

Design & Access Statement

Site: 17 Dundela Gardens, KT4 8UB

Date: 07/12/2023

This Design & Access statement should be considered in conjunction with drawings:

17DG-S01-P1	17DG-GA00-P1	17DG-GE01-P1
	17DG-GA01-P1	17DG-GE02-P1
	17DG-GA02-P1	17DG-GE03-P1
	17DG-GARF-P1	

1.0 Introduction

1.1 Introduction

We have been appointed by our client to work up proposals for the extension proposals to the rear and side of their property. The existing site is a two storey, semi-detached property built in the 1930s. The house has off-street parking for two cars at the front and has a large rear garden which is similar and in keeping with the properties along Dundela Gardens.

The existing property has become spatially tight for the clients expanding family and there is precedent for various types of extensions in the area and specifically along Dundela Gardens as noted in this document.



Fig.1 Site Location Plan (not to scale)

1.2 Proposal

There will be no change of use from the property's current use a residential dwelling.

The proposal is to extend this three bedroom property in order to make a four bedroom property with suitable living spaces for the family. This includes;

- extending at the rear of the ground floor for a large open-plan kitchen, living and dining room
- extending at the side of the ground floor, to provide ancillary spaces such as utility and WC
- extending at first floor in the form of an outrigger to provide a larger master bedroom with ensuite
- extending into the loft with a dormer rear roof extension to provide a new additional fourth bedroom with ensuite.

2.0 Site and Existing Use

2.1 Site Location

The property is located mid-way along Dundela Gardens, a residential cul-de-sac which features primarily semi-detached dwellings that line either side with rear gardens back to back with other parallel roads that connect to Sparrow Farm Road.



Fig.2 Aerial view of site - plan view

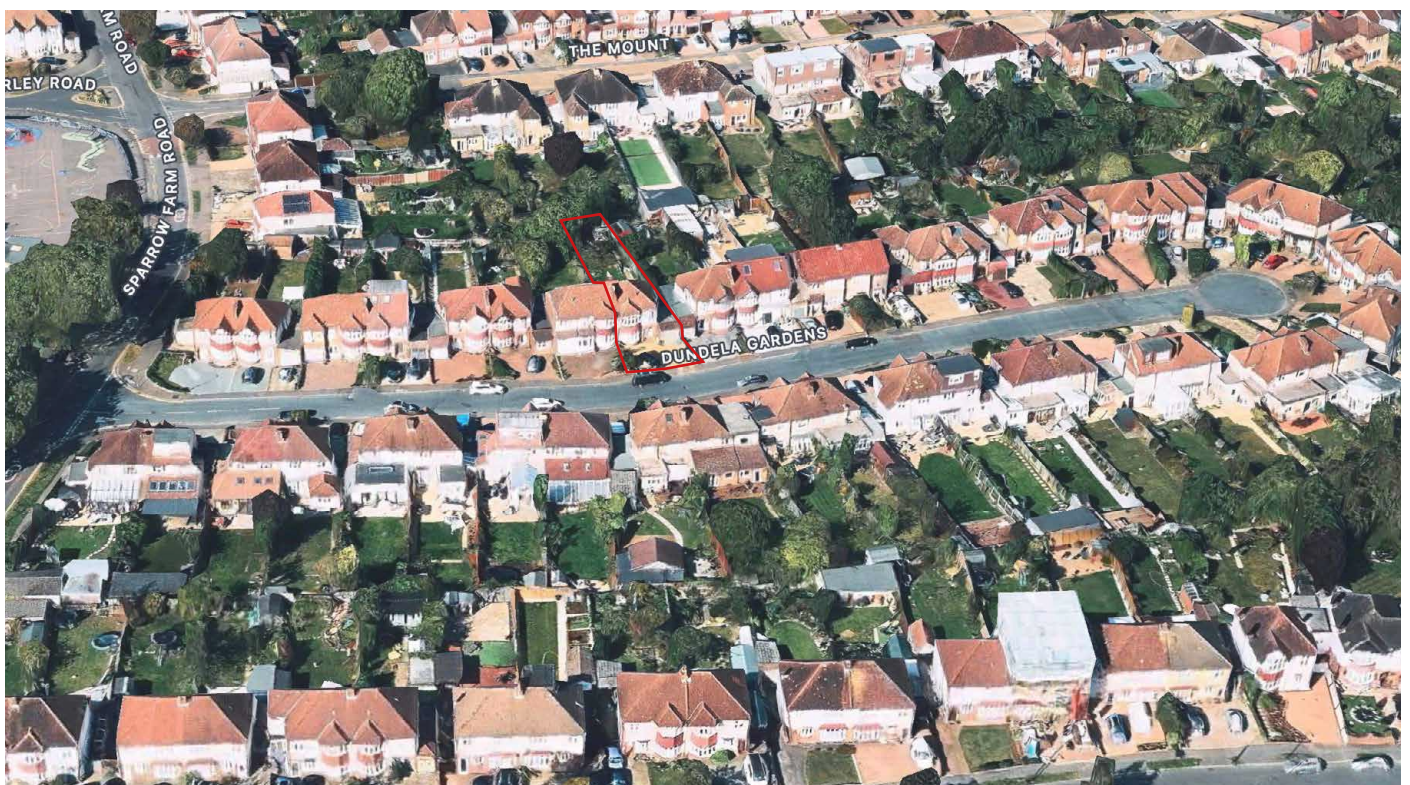


Fig.3 Aerial view of site - looking West (front of property)

The existing dwelling is not listed nor is it located within close proximity of a landmark building. The property is not located within a conservation area.

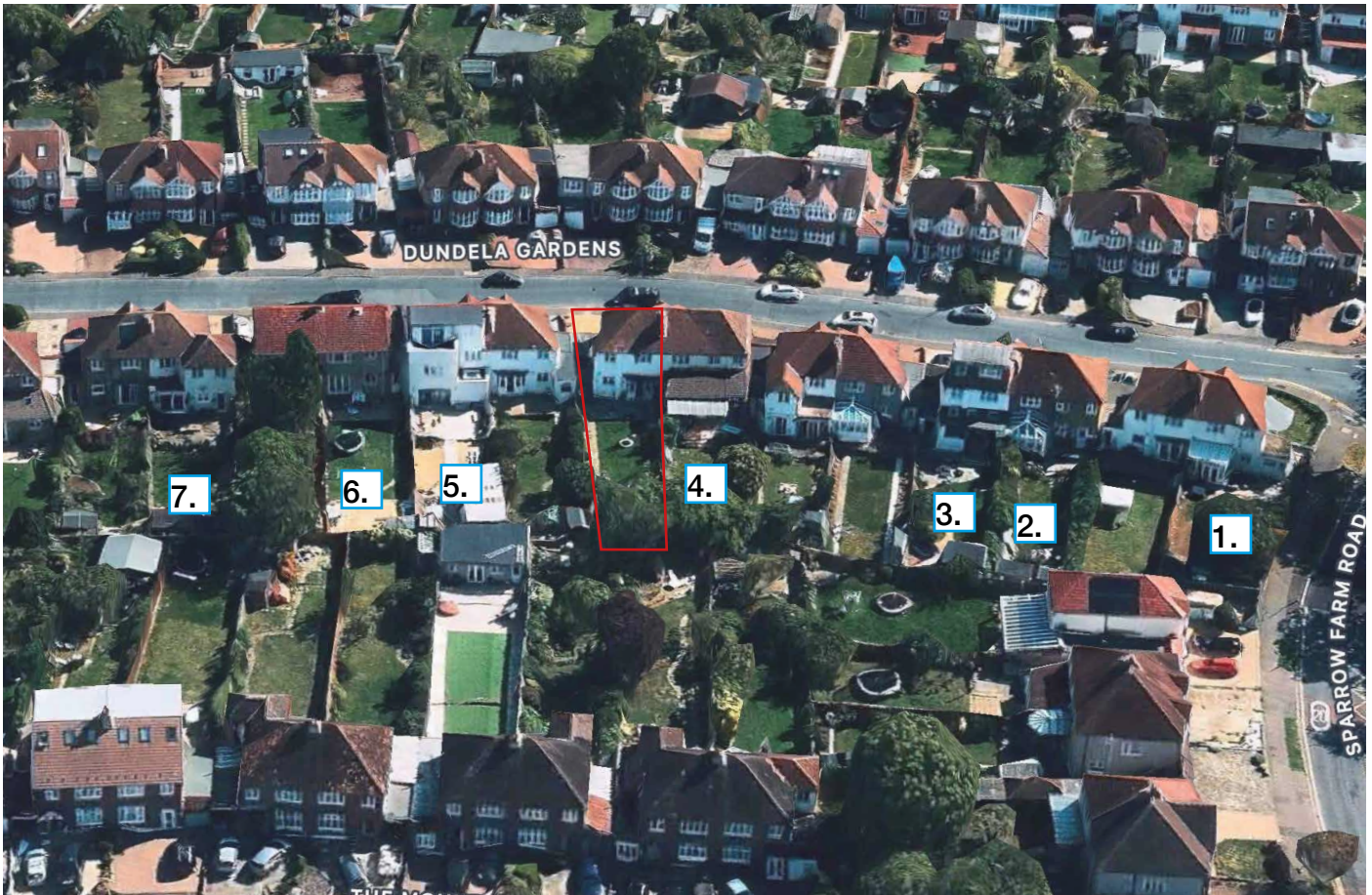


Fig.4 Aerial view of site - looking East (rear of property)

There are various precedents of extensions along Dundela Garden, most notable listed below.

1. No.1 Dundela Gardens: Application ref: No: DM2023/00846
Erection of a single storey side and rear extension and alterations to front entrance porch.
2. No.5 Dundela Gardens: Application ref: No: N1995/40062
Erection of a first floor flank extension and a conservatory at rear.
3. No.7 Dundela Gardens: Application ref: No: A2008/59215
Erection of a single storey rear extension. Assume that the loft/roof extension was done under PD rights.
4. No.15 Dundela Gardens: Application ref: No: 78/17977
Erection of a first floor flank extension and a single storey rear extension.57-3-5
5. No.21 Dundela Gardens: Application ref: No: A2013/68490
Demolition of conservatory and erection of a part first floor, part ground floor, part two storey side and rear extension, formation of a new front entrance porch and alterations to front elevation in connection with the conversion of the garage into a habitable room.
6. No.23 Dundela Gardens: Application ref: No: DM2019/01734
Erection of a part one part two storey side extension, part one part two storey rear extension with steps leading to the back garden and conversion of garage to habitable room.
7. No.27 Dundela Gardens: Application ref: No: N1989/33276
Erection of a two-storey flank and rear extension.

2.0 Site and Existing Use

2.2 Existing Property

The existing dwelling is constructed with a mixture of exposed masonry brick and rendered finish, with timber joist floor construction, internal stud walls and a timber frame roof with concrete tile finish. This is consistent of the properties along Dundela Gardens.



Fig.5 Existing Front Elevation - Streetscene



Fig.6 Existing Rear Elevation - Streetscene

3.0 Proposed Works

3.1 Design

The proposed scheme will expand the existing small kitchen / diner at the rear of the property and provide greater space for kitchen, dining and living areas as well as a utility area and a downstairs WC and cloak room.

By creating the new rear open plan living space, the previous living room will become TV and playroom.

On first floor the rear bedroom is extended as an outrigger to provide a master bedroom with dressing room leading to an ensuite bathroom with window at the front elevation of the property.

A new stair off the extended first floor landing will give access to a new second floor within the existing and extended roof area (partially the existing loft space). This features at the rear a dormer extension to the roof and provides for a new fourth bedroom with ensuite. A velux rooflight is proposed to the ensuite within the extend roof section, similar to many properties along Dundela Gardens.

This aforementioned proposals allow for the property to be tailored to the expanding family requirements and modern living arrangements desired.

There are mainly precedents along Dundela Gardens where property have turned the garage into habitable space internally to the property. Our proposal simply seeks to retain the current elevation and condition but to reduce the garage area which is not used or suitable for a car and will be for bike storage etc.

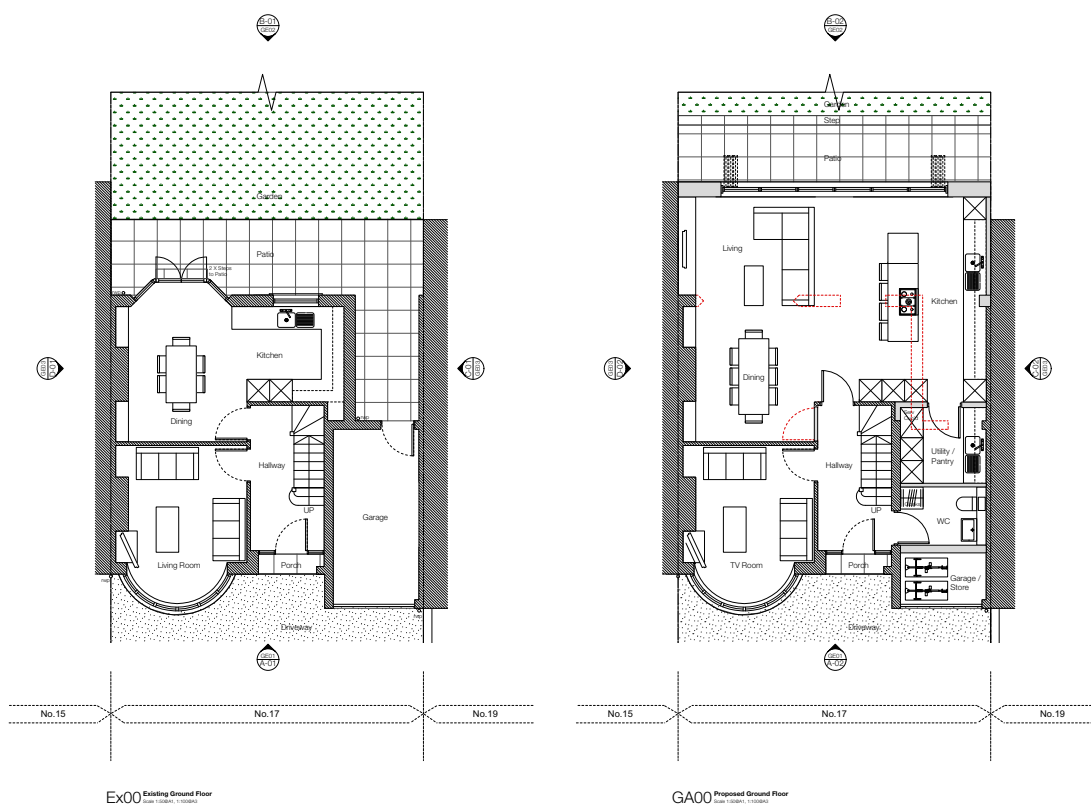


Fig.7 Existing and Proposed Ground Floor Plans (not to scale)

By retaining the existing main bathroom at first floor landing, the proposed new stair from first to second floors will run up and over the existing ground to first floor stair run but from opposing direction. At the new second floor level (loft level) the stair runs up and is lobbied to the new bedroom space. These walls and stair will be fire rated 30mins and a FD30 door installed to the new second floor bedroom.

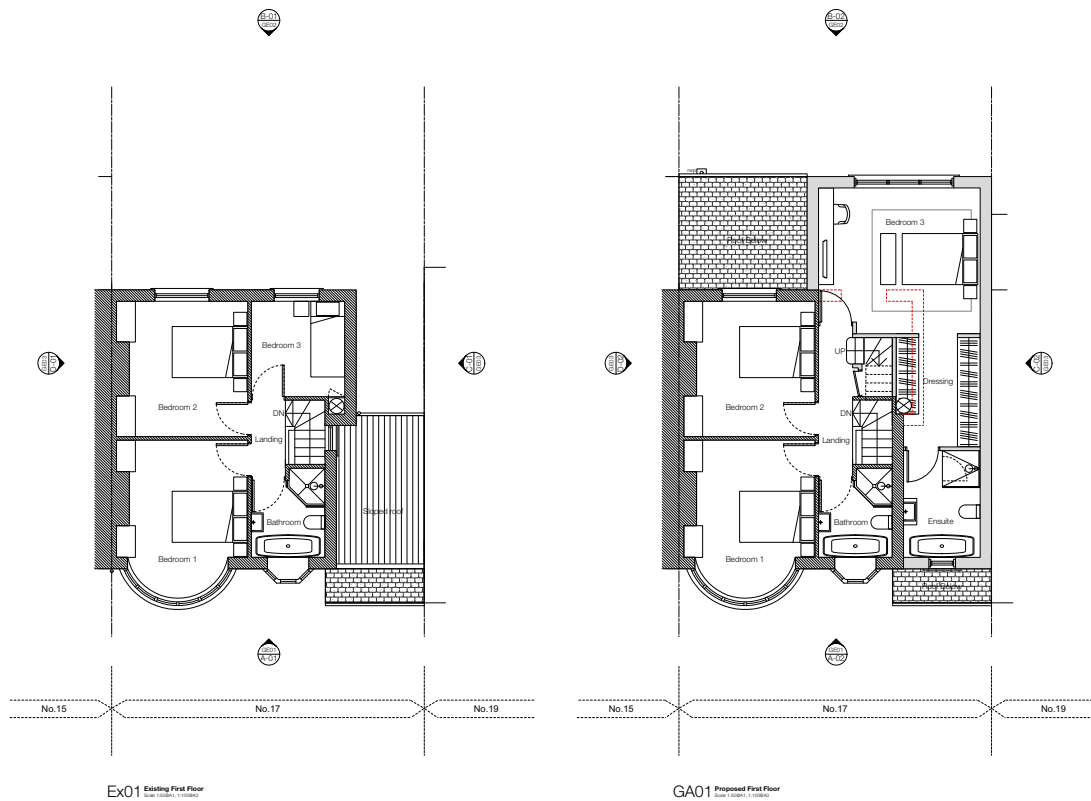


Fig.8 Existing and Proposed First Floor Plans (not to scale)

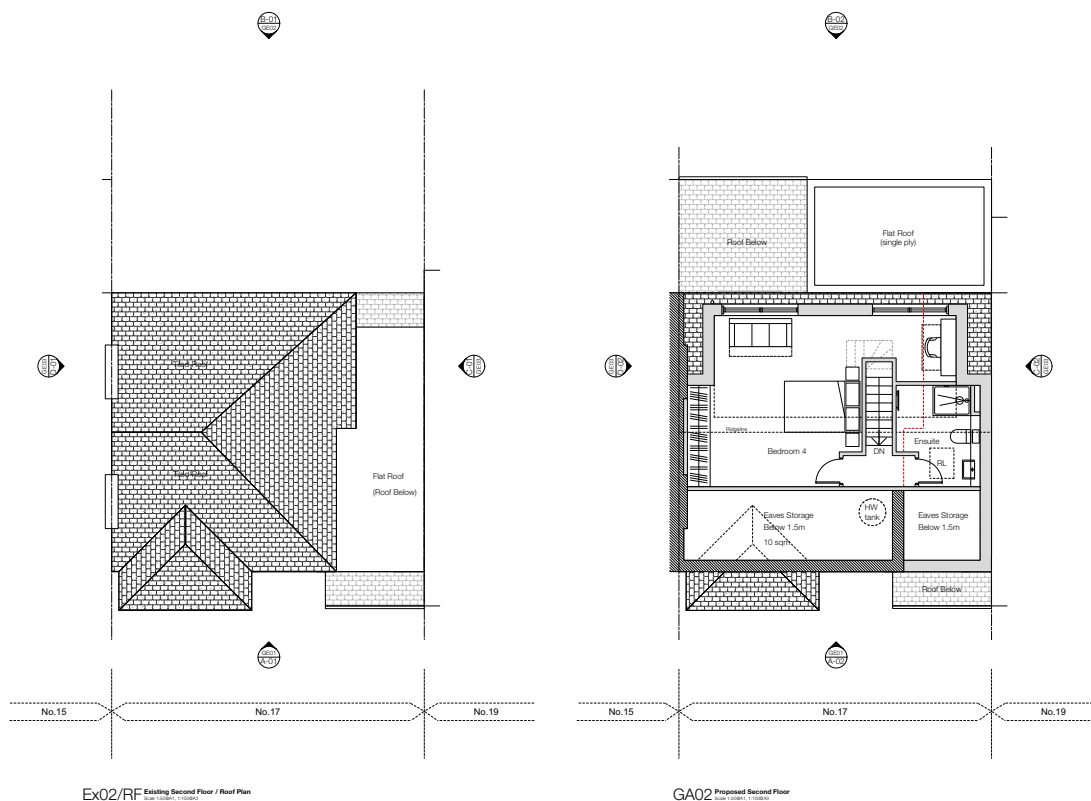


Fig.9 Existing and Proposed Second Floor/Roof Plans (not to scale)

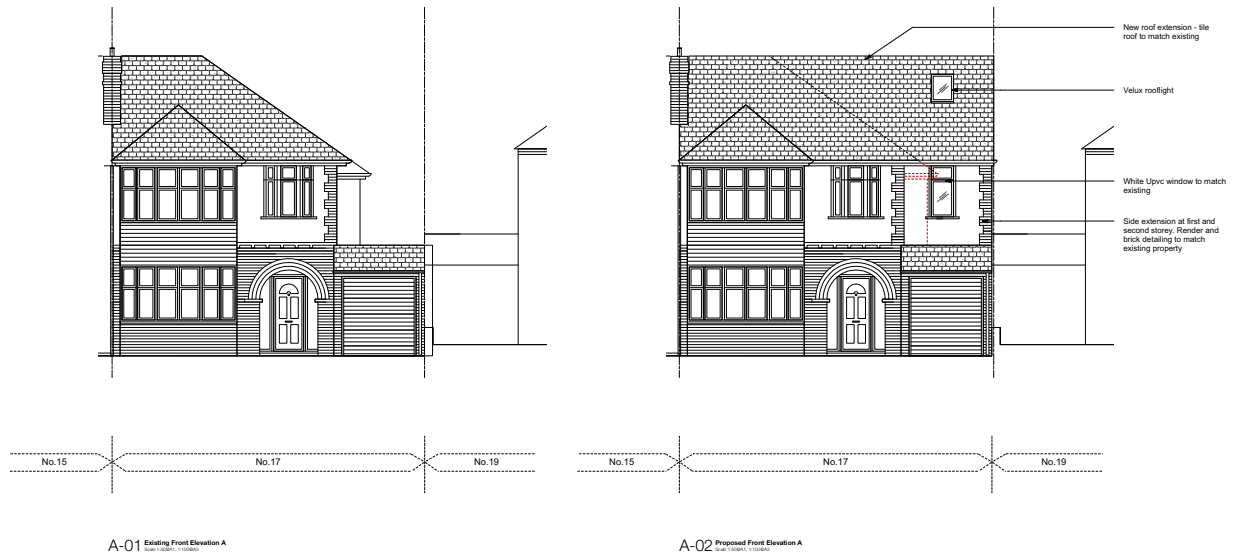


Fig.10 Existing and Proposed Front Elevations (not to scale)

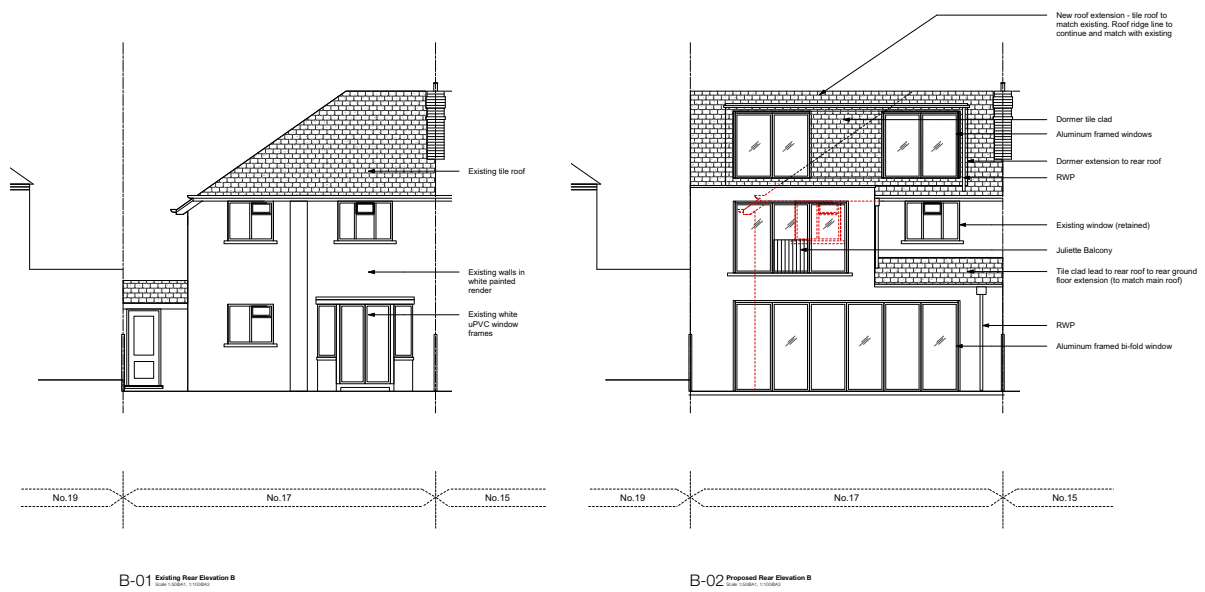


Fig.11 Existing and Proposed Rear Elevations (not to scale)

3.2 Appearance

The proposal seeks to be in keeping with the existing property aesthetic with continuous use of render and brick finish to the external walls.

Along the front elevation, the first floor extension will be render to match existing as well as toothed brick detailing to the corner of the proposed wall. The continuation of the roof will be in a concrete tile to match the existing with a proposed velux rooflight to the front pitch. This will maintain a sympathetic visual appearance of the streetscene along this side of Dundela Gardens, and its noted that other properties along Dundela Gardens have similar, notably no 7, 21 and 28.



01 Existing Image



02 Proposed Image

Fig.12 Existing and Proposed Front Visual Illustrations

At the rear the property the proposal will maintain its visual representation similar to the existing property in material and finish. The ground and first floor extensions will be in a render finish to match and the roofs again will be in a concrete finish to match the existing tile.

The rear ground floor bi-folding doors will be level threshold to the new patio for seamless transition between inside and outside.

The new dormer will similarly be in a vertical tile finish with black trim and fascia board. A single ply flat roof to the outrigger will have a black trim capping and its noted this roof will not be accessible except for maintenance.

The new windows will be in a anthracite metal framed.
The new rainwater goods will match the new windows for consistency.



01 Existing Image



02 Proposed Image

Fig.13 Existing and Proposed Rear Visual Illustrations

3.3 Scale & Impact

The existing property is 92sqm in floor area (GIA). The proposals will make the property 175sqm and will add space required so that each member of the family has their own bedroom as well as rooms desired for modern living.

The rear ground floor extension extends to be in-line with the neighbours (no.15) which is 3m from the rear of the existing property.

The first floor extension projects to the rear in alignment with the extents of ground floor extension below but only partially in the form of a outrigger arrangement. This then extends to the side boundary over the previous existing garage areas upto the main principle elevation on first floor. Its noted that the existing curved bay and ground floor garage will still project further by 0.7 and 0.9m so this remains in keeping with the current property. Furthermore, the first floor side extension is less than half of the existing property width which is 6.45m.

4.0 Sustainability & Environment

It is proposed that the new glazing will be a highly effective double glazed system, so as to reduce the impact of heat loss.

The proposal also aims to use sustainable materials where possible and reduce / recycle waste during the construction process.

The new WC & bathrooms will utilise sanitary fittings that take water saving into consideration with dual flush toilets to be used.

5.0 Accessibility

Pedestrian access will be maintained through the front door of the property and all new steps and stairs will be designed in accordance with the building regulations. New bi-fold doors to the rear of the property will be installed with level thresholds greatly increasing the accessibility to the patio and garden of the property.

6.0 Fire & Safety

Smoke detectors are already installed at the ground hallway and first floor landing. A new smoke detector will be located at the landing of the new second floor (existing loft space) extension. Fire rated doors (FD30) are already installed to the rooms at ground and first floor. All new doors installed as part of the proposals will be suitably fire rated to FD30.

7.0 Summary

Consultation with the neighbouring properties will be undertaken by the owner and further consultation will be undertaken as the project progresses, in line with the Party Wall Act 1996.

The scale, layout and materiality of the proposed extension is deemed appropriate for the style and period of property and its noted there are similar precedents along Dundela Gardens. The modernisation to this family sized dwelling will both enhance the existing property and provide accommodation for a high standard of living for many years to come.