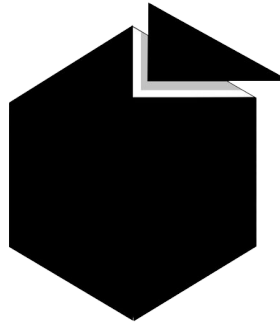


THE LONDON BOROUGH OF BEXLEY COUNCIL



SIXTHART ARCHITECTURAL DESIGN STUDIO

DESIGN AND ACCESS STATEMENT
1 Dansington Road
Welling
DA16 2EA

PLANNING APPLICATION
FOR DOUBLE SIDE EXTENSION

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SIXTHART ARCHITECTURAL DESIGN STUDIO, 12 EATON ROW , LONDON, SW1W 0JA,
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1. INTRODUCTION

This design and access statement is in support of the proposal submitted for the Double side extension to seek consent for the property which is 1 Dansington Road Welling DA16 2EA in Bexley Council.

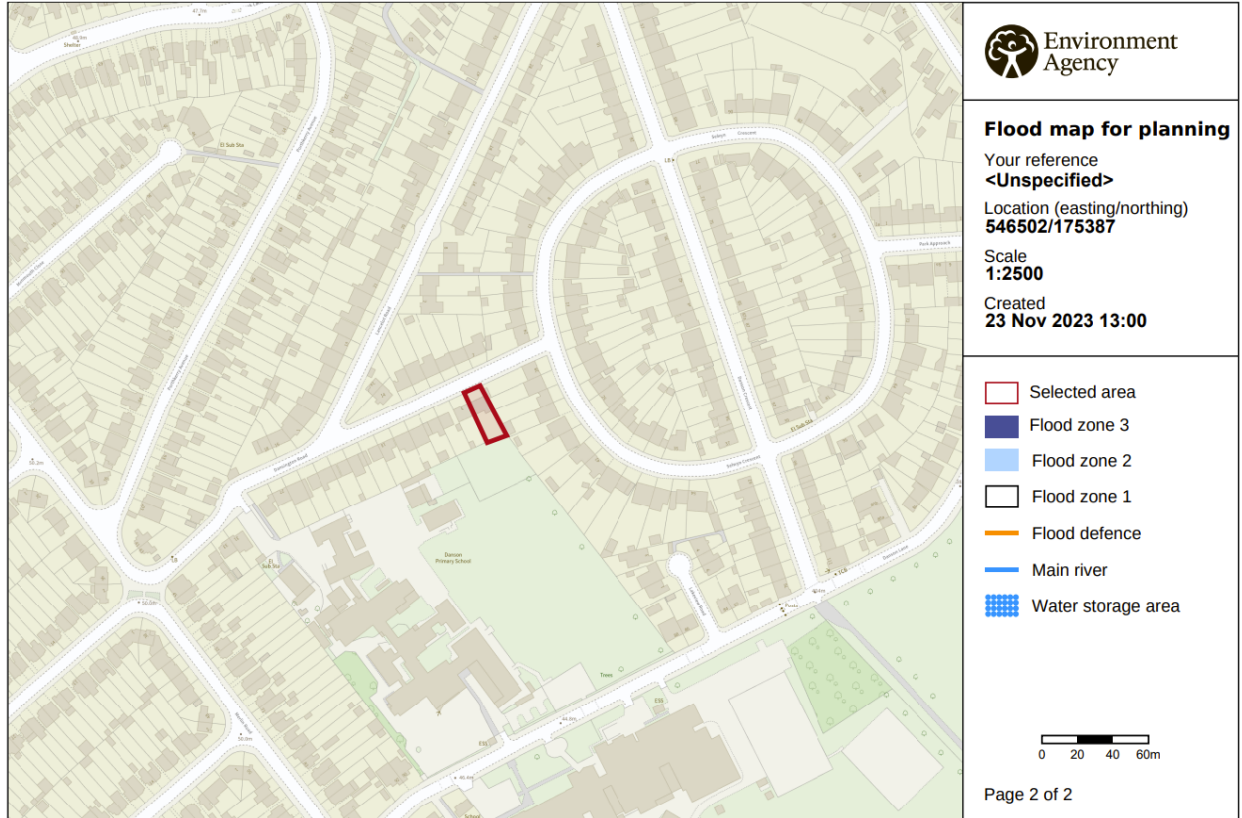
This Design & Access Statement is accompanied by the following documents:

- Site Plan
- Location Plan
- Block Plans
- Full Set of Existing Drawings
- Full Set of Demolished Drawings
- Full Set of Proposed Drawings
- Res Statement

2. THE SITE AND FLOOD RISK

The application site is located at 1 Dansington Road Welling DA16 2EA in Bexley Council.

- The site benefits from being in a flood risk zone 1,2,3..[Flood risk information for this location - Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](https://www.gov.uk/guidance/flood-risk-information-for-planning)
- The site is not a listed building however it is locally listed.
- The property is located within a very heavily residential area.
- Each property has a front garden enclosed and rear gardens.
- There are similar properties in the property area.
- Some neighbors have already done similar projects.



The flood map is suitable for a local planning authority to use when checking a planning application to see if a development is:

- in flood zone 1, 2 or 3
- within 20 metres of a main river or a flood defence
- a water storage area (also likely to be flood zone 3b in the SFRA)

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

3. PLANNING HISTORY

-Single storey extension to front, side and rear incorporating domestic garage (Drawing No: 86/C/20)

1 Dansington Road Welling Kent DA16 2EA

Ref. No: 86/00244/FUL | Received: Tue 18 Feb 1986 | Validated: Tue 18 Feb 1986 | Status: Granted with Conditions

4. LANDSCAPE

- Existing landscape character, trees, watercourses and views retained.

5. ACCESS AND ENERGY

- Existing entrance will remain the same.

-Energy certificate

1, Dansington Road WELLING DA16 2EA		Energy rating D
Valid until 11 January 2029	Certificate number 0067-2829-7496-9291-4315	

Property type	Semi-detached house
Total floor area	106 square metres

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

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Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 270 kilowatt hours per square meter (kWh/m²).

Impact on the environment

This property's current environmental impact rating is **E**. It has the potential to be **C**.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces **5.0 tonnes of CO₂**

This property's potential production 2.1 tonnes of CO₂

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Oliver Rennalls
Telephone	07956 538552
Email	oliverrenalls@aol.com

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](https://www.gov.uk/find-energy-certificate)

6. THE PROPOSAL

The property is a semi-detached house, and the property has a rear and enclosed front garden.

Garage conversion won't affect car parking. There is enough space in front of the property for the freeholder's car. Please check the photos.

Our submission proposal is a garage conversion to a double-sided extension.

The proposal's main idea for Freeholder and him daughter is a new space. (study, kitchen, bedroom and bathroom)

We will remove the first-floor hall window there, and we will open a new skylight in the main house hall roof. The skylights can be opened with a remote.

The proposal has a small, tinted black vertical (610mm x 1220mm) windows in the proposal bathroom. We opened on the side only a window for bathroom fresh air.

We don't remove the current garage walls, but we will add insulation and new floors in the garage. The current garage will have extra room for the property owner and his daughter.

We added on the first floor level new 3-panel windows front elevation. Our main idea is that the window style and colors will match the existing ones, and we will get sunlight in the proposed living area.

We will add a new kitchen and dining room and a utility (storage) area on the ground floor level, and we will also have a bathroom and hall for access to the bedroom and living space on the first floor level.

We don't close the party walls. We don't touch the boundary of number 3. Also, we keep 750mm like the current 28 Selwyn Crescent neighbors' boundary. So, we haven't changed the current garage dimensions.

We believe that our proposal matches the Standard of London policies.

The roof type will match the existing roof.

The window where they will be looking at the side won't be clear. This window glass will have a dark tint or flu.

We believe that we don't touch our neighbours' privacy. We have only one window on the side, and it won't be fully openable. It will be half open for fresh air.

They'll use double-glazing windows (U-value) and double-glazing uPVC doors.

The extension will be built with traditional London brick, which is fire-safe. Also, Fully insulated cavity wall suggested.

Our proposed materials will match UK standards for quality and sustainability.

Wet areas will use handcrafted tiles inside the proposal floors.

The proposal will have two skylights. One of them is the main house in the hallway; the other will be in the proposal bedroom.

-Build it Gutter depth is 150mm. We will keep it.

The proposed area floor has handcrafted tiles or a wooden floor with a suspended floor, and it will have 100 mm of celotex GA4000 insulation under the joists, not less than 150mm above ground.

- Care will be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element (i.e. around windows and door openings).
- We will provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPCs and with floor DPM. Vertical DPC to be installed at all reveals where the cavity is closed. The cavity should extend to at least 225mm below the DPC or where this is not possible provide a cavity tray at the base with weep holes at 600 ctrs. Maybe, the Existing walls require an injected DPC if one is not already present and working. We will provide.
- We will Install front of the porch and inside of the porch low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. No less than three energy efficient light fittings per four of all the light fittings in the main
Detached property spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.
- All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion. We will provide.

- The new bathroom, utility room will have mechanical ventilation ducted to external air with an exact rating of 15l/s operated via the light switch, to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation.

Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

- If we need new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150 mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.

-All works/materials will be suitable for UK Building Regulations and UK Standards.

- All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonized European product should have a CE marking.

7.SCALE

EXISTING PROPERTY NIA

Total inside net area 106 sqm

PROPOSAL PROPERTY NIA

Total inside net area 130 sqm

EARNING: 24 sqm.

8.SITE PHOTOS

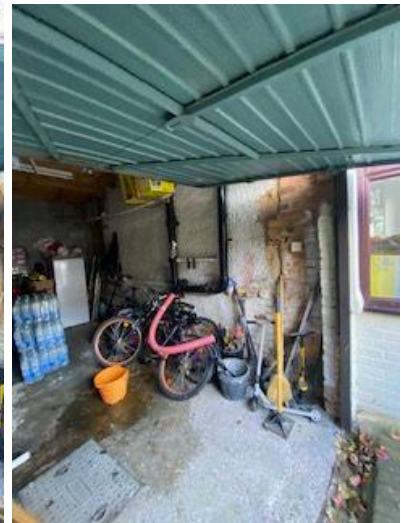
EXISTING



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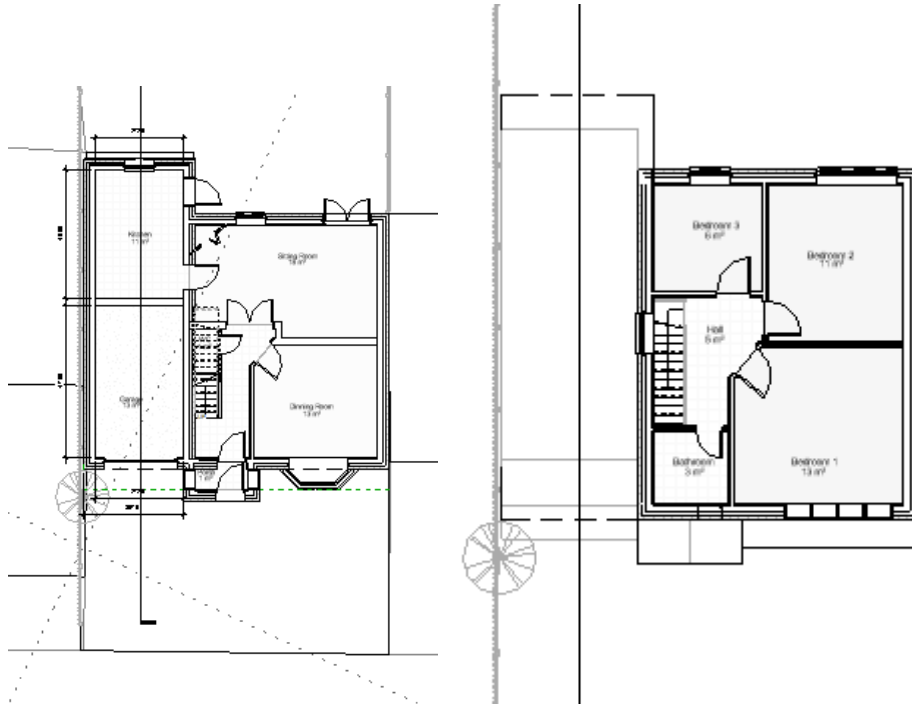
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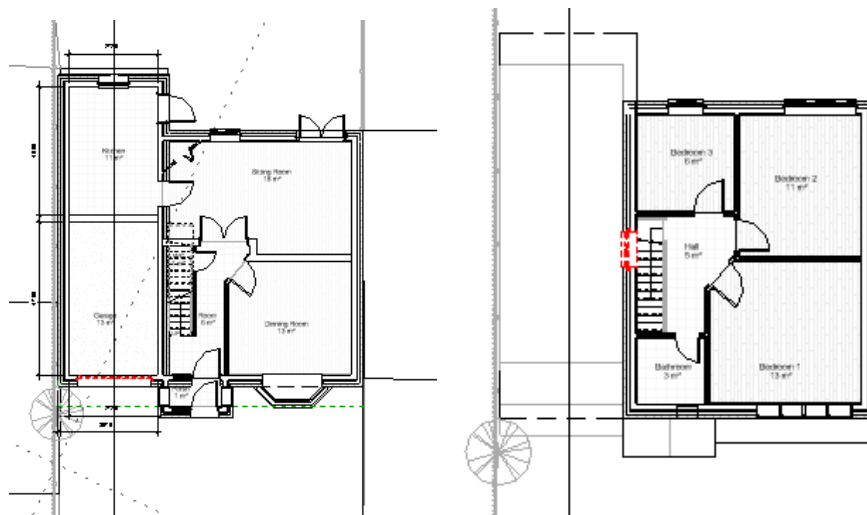
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9.PROPOSED AND EXISTING PLANS

9.1-EXISTING -DG102-103



9.2-DEMOLISHED PLAN -DG104-105

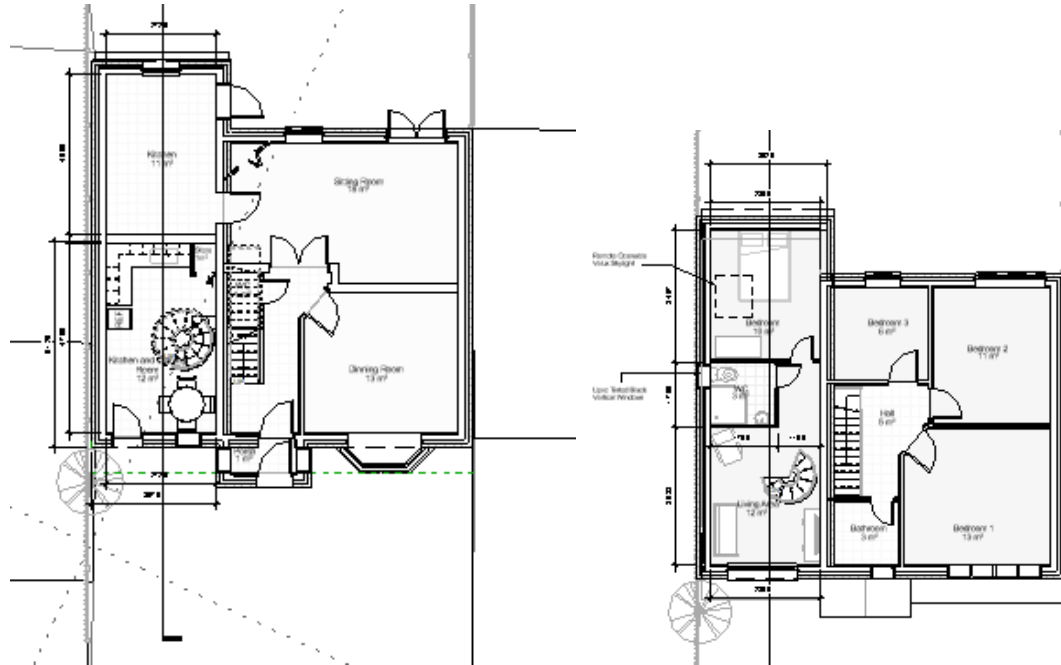


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9.3.-PROPOSED PLAN DG106-107

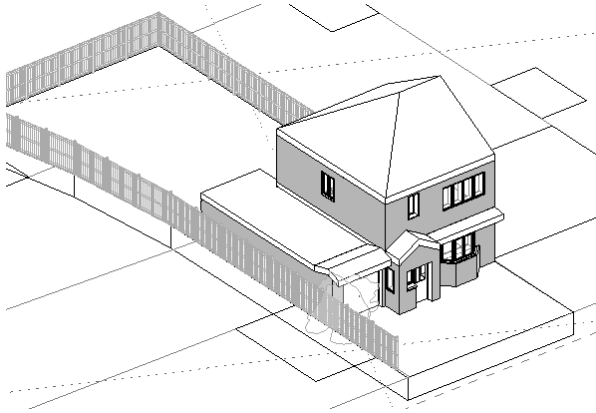


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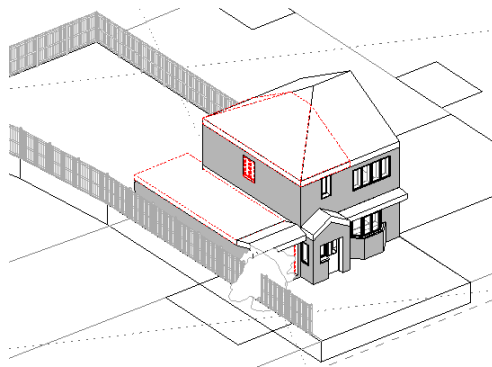
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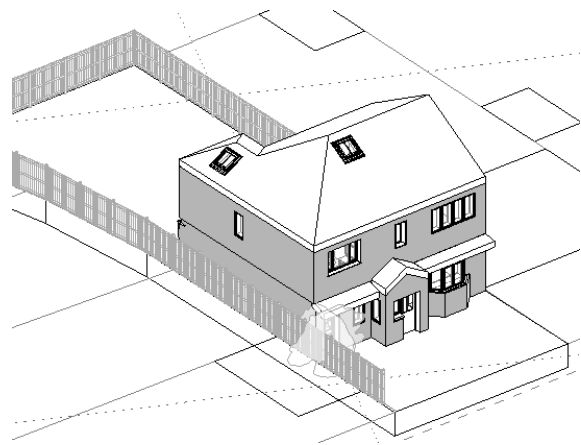
9.3 ILLUSTRATIONS
EXISTING FRONT PERSPECTIVE



DEMOLISHED FRONT PERSPECTIVE



PROPOSED FRONT PERSPECTIVE



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10.CONCLUSION

In considering the expectations laid out within relevant National and Local Planning Policies against the proposal, it is considered that this supporting assessment provides the necessary detailed information on the assets potentially affected by the proposal. It is concluded that the application would accord with expectations and should subsequently be granted for the following reasons:

- Providing a residential scheme in a sustainable manner
- Providing adequate gardens and amenity space
- Consideration to the scale, height and mass of buildings and their positioning
- Reinforcing the character of the area
- The proposed development would not have an impact on any rights of way, or access routes.

It is our submission therefore that the principle of the proposed development should be supported, the design is appropriate to this location and the application should be approved subject to appropriate and reasonable conditions.

If you need more information Please do not hesitate to contact me

Sincerely

Mr.Erhan Korkmazyurek

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