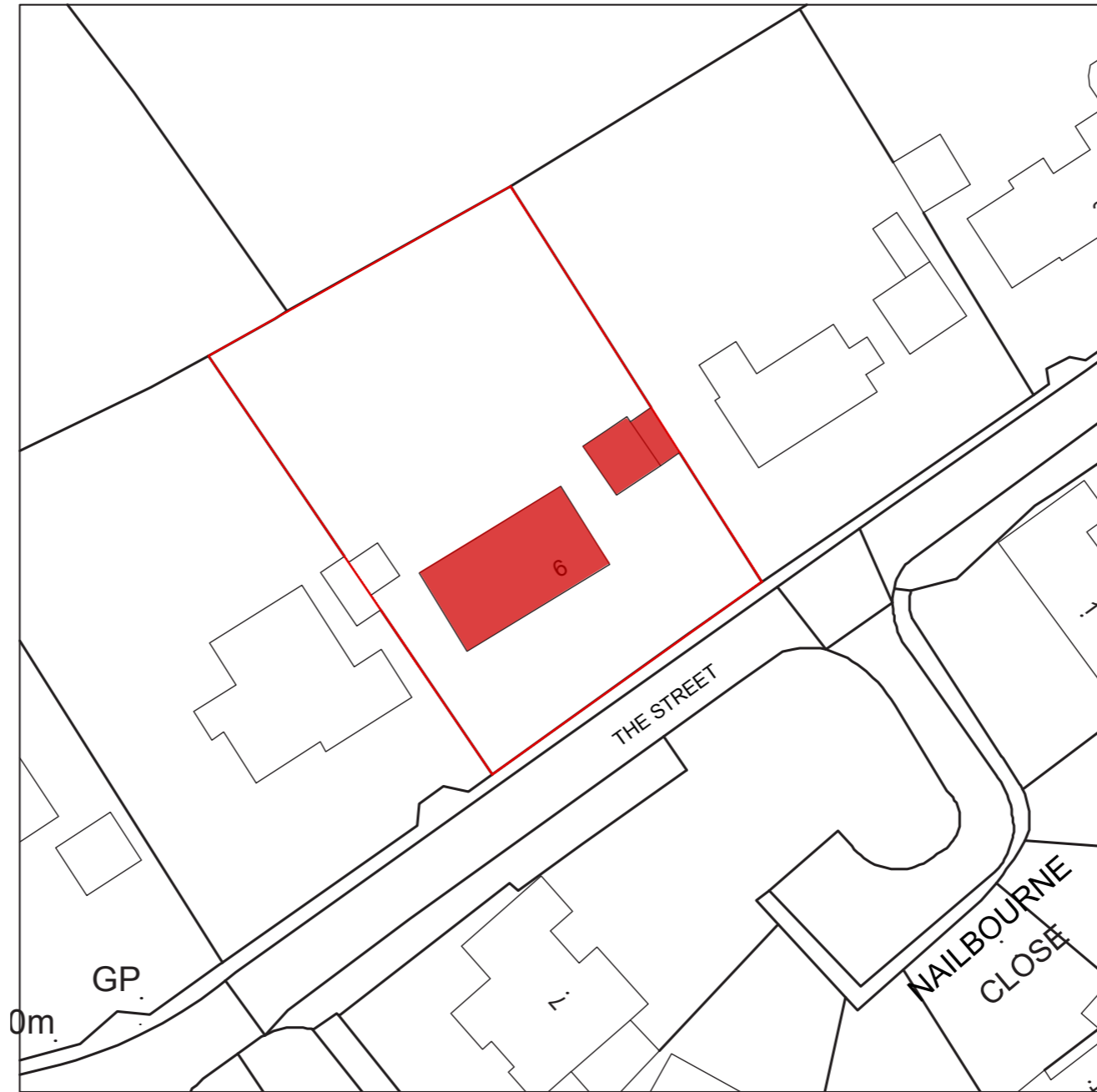
### Site Access

The property has front vehicular access only. There is currently parking for 2 vehicles.

### Site History

The surrounding properties are a mix of 1.5 storey and 2 storeys, with an arrangement of roof pitches and forms, including dormer windows and rooflights.

The application site is located in Flood Zone 1. Flood Zones 2 and 3 are located approx. 200m to the east and therefore do not impact upon the site.



### Existing Site Constraints & Policies

The proposals will search to address Local and National Development Policies, and in particular:

National Planning Policy Framework 2019, sections 11 & 12, including paragraph 176 (developments in the AONB)

Canterbury District Local Plan 2017

DBE3 - Development proposals to be of high quality design solutions, to be assessed against privacy, amenity, visual, landscape, accessibility and highways criteria.

DBE6 - Extensions compatible with the character of the original building, character of locality and streetscape, have regard to residential amenities and integrate different parts of the building to create a coherent whole.

HE6 - Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.

Supplementary Planning Documents/Guidance:  
- Guidance to control residential intensification adopted April 2008.

The proposals seek to compliment the existing building and its adjacent neighbourly properties. Choice of materials will be carefully considered and managed through a combination of already present materials and new materials to complement the architectural vision.



Aerial View (Information courtesy of Google Maps)

**Site Photography (Approach/External Views)**

A selection of photographs have been taken from approach views. Substantial existing hedgerows to the front of the property provide a visual screen from the street.



**Site Photography (Front & Rear Views)**

A selection of photographs have been taken from the front and rear of the property (including beyond in the adjacent farmland).



Site Photography



**Local Modern Architecture Precedents (Kent)**

There is little planning history for the site at 6 The Street. There is precedent for modern architecture in Canterbury District and the wider Kent area as indicated by the images to the left. These projects use carefully considered architecture to reorganise and extend properties with architectural merit.

- 01 The Cottage, Stelling Minnis - Guy Holloway Architects
- 02 Baker's Farmhouse, Sevenoaks - Guy Holloway Architects
- 03 Mill House, Canterbury - Guy Holloway Architects
- 04 Caring Wood, Maidstone - James Macdonald Wright



# 3.0 DESIGN PROPOSAL

## Architectural Approach

Our client has asked us to assist with extending the property and increasing the current living arrangement to meet their needs.

Currently the internal arrangement is a series of connected rooms via a rear corridor, with poor access to the rear garden space.

The garden space to the rear of the property is under used and presents an opportunity for a partial rear extension. These are north facing gardens and receive modest levels of daylight and sunlight adjacent to the building due to their orientation. The proposed changes aim to create a larger, brighter and more usable kitchen/dining at the rear whilst enhancing the connection with the garden.

The proposed repositioning of the principle entrance space for the property provides improved access to the main circulation space internally.

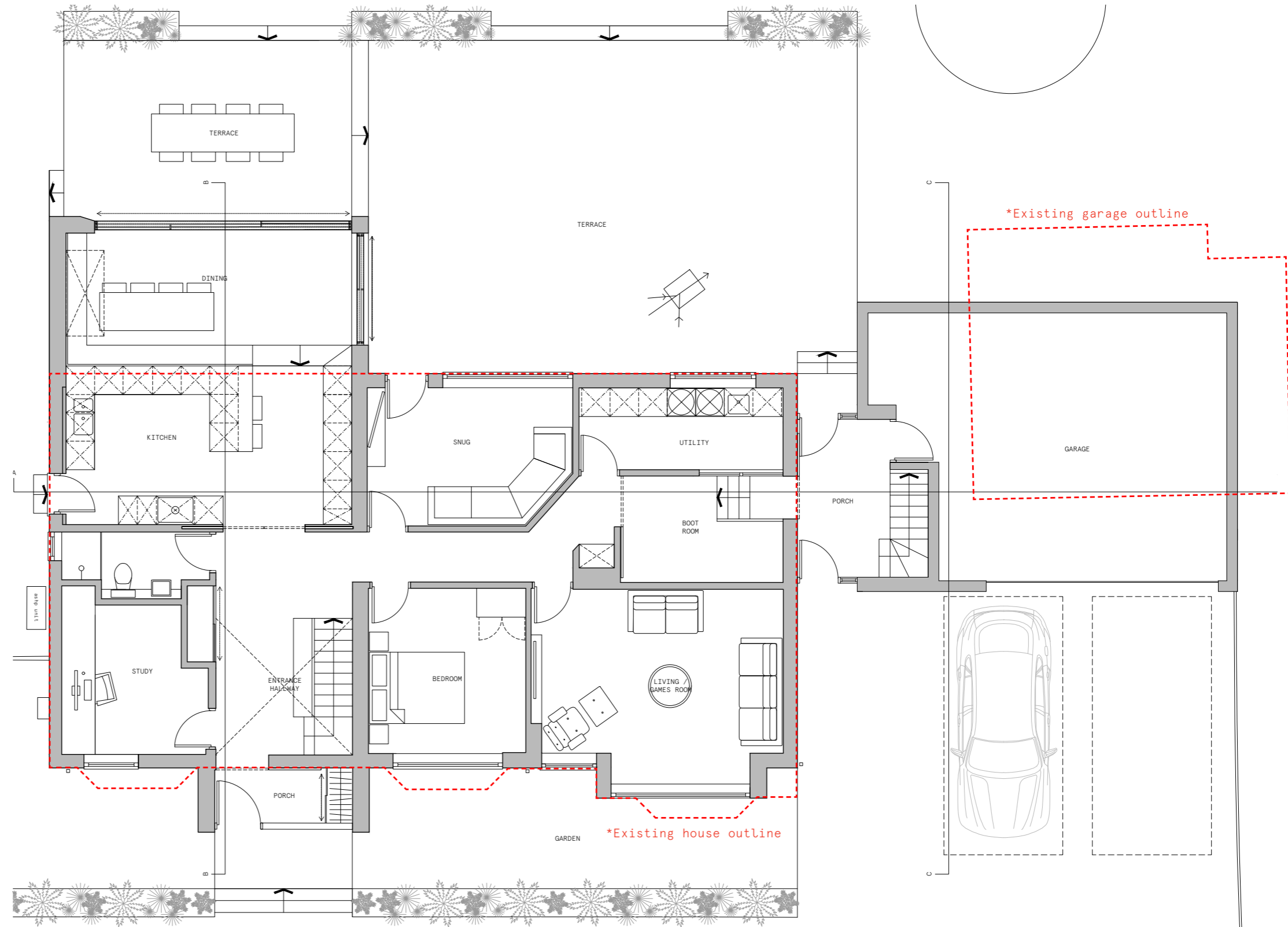
The linked side entrance and porch provide secondary access to the car parking arrangement, with a new double garage and staircase to the studio space above.

The existing driveway to the property is narrow and access to and from is visually limited and needs improving for safe access. Our client would like to remodel the existing front garden to provide a 'in and out' driveway.

## Scale

The proposed rear extension is one storey high. The height of the boundary wall and side-return roof has been kept to a minimum to reduce the visual impact of the proposal and to ensure minimum impact.

The new double garage extension at ground floor has followed adjacent schemes to ensure rhythm and articulation at the front of the property is maintained. The proposed creates seamless modern extensions at the side and rear of the property.



Proposed Ground Plan

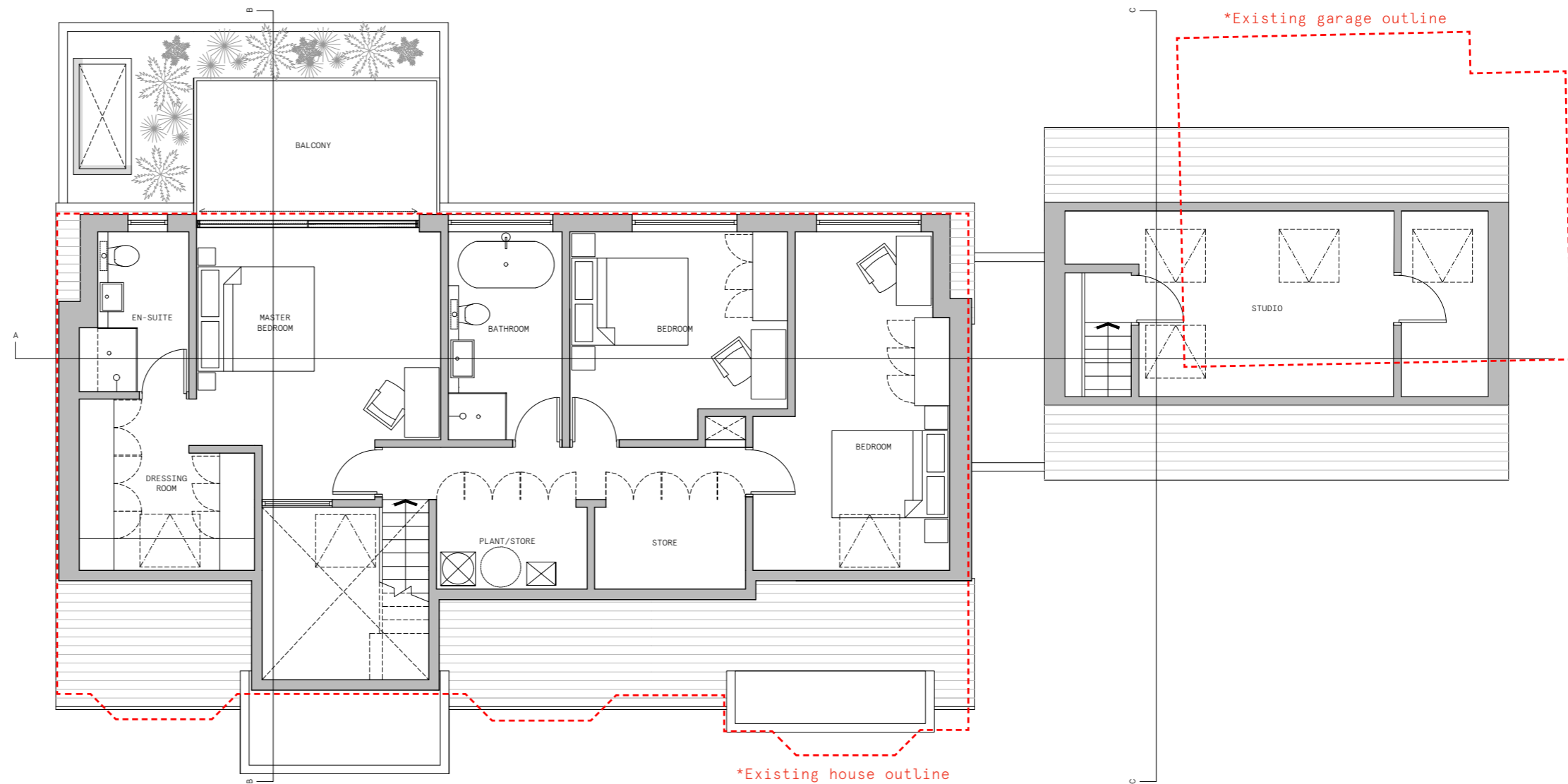
## Architectural Approach

The existing first floor at the property suffers from poor head height throughout and therefore the rooms are compromised in their size and shape. Currently the property only accommodate 2 bedrooms at first floor level with a small ensuite shower room.

The proposals utilise the underused existing roof space and capitalise from these areas by inserting a new rear dormer and moving the circulation space internally. By providing sufficient head height of 2.4m from the new rear dormer, the proposals accommodate 3 good sized bedrooms, including a family bathroom, master suite and plant storage.

The extended ground floor rear extension provides an opportunity for a rear balcony to the master bedroom. The balcony has been strategically positioned to avoid any infringement on the neighbouring properties and allow for a opening skylight to the dining area beneath.

The roof void to the new double garage has been designed to allow for a new study. Carefully consideration has been given to the scale of the proposed against the host building.



Proposed First Floor Plan

**Proposed Elevations**

The front elevation of the property contains a combination of UPVC extruded bay windows, standard casement windows and a small dormer window. The arrangement of these elements are possibly part original to the existing host building and historical modifications.

The proposals include simplifying the roof structure and existing apertures to provide a uniform approach to the new rooflight and solar panel positioning. The existing hipped roof ends will be removed and reformed to provide brick gable ends, with the existing ridge height being retained.

The existing bay windows and extruded bay will be remodelled to provide a new entrance porch, which will be more central to the ground floor plan and improve circulation throughout the internal spaces.

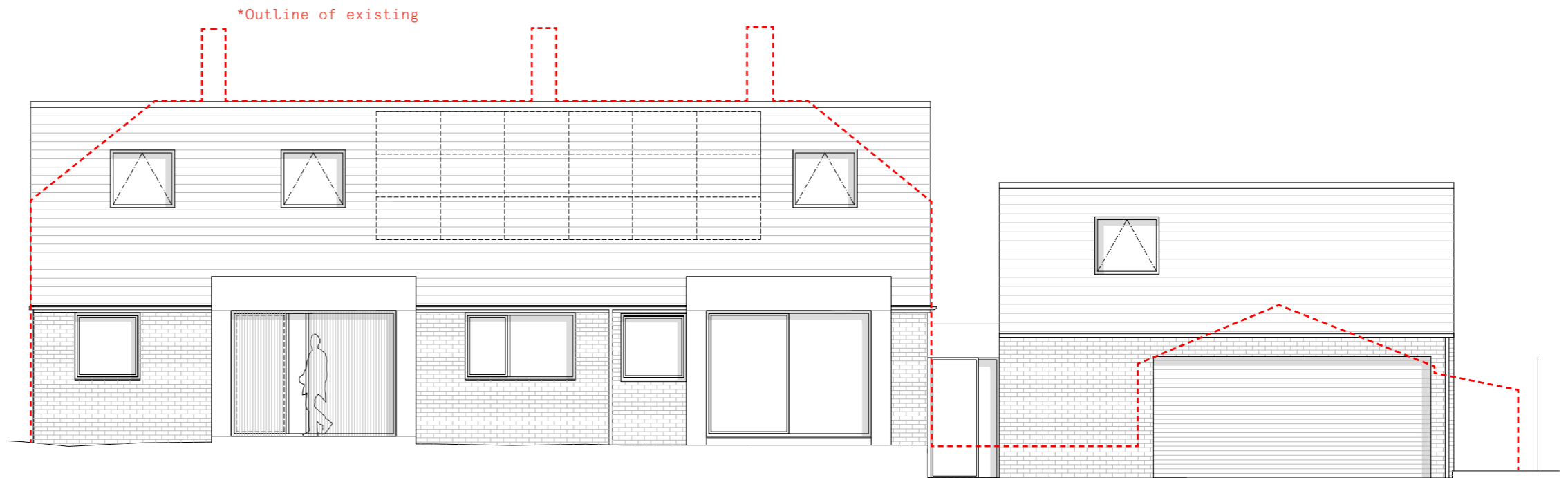
The positioning and architectural approach to the new entrance bay and bay windows has been carefully considered.

The new double garage and study space, with its connecting linked porch have been positioned and scaled to sit secondary to the host building.

The new solar panels are being proposed on the south facing roof to maximise the efficiency of the panels. Our client is keen to reduce their energy consumption and while we recognise the solar panels are facing the street within the Conservation Area we hope the LPA are open to engaging further to promote the beneficial use of this sustainable approach to the project.



Existing Front Elevation



Proposed Front Elevation

**Proposed Elevations**

The rear elevation of the property contains a combination of UPVC extruded glazed doors, standard casement windows, rooflight and a small dormer windows. The arrangement of these elements are not of any architectural merit and any proposed modifications will be an improved.

The proposals include altering the existing window locations to provide enhanced daylight to the internal spaces. The rear ground floor extension extrudes approx. 3.2m into the garden. The rear garden is oversized and the proposed comfortably sits within the garden space without detracting from the wider context.

The first floor rear roof is rebuilt to accommodate the new dormer to the rear to provide suitable head height for each of the new bedrooms. The balcony space above the rear ground floor extension allows the master bedroom to have outdoor space for the users to enjoy the wider secluded views beyond.

Careful consideration has been given to the scale of the proposed modifications to the roof and new dormer, with all elements being setback from the existing eaves.

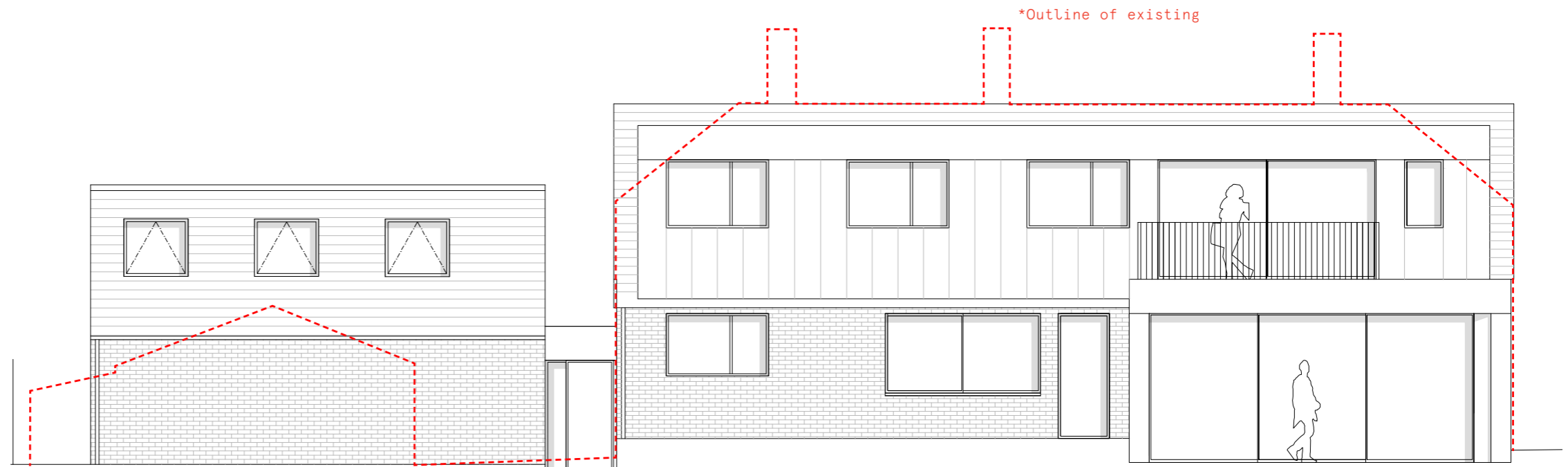


Existing Rear Elevation

**OverLooking & Impact Assessment**

The modest height of the proposed rear extension at ground floor and garage to the side has been kept to minimise any potential impact on the neighbouring property.

The proposed balcony space to the first floor at the rear has been positioned away from the adjacent boundary with no 8 The Street to avoid any overlooking. The existing hedgerow and mature trees to the boundary edge are being retained and provide further screening.



Proposed Rear Elevation

## Sustainability Statement

It is widely accepted that retrofitting our existing buildings is absolutely critical if we are to achieve Net Zero. Around 18% of our annual national CO2e emissions come from existing homes - homes that will still be standing in 2050. 80% of 2050's homes have already been built.

The clients aspiration at 6 The Street is to minimise CO2, both:

- 01 In its building fabric by making use of the existing structure where possible and constructional choices of new materials.
- 02 During its use. Intended measurss include using a fabric first approach to the new external envelope. High levels of insulation and careful omission of cold bridging through considered detailing will maximise airtightness through the property.
- 03 Renewable include potential for Photo Voltaic cells on the pitched roof to the south and a new air source heat pump (ASHP)
- 04 Rainwater harvesting tanks will maximise reusing of water runoff and will be used for summer garden irrigation

## Detached example



### Best practice constrained retrofit

Based on average UK building stock

#### Archetype data from model

Areas	Value
Treated floor area	172 m <sup>2</sup>
Heat loss floor	83 m <sup>2</sup>
Roof	78 m <sup>2</sup>
External Walls	162 m <sup>2</sup>
Single Glazing	12 m <sup>2</sup>
Double Glazing	25 m <sup>2</sup>

#### Occupants

Adult Occupiers	2
Child Occupiers	1

#### Related case study

**The Nook, Brighton**  
Deep retrofit of a detached, 6 bedroom home "hard to treat" home.

**SIGNPOST** Chapter 6 - The Nook case study

### Energy targets

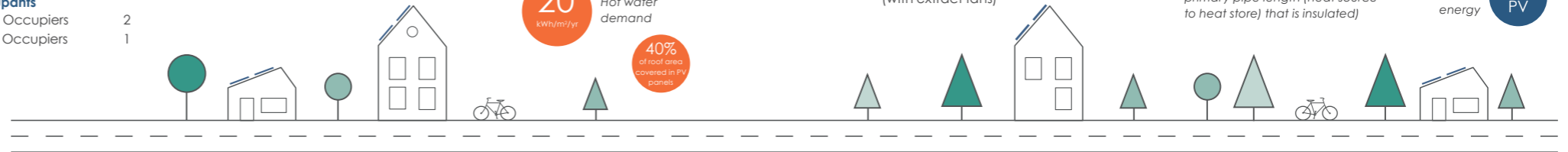
**60** kWh/m<sup>2</sup>/yr  
Energy Use Intensity (EUI) over treated floor Area (TFA) (constrained)

**60** kWh/m<sup>2</sup>/yr  
Space heating demand (constrained)

**20** kWh/m<sup>2</sup>/yr  
Hot water demand

**40%** of roof area covered in PV panels

Fossil fuel free home

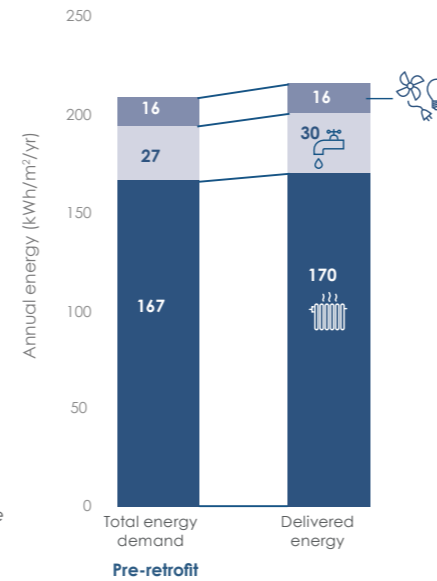


## Retrofit improvements

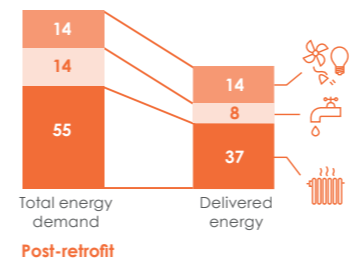
**Total energy demand** the space heating demand; hot water demand; and the electricity required for lights, ventilation and plug loads.

**Delivered energy** refers to the energy consumed by the building for heating, hot water and electricity. It is called Energy Use Intensity when divided by the floor area of the building.

**SIGNPOST**  
Annex A: How do our homes produce carbon?



Heating  
Hot Water  
Lighting and unregulated



## Existing specification

### Fabric

Walls	Solid uninsulated walls
Floors	Uninsulated solid floors
Roof	Minimal loft insulation
Glazing	Single glazing
Air Tightness	Leaky building
Thermal Bridging	High thermal bridging

### Systems

<b>Space heating</b>	Gas
<b>Ventilation</b>	Natural (with extract fans)

### Hot Water

Shower Use	35.5 litres/person/day
Other Uses	15 litres/person/day
Tank Insulation	3.0 W/K
Pipe Insulation	0% (percentage of the overall primary pipe length (heat source to heat store) that is insulated)

### Existing

1.35 W/m <sup>2</sup> .K
0.80 W/m <sup>2</sup> .K
1.00 W/m <sup>2</sup> .K
4.80 W/m <sup>2</sup> .K
2.00 W/m <sup>2</sup> .K
11.50 ach@50Pa
0.20 W/m.K

### Pre-retrofit

**216** kWh/m<sup>2</sup>/yr  
Energy Use Intensity (EUI) over Treated Floor Area (TFA) (89% efficient gas boiler)

**167** kWh/m<sup>2</sup>/yr  
Space heating demand

**27** kWh/m<sup>2</sup>/yr  
Hot water demand

**No PV**  
Renewable energy

## Final specification

### Fabric

Walls	Internal wall insulation
Floors	No action
Roof	Additional loft insulation
Glazing	Replace glazing
Air Tightness	Draught-proofing and sealing
Thermal Bridging	Mitigated

### Systems

<b>Space heating</b>	ASHP
<b>Ventilation</b>	MVHR

### Renewables

<b>Photovoltaics</b>	None
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No PV

### Hot water

Use of low flow fittings and improved insulation	
Shower use	16 litres/person/day
Other uses	9 litres/person/day
Tank insulation	1.5 W/K
Pipe insulation	90%

### Best practice

	Unconstrained	Constrained	Exemplar	Underlined values have been used to achieve the post-retrofit EUI and space heating demand
Walls	0.18 W/m <sup>2</sup> .K	<u>0.32 W/m<sup>2</sup>.K</u>	0.15 W/m <sup>2</sup> .K	
Floors	0.18 W/m <sup>2</sup> .K	<u>0.80 W/m<sup>2</sup>.K</u>	0.15 W/m <sup>2</sup> .K	
Roof	0.12 W/m <sup>2</sup> .K	<u>0.12 W/m<sup>2</sup>.K</u>	0.12 W/m <sup>2</sup> .K	
Glazing	1.00 W/m <sup>2</sup> .K	<u>1.30 W/m<sup>2</sup>.K</u>	0.8 W/m <sup>2</sup> .K	
Air Tightness	2.00 ach@50Pa	<u>3.00 ach@50Pa</u>	1.0 ach@50Pa	
Thermal Bridging	0.10 W/m.K	<u>0.10 W/m.K</u>	0.08 W/m.K	

### Post-retrofit

**58** kWh/m<sup>2</sup>/yr  
Energy Use Intensity (EUI) over treated floor area (TFA) (0% from gas/fossil fuel)

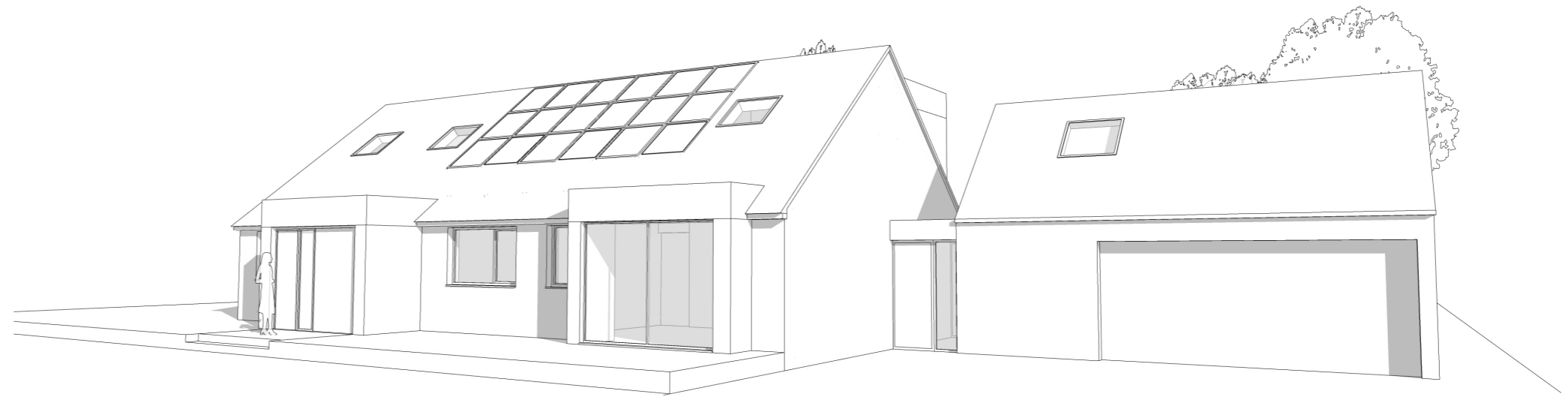
**55** kWh/m<sup>2</sup>/yr  
Space heating demand

**14** kWh/m<sup>2</sup>/yr  
Hot water demand

3D Sketch Visual Study

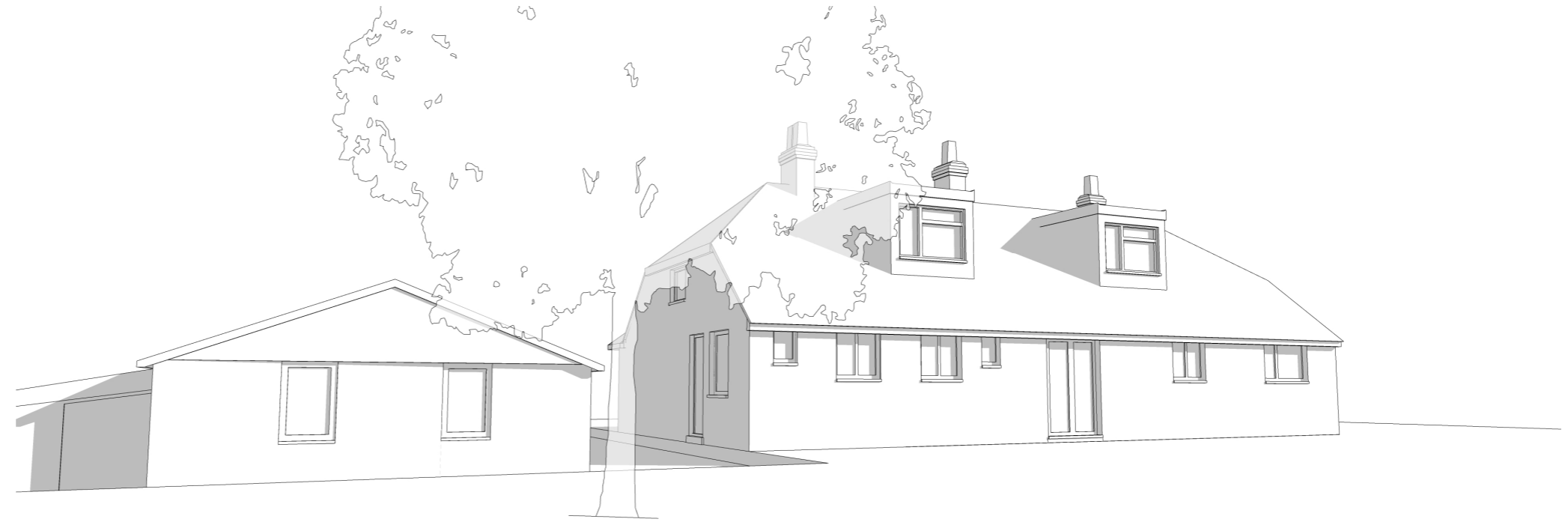


Existing Front 3D Sketch View

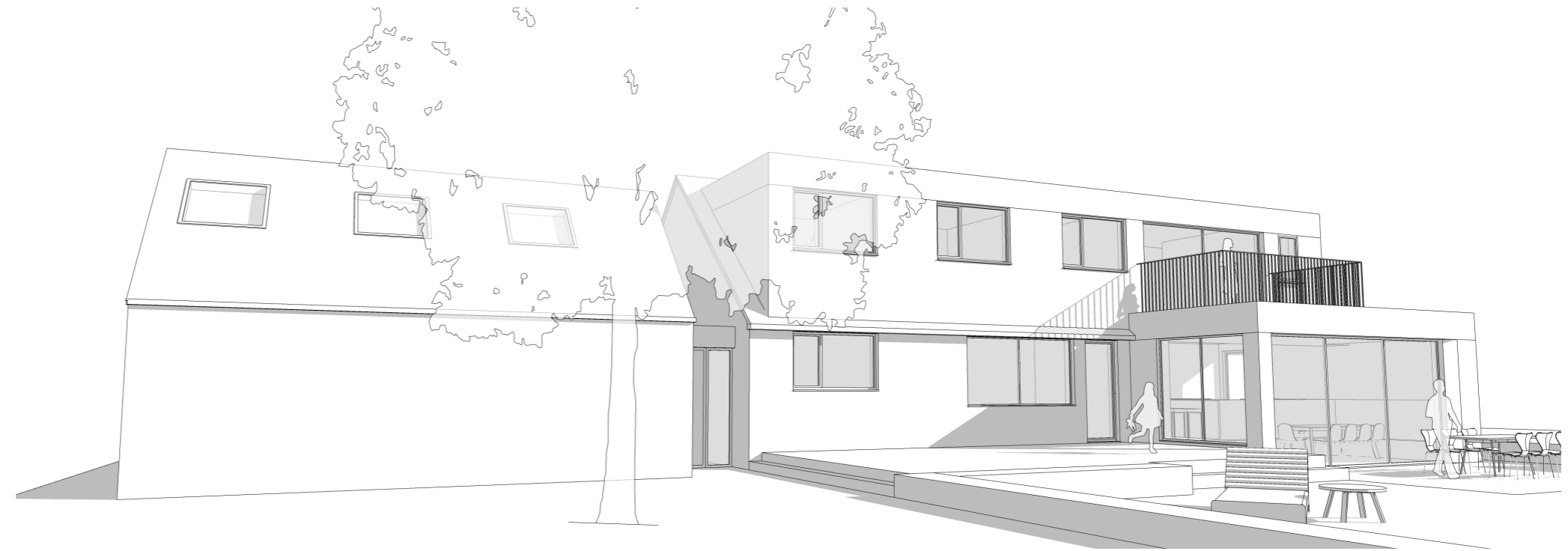


Proposed Front 3D Sketch View

3D Sketch Visual Study



Existing Rear 3D Sketch View



Proposed Rear 3D Sketch View



## 4.0 CONCLUSION

The design has been approached with care, consideration and sensitivity. The proposed takes into account the character of the host building and adjacent properties plus their surroundings.

We believe the configuration and scale of the proposed, along with a restrained pallet of materials proposed, will provide a elegant and simple modern addition to the property, which is in keeping with the character and scale of the wider context. The proposed materials will be well detailed and their choice mirroring with the local palette of materials.

By upgrading the existing property, the proposal ensures the continued use of the existing building for family occupation. The design put forward responds to National and Local Planning Policy and Guidance. In summary it is considered that this is a highly positive enhancement to the building and we trust the proposals meet with planning approval.

