



## DESIGN & ACCESS STATEMENT

28 Dukes Avenue, New Malden, KT3 4HN

**GAMUT BUILDING SOLUTIONS**

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## Introduction

This Design and Access Statement has been prepared by Gamut Building Solutions in relation to proposals for external and internal alterations associated to erection of single storey rear and two storey rear infill extensions, and rear dormer roof extension and subdivision of existing house into 3no. self-contained flats. The determining authority for the application is the Royal Borough Of Kingston Upon Thames.

## Access

The site is just outside the New Malden District Centre located within 5 minutes walk of New Malden Train Station (London Zone 4) which provides direct links London Waterloo, Hampton Court, Kingston upon Thames, Richmond and Shepperton. It is in London Zone 4. There are many bus routes going through New Malden, including the 213 route going from Kingston towards Sutton, the 131 and N87 routes going through Kingston Town Centre and Tooting Broadway (and Aldwych for the night bus) along with the X26 express bus to Croydon and Heathrow Airport and the 152 route going from New Malden towards Pollards Hill. The town also has a series of local bus routes, including the K1 which goes to Kingston and New Malden Station and the K5 to Ham and Morden.

The new building will be designed to accord with part M standards. The proposal facilitates an allowance for two off street parking spaces in the front driveway. A cycle store has been provided for a minimum of 6 cycles, in accordance with the London Plan. A secure and covered cycle store would be provided, in accordance with the Sustainable Transport SPD.

## Amount

The ground floor footprint of the building is 87m<sup>2</sup> and on the site of 345m<sup>2</sup>. It is proposed to increase footprint of the building for 30m<sup>2</sup> to total of 117m<sup>2</sup> which will be 34% of the overall site curtilage area. A significant area of the site is given over to promoting biodiversity through soft landscaping, retaining existing and adding new planting (where possible) for enjoyment of the largest ground floor flat.

Flats gross internal areas proposed are following:

- Flat 1 – 3bed/6 persons - 102m<sup>2</sup>
- Flat 2 – 2bed/3 persons - 67m<sup>2</sup>
- Flat 3 – 1bed/2 persons - 50m<sup>2</sup>

## Layout

Layout will be limited with the existing setting of the building and proposed extensions. Each flat will be located on its own, single level accessed by communal staircase directly from the main entrance to the building.

## Scale

The proposal carefully knits together elements of extensions and alterations to utilise and makes most of the space within the building as well as on the site as a whole providing accommodation that exceeds given standards.

## Landscaping

The proposal aims to give over the entire rear garden as amenity space to the new residents of the ground floor Flat 1. There will be little change to the greater site area. The new rear planting zone and patios plant the new dwelling into its landscape. Adequate cycle storage has also been integrated.

Refuse and recycling area has been planned at the front together with one off street parking space.

Large high-performance windows at the rear elevation reinforce the natural light penetration.

## Appearance

The proposed form carefully integrates with the local context, will be of high quality, sustainability and promote a sense of place.

The proposed development draws design principles and detail from the existing property as well as neighbouring attractive properties on Duke Avenue.

- Locally used materials - fairfaced brickwork to match existing.
- Brickwork detailing - soldier courses above windows.
- Misc flashings (as all period properties) - lead dressings to all roofs.
- Fenestration – highly energy efficient