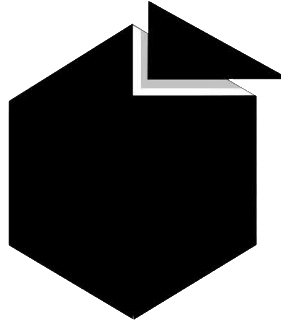


# Royal Borough of Kingston upon Thames



## **SIXTHART ARCHITECTURAL DESIGN STUDIO**

### **DESIGN AND ACCESS STATEMENT REAR EXTENSION 125 CARDINAL AVENUE KT2 5RZ**

#### **PLANNING APPLICATION FOR REAR EXTENSION**

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# 1. INTRODUCTION

This design and access statement is in support of the proposal submitted for the Rear /Side extension to extra space for family and Small bathroom to seek consent for the property which is 125 Cardinal Avenue KT2 5RZ.

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

- Site Plan
- Location Plan
- Block Plan
- Full Set of Existing Drawings
- Full Set of Demolished Drawings
- Full Set of Proposed Drawings
- RES Statement
- CIL Form

## 2. THE SITE AND FLOOD RISK

The application site is located at 125 Cardinal Avenue KT2 5RZ.

- The local building stock is a mixture of period , semi-detached houses, alongside larger modern blocks of flats with varying styles, forms,materials, and fenestration.The property is a semi-detached house.
- The building is not listed, or not in the Conservation Area.
- The site is close to good transport links, shops, and amenities, and located within an established residential area.
- Direct access to the site is via the main entrance on Cardinal Avenue.
- The site benefits from being in a flood risk zone 1  
[Flood risk information for this location - Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/441212/flood-map-for-planning-service.pdf)
- The property is located within a very heavily residential area.
- Each property has an enclosed front and rear garden.
- There are similar properties in the property area.

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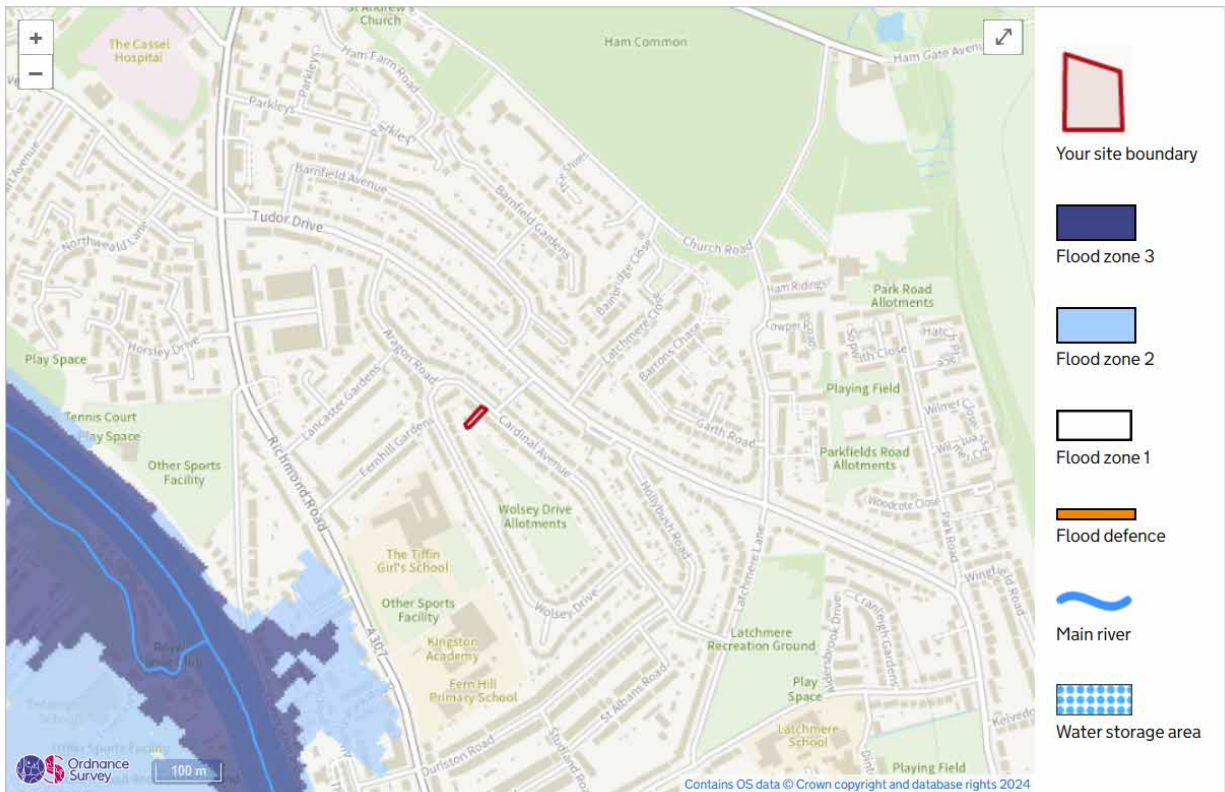
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- There are lots of neighbors who have already done similar proposals.
- The Site is situated within the Tudor Estate Local Area of Special Character.



## 2.i.THE FLOOD MAP



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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
- Within 20 meters of a main river or a flood defense
- 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)
- 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

**Reference** 16/13260/HOU

**Alternative Reference** PP-05710585

**Application Received** Tue 20 Dec 2016

**Application Validated** Wed 28 Dec 2016

**Address** 125 Cardinal Avenue Kingston Upon Thames KT2 5RZ

**Proposal** Erection of a single storey rear extension and a first floor side **extension**

**Status** Granted

**Decision** Application Granted

**Decision Issued Date** Wed 22 Feb 2017

**Reference** 16/13260/HOU

ERECTION OF FIRST FLOOR SIDE EXTENSION APPLICATION WITHDRAWN ON 28/11/2016

**Reference** 09/12143/HOU

ERECTION OF FIRST FLOOR SIDE EXTENSION APPLICATION GRANTED ON 212/05/2009

**Reference** 08/125513/FUL

ERECTION OF FIRST FLOOR SIDE EXTENSION APPLICATION GRANTED ON 10/12/2008

Reference 02/12322/FUL

ERECTION OF A SINGLE STOREY SIDE AND FRONT EXTENSION APPLICATION  
GRANTED ON 12/11/2002

#### 4. LANDSCAPE

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

#### 5. ACCESS AND ENERGY

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

125 Cardinal Avenue KINGSTON UPON THAMES KT2 5RZ		Energy rating <b>C</b>
Valid until <b>7 October 2031</b>	Certificate number <b>9360-2518-6100-2209-2011</b>	

**Property type** Semi-detached house

**Total floor area** 118 square metres

# Energy rating and score

This property’s energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

## 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 75 mm loft insulation	Average
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 374 kilowatt hours per square meter (kWh/m<sup>2</sup>).

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces **3.4 tonnes of CO<sub>2</sub>**

This property's potential production 3.0 tonnes of CO<sub>2</sub>

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it. Certificate number : **9360-2518-6100-2209-2011**

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## 6. THE PROPOSAL

- The property is a semi-detached house, and the property has a rear garden and enclosed front garden. The proposal won't affect car parking.

The Proposal is part single storey and part double storey extension at the rear and side of the property and a double leaf front door. The garage conversion to the office/study area.

- The purpose of the extension is for an increase in family size.
- The family will use proposed study/office room for family recreation
- It has no effect on the surrounding properties, no over shadowing.
- The design of the EXTENSION is to provide the family with bigger space and extra dining area space, utility, bigger master bedroom with en-suite on First Floor.
- We believe that our proposal matches the Standard of policies.
- The site is adequate to accommodate the extension.
- Our proposed materials will match UK standards for quality and sustainability.
- The proposed materials are to match the existing dwelling. Design concept has been enhanced to remain in-keeping with the surrounding houses. The

architectural quality of the proposal and its relationship with the existing property has blended in quite well.

- The proposed respects the original form of the house and is a logical addition to the roof of the
- The proposal extension is a typical stand type with a rear sliding door to access to the rear garden. We added a fixed skylight for getting more sun inside to the family lounge room and kitchen/dining area. The scale, bulk and massing of the alteration is subordinate to the existing house
- Covering to front and rear roof slopes will be retained as existing. The material palette has been carefully chosen to be sympathetic to the historical character of the Design Guidelines. Window frames at dormer extension are proposed in white finish to match the existing windows of the property.
- 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.

- - 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 will have mechanical ventilation ducted to external air with an exact rating of 15 l/s operated via the light switch, to have a 15 min overrun if no window in the 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 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 118 sqm

### *PROPOSAL PROPERTY NIA*

Total inside net area 172 sqm

EARNING: 54 sqm

## 8.SITE PHOTOS

### EXISTING



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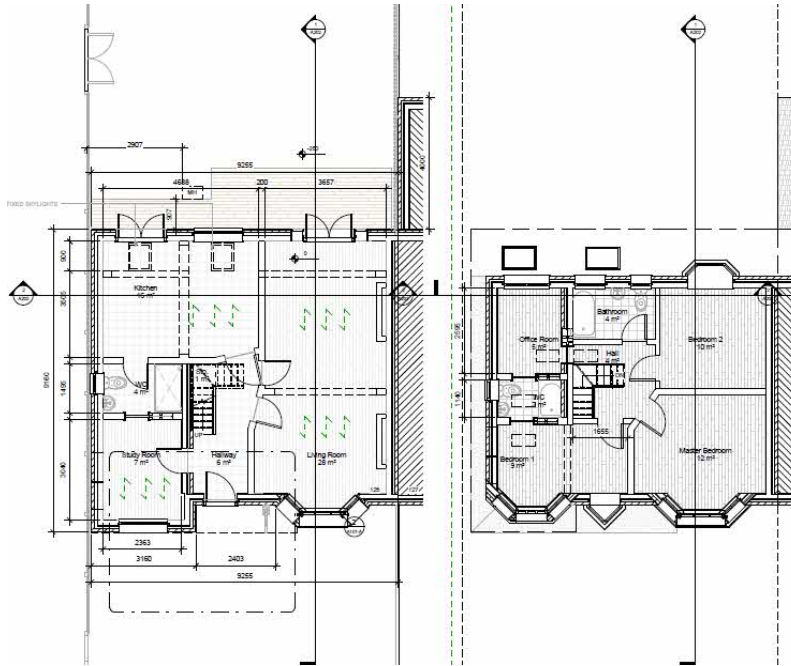
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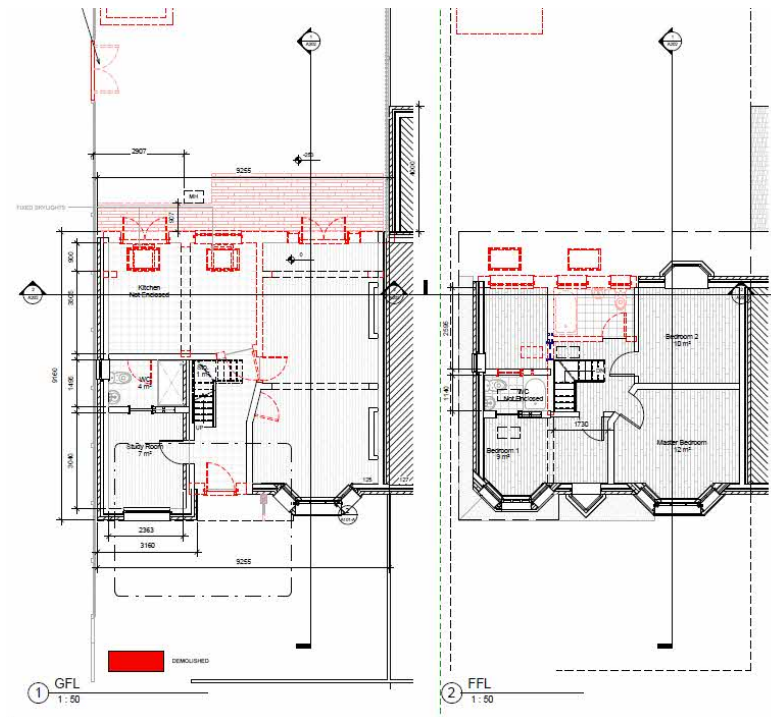
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# 9.PROPOSED AND EXISTING PLANS

## 9.1-EXISTING -DG102-103



## 9.2-DEMOLISHED PLAN -DG104-105

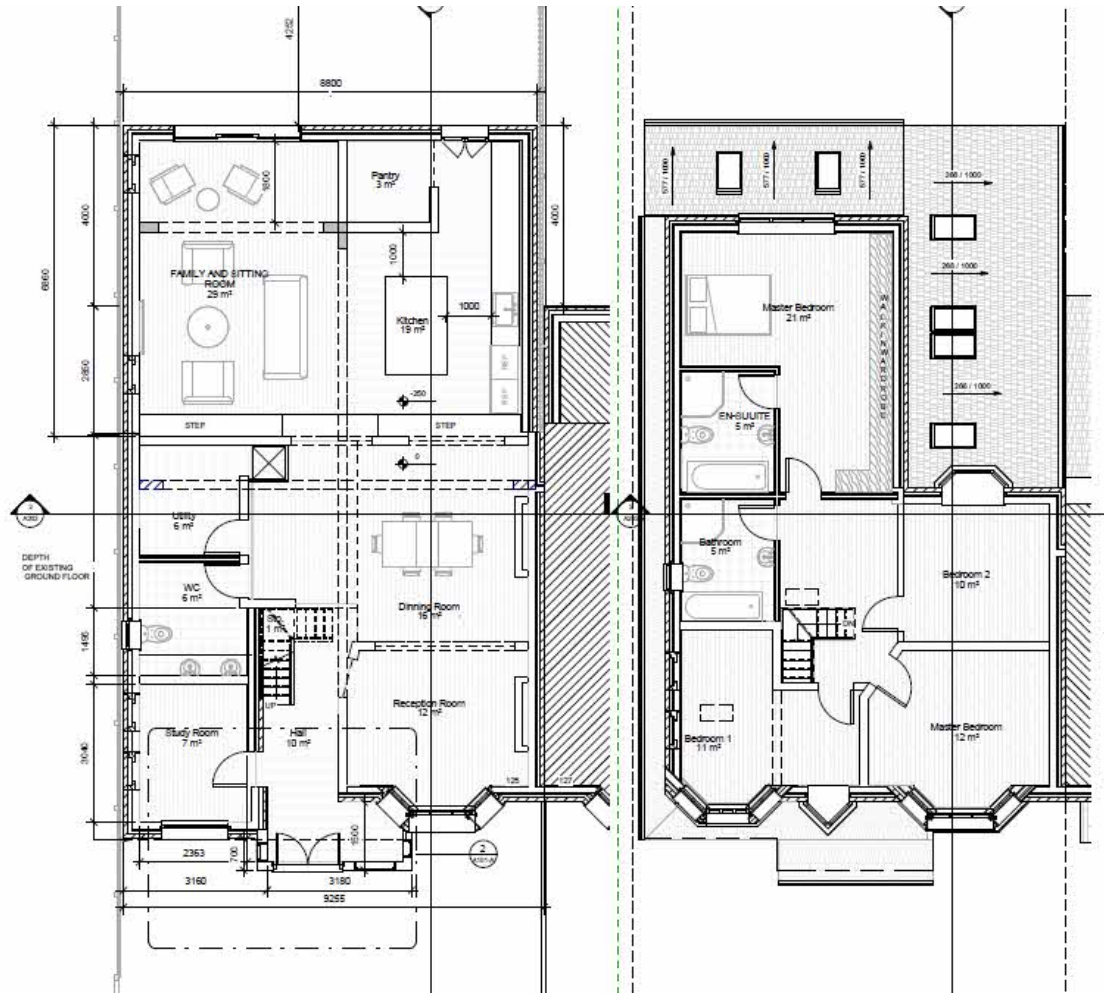


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**9.3.-PROPOSED PLAN DG106-107**



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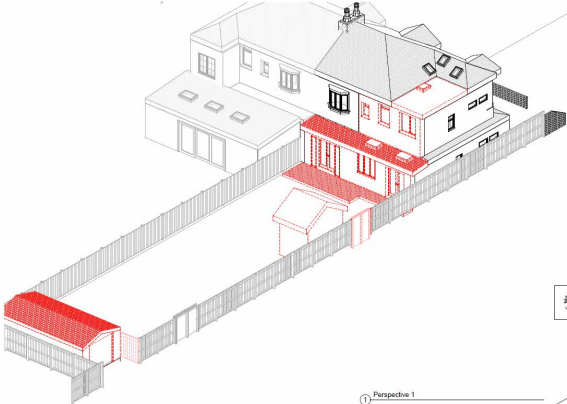
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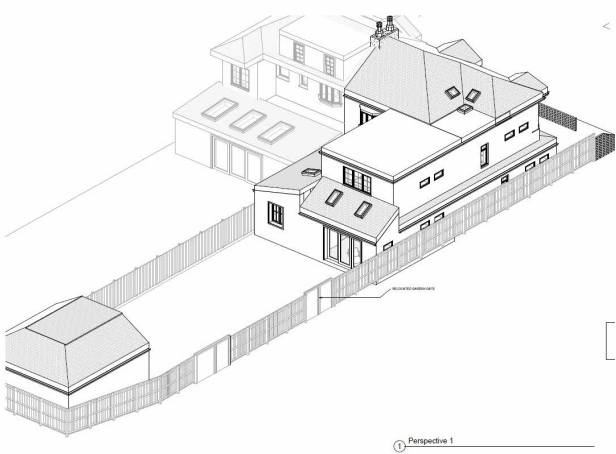
**9.3 ILLUSTRATIONS**  
**EXISTING REAR PERSPECTIVE**



**DEMOLISHED REAR PERSPECTIVE**



**PROPOSED REAR PERSPECTIVE**





## 10.CONCLUSION

This Design and Access Statement has been prepared to accompany a planning application for the erection of a rear/side extension with at 125 Cardinal Avenue

The relevant policies and the previous planning application have been carefully consulted and taken into consideration to ensure that the the proposal will have minimal impact on the local architectural appearance and character of the area.


In addition, we emphasize that the proposed works:

- Intend to turn the garden space into a dining area for a growing young family.
- Seek to provide extra living space by extending the ground floor Area.
- Seek to provide extra office space in an the garage in the rear garden of the property.
- Integrate the proposed extension with the house by matching the materials of the house.
- Take into consideration the scale, materials, and appearance of the existing house.

Furthermore, the project meets the objectives of The National Planning Policy Framework 2021, London Plan 2021, Core Strategy and Development Management Policies, The National Planning Practice Guidance, Supplementary Planning Guidance to the London Plan and Royal Borough of Kingston Upon Thames Supplementary Planning Documents.

For these reasons, in our view, planning permission should be granted for the proposed works to the property at 125 Cardinal Avenue KT2 5RZ.

Sincerely

  
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