



DESIGN & ACCESS STATEMENT

KT3 3DH

29 Sycamore Grove,
New Malden, KT3 3DH

Erection of a single-storey side and rear extension, including internal and external demolition & reconfiguration.

Client: Vasuki Sivagnanavel

Date: March 2024

Issue: 1.0

Created By:

30 Day Extensions Ltd

142 Merton Road, Wimbledon, London, SW19 1EH

www.30dayextensions.com info@30day.build

1 . INTRODUCTION

- 1.1 This statement is produced to support a planning application for the **“Erection of a single-storey side and rear extension, including internal and external demolition & reconfiguration”** at 29 Sycamore Grove, New Malden, KT3 3DH.
- 1.2 This planning statement will cover the background to the application and provide the necessary information for officers at the Council to determine it. It will consider the proposal in light of relevant planning policies and other material considerations.
- 1.3 In addition to this design and access statement, the application is accompanied by the appropriate planning application form, the listed drawings, and the supporting document prepared by 30 Day Extensions Ltd.
- Site Location Plan & Block Plan
 - Existing Plans
 - Existing Elevations
 - Existing Sections
 - Proposed Plans
 - Proposed Elevations
 - Proposed Sections
 - CIL Form

2 . SITE

The relevant existing house is a two-storey semi-detached house located at Kingston Upon Thames, with the principal front elevation facing **Sycamore Grove**.

2.1 A photo of the property and a perspective photo from the neighbouring is included below for information:



Front Elevation Photo



Rear Elevation Photo

3. ADJOINING OCCUPIERS

Impact on adjoining occupiers is considered to be very important and one of the key elements for the design in terms of daylight, overshadowing, increased activity, noise, or general disturbance. The site of 29 Sycamore Grove comprises an area of land located between No.27 Sycamore Grove on the east side and the street connecting to Lawn Close on the west side. The proposed alterations are considered to be sympathetic to the existing context. Also, the proposed extension will keep similar distances with the properties on the same road in Sycamore Grove and the surrounding context. Therefore, there is no increase in overlooking or daylight for the neighbours. No.27 Sycamore Grove has erected a side and rear extension similar to our proposal. We look to keep our proposal similar in dimension and bulk, considering the extent to which the neighbours have built up, as well as using the existing materials and character. More information on the extent of this application can be found on Supporting Precedents.

4. CONTEXT

29 Sycamore Grove is located on a residential street of diverse architectural style properties where there are various examples of extensions; the property, nor any of the neighbouring properties, is not listed on the Statutory List of Buildings of Special Architecture or Historic Interest. Currently, the house has a discontinuous plan scheme on the ground floor with an unused kitchen area, utility and breakfast room that does not function with the current layout. These spaces haven't been updated for a long period of time, and the property itself has no history of modern development. The structure and internal condition are poorly

constructed and require remodelling and reconfiguration, and with this proposed extension, the quality of space will be enhanced to enable a highly contemporary design. From our perspective, with the addition of a carefully designed side and rear extension, the proposal will not only provide additional space for a new kitchen, utility, bathroom, and pantry but also enable an open plan to incorporate all of the spaces. Along with the proposed extension, the quality of the space will be enhanced. This will provide the family with a more appropriate layout to enhance their living standards for many years to come. Along with the proposed extension, the quality of the space will be enhanced, and a sense of character will be added to the neighbourhood.

4.1 Current Use

No. 29 Sycamore Grove is a semi-detached house of two storeys. The ground floor consists of a living room, reception room, breakfast room, garden room, kitchen, utility, wc and garage. While the upper floors consist of 3 bedrooms and a bathroom.

5. PROPOSAL

5.1 Proposal

The existing property is currently a much-loved family home; however, it has not been updated for a substantial period of time and so requires some modernisation to ensure it works as a long-term home for the current owners both now and in the future. The proposal involves erecting a single-storey side and rear extension to enable open-plan space and incorporate all the spaces together, including internal and external demolition and re-modelling to incorporate a high-quality design. All materials and dimensions match the existing property and consider its context and massing, and many examples of this type of extension can be found on Sycamore Grove and in the existing context. The most recent example of the proposal can also be seen on No.27 Sycamore Grove. The proposal is kept within its existing boundaries.

The proposal looks to enhance the rear, side, and front elevations and prevent overlooking neighbouring property gardens. On the side, the proposal has a high level of obscure glazing to prevent overlooking the property. The proposal includes erecting a single-storey side and rear extension to enable more useful space for the house. The additional space will allow a new configuration on the ground floor to create an open plan. The existing garage is structurally inadequate, and with the proposal, we aim to improve the space with sufficient insulation by keeping the existing footprint. Also, the extension's roof is designed to be a continuity of the existing roof and a skylight has been used for internal lighting, all matching in character and materials. Many different types of extensions and houses can be seen within Sycamore Grove, and all have significantly changed their properties. Our proposal considers the context and looks to enhance the visual amenity of the property and street scene. Examples of the extensions that have been approved within the neighbourhood are attached below in the Supporting Documents.

6. DESIGN PRINCIPLES

6.1 Scale: Boundaries

The boundaries of the proposed side and rear extension are determined by the existing house wall alignment and existing property footprint. It is proposed to be within the rear garden and side of the property within the property boundaries. It is a small infill extension that is small in bulk and dimension, with the neighbour at 27 Sycamore Grove erecting an extension with similar dimensions. Our proposal will be a small addition to the context and street scene. The proposal seeks to have minimal impact considering the major developments within the area. Refer to Supporting Precedents for further support regarding the massing and scale of the extension.

6.2 Scale: Roof / Height

The roof is designed considering the compatibility with the house and the neighbouring symmetry and alignments. It is aimed at keeping the existing roof structure. For that, a flat and sloped roof is proposed for the new extension. Refer to Supporting Precedents for further support regarding the massing and scale of the extension.

7. SPACE COMPARISON

The design contributes to the interior quality of the existing property. Below is a comparison table showing the gross area of the existing and the proposed total floor area of the property.

Internal Total Floor Area	GIA (sqm)
Existing	131.40
Proposed	143.66

The new side and rear extension will propose an additional **12.26 sqm**. This application does not have additional bedrooms, but one new bathroom will replace the WC.

8. CHARACTER AND APPEARANCE

The character and appearance of the proposed extension does not dominate and is integrated into the existing building. The appearance of the proposed development would blend aesthetically with the host building and the wider scene. The proposal respects the existing materials. The proposal, in its entirety, would be located to the side and rear of the subject site; it would be modest in scale and be a proportionate addition to the property. Not to be seen from the street scene.

The character of the extension will show resemblance to and respect the prevailing look, and it seeks to enhance the visual amenity of the rear garden, side, and front elevation. In addition, the design represents a high-quality, contemporary design. The appearance would have no impact on the residential amenity or affect the appearance of the existing street view. The careful choice of materials will ensure that the proposals have a non to minimal impact on the surrounding vicinity. With a flat roof extension on the side, and sloped roof at the rear, and brick to match the existing character and appearance, the extension seeks to be considerate of the existing property and wider scene.

9. ACCESS

General access to all floors is to remain as existing. The existing rear garden is accessible from the rear of the property, with new crittal style doors following into the garden from the proposed garden room and utility room, and all other access points will remain the same.

10. CONCLUSION

The application seeks planning permission for alterations, including the erection of a single-storey side and rear extension, internal and external demolition and reconfiguration, and the removal of the chimney stack on the ground and first floors. The extension has been designed and is to be constructed in materials sympathetic to existing characteristics to improve the residential quality on the ground floor by also integrating visually with the existing character of the neighbourhood.

Major developments have been undertaken to properties on Sycamore Grove and other streets in the surrounding area, predominantly on the side and rear elevations, which have been significantly extended. This application seeks approval for a similar scheme. The proposed development, by virtue of its design, scale, and appearance, is in line with other developments in the area and Local Development Management Policies.

The proposal is considered sympathetic to the existing building and is considered to cause a minimal change in the existing situation. Considering their context and massing, all materials and dimensions must match surrounding property extensions. It will have a high-quality design and provide a better space in terms of light, access, and services. Also, it will not cause loss of light and overshadowing nor a negative impact on adjoining neighbours; it will improve the natural light and ventilation of the property.



SUPPORTING PRECEDENTS

KT3 3DH

29 Sycamore Grove,
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The application provides supporting planning application references within the street and area to present a scheme suitable for its context. Listed below are planning applications for similar side and rear extensions approved:

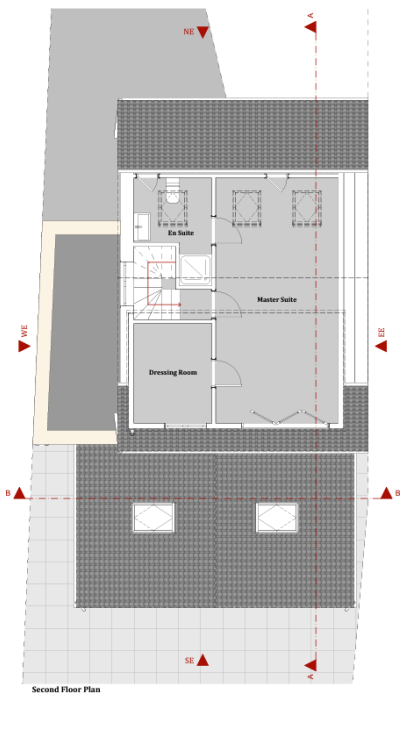
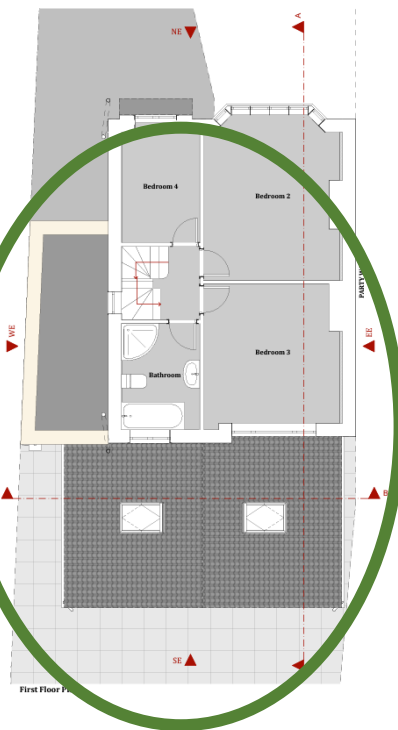
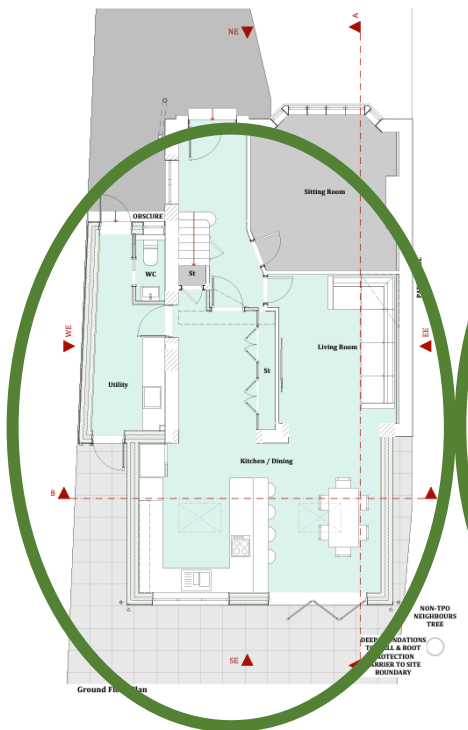
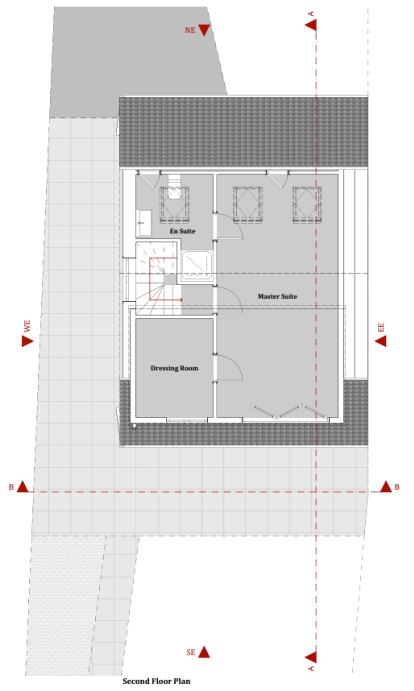
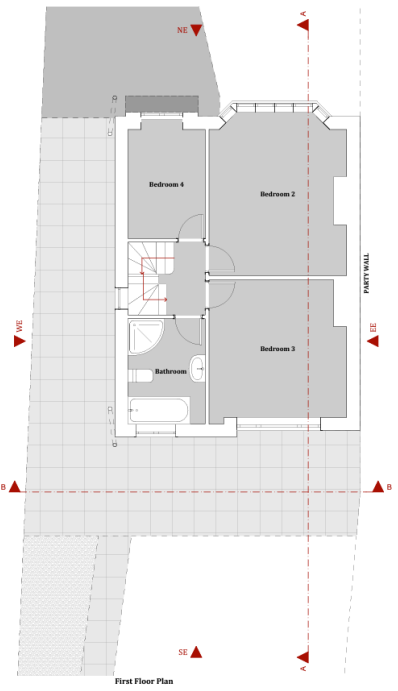
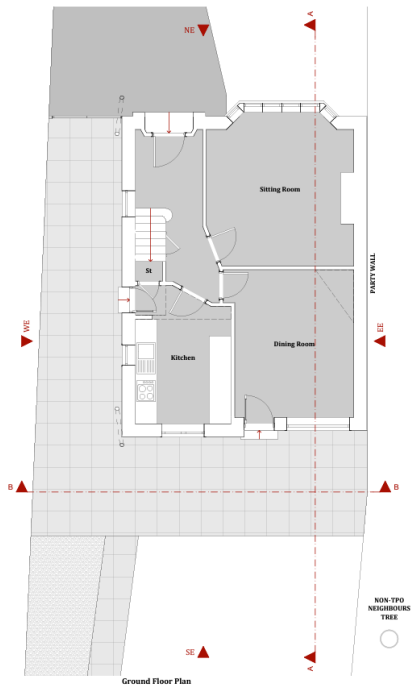
- 23/01247/HOU - 26 Sycamore Grove, New Malden, KT3 3DQ** – Demolition of conservatory and rear outrigger extension and erection of single-storey rear extension with alterations to side fenestration at ground floor.- **Approved in 2023**
- 21/01897/HOU - 56 Sycamore Grove, New Malden, KT3 3DQ** - Erection of single-storey side/rear extension and internal renovation. - **Approved in 2021**
- 18/00173/HOU - 50 Sycamore Grove, New Malden, KT3 3DQ** - Erection of ground floor single-storey side return extension and first-floor rear extension. - **Approved in 2019**
- 16/15019/HOU - 43-45 Sycamore Grove, New Malden, KT3 3DG** - Erection of single-storey side and rear extension - **Approved in 2016**
- 15/14675/HOU - 27 Sycamore Grove, New Malden, KT3 3DH** - Erection of single storey side and rear extension - **Approved in 2015**

Further applications to support this planning application can be found on Kingston Upon Thames planning applications.

Drawings for 26 Sycamore Grove

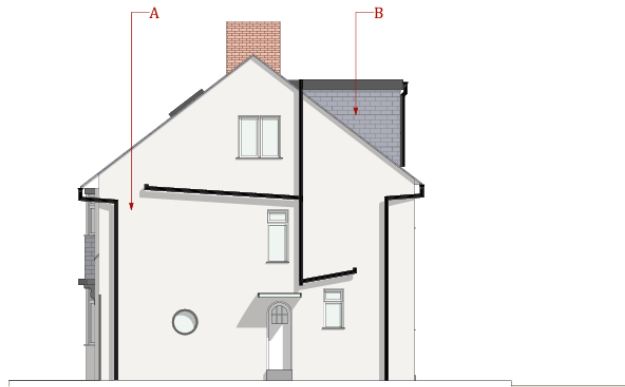


Drawings for 56 Sycamore Grove

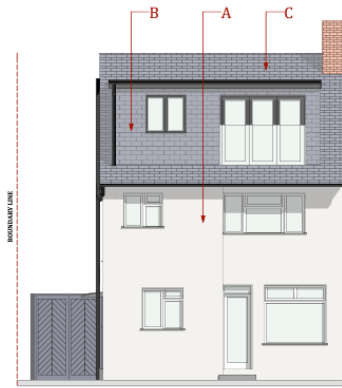




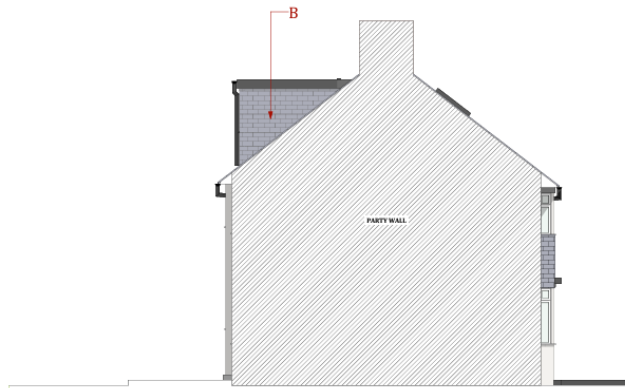
North Elevation



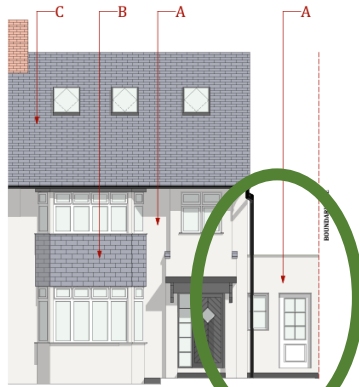
West Elevation



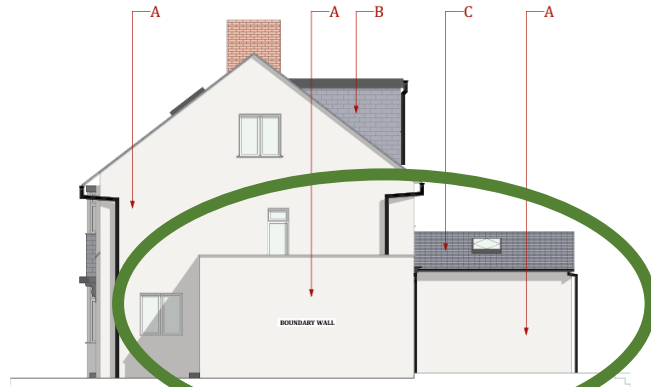
South Elevation



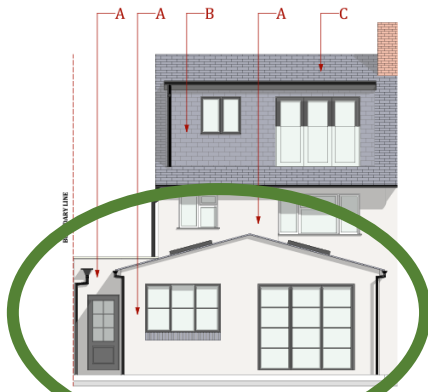
East Elevation



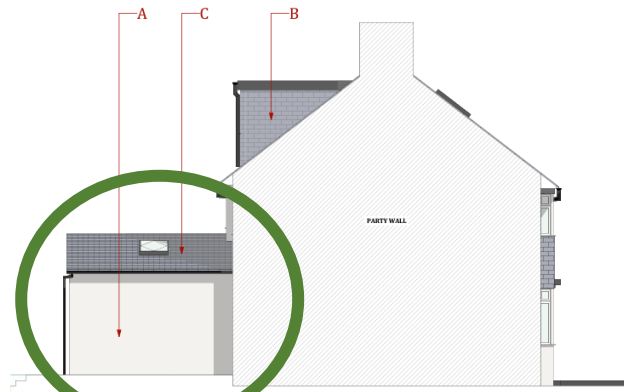
North Elevation



West Elevation

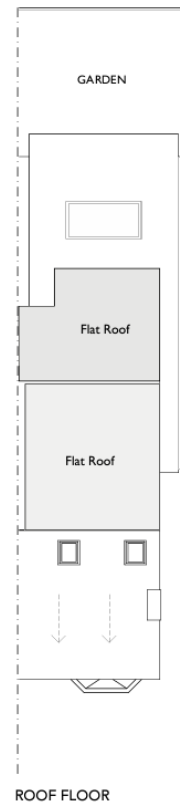
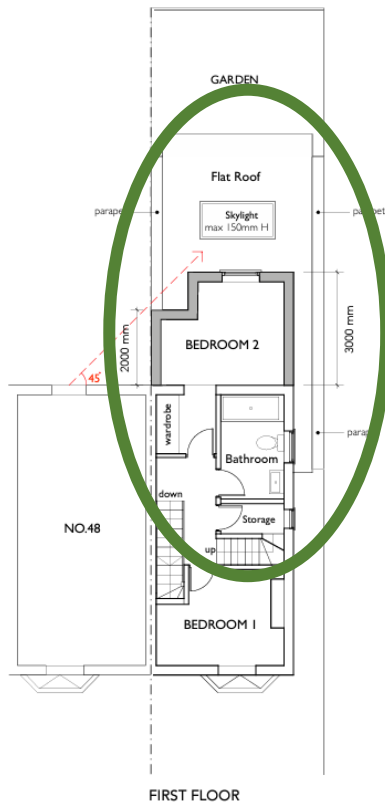
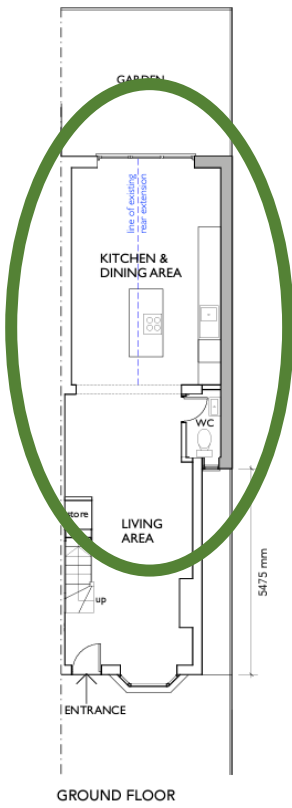
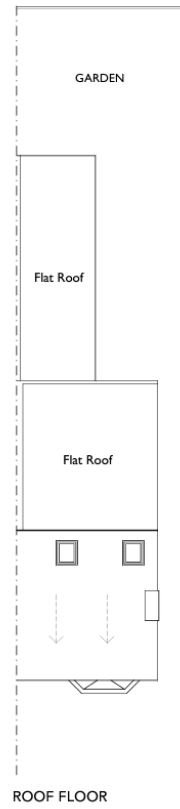
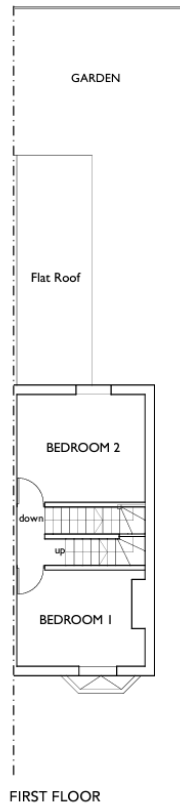
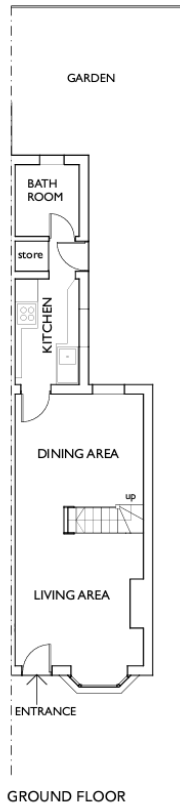


South Elevation



East Elevation

Drawings for 56 Sycamore Grove



GROUND FLOOR

FIRST FLOOR

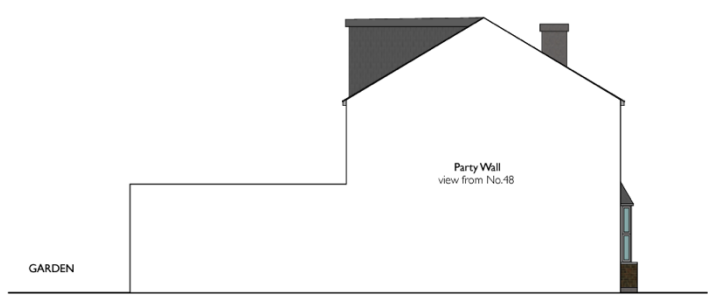
ROOF FLOOR



FACADE



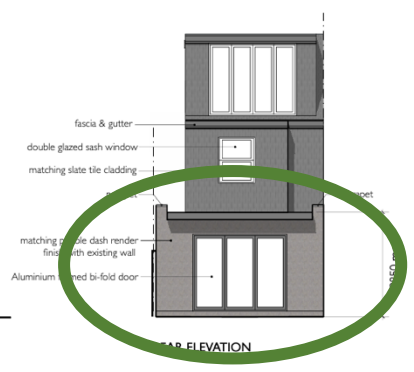
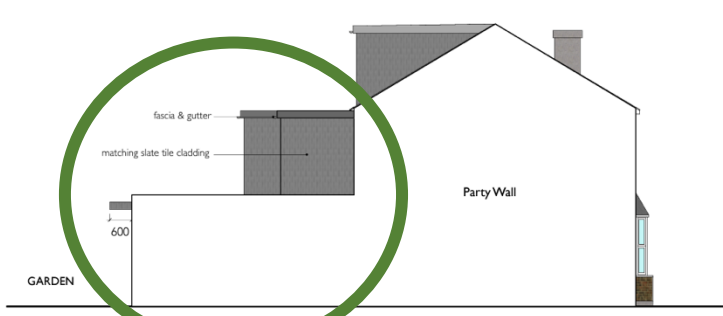
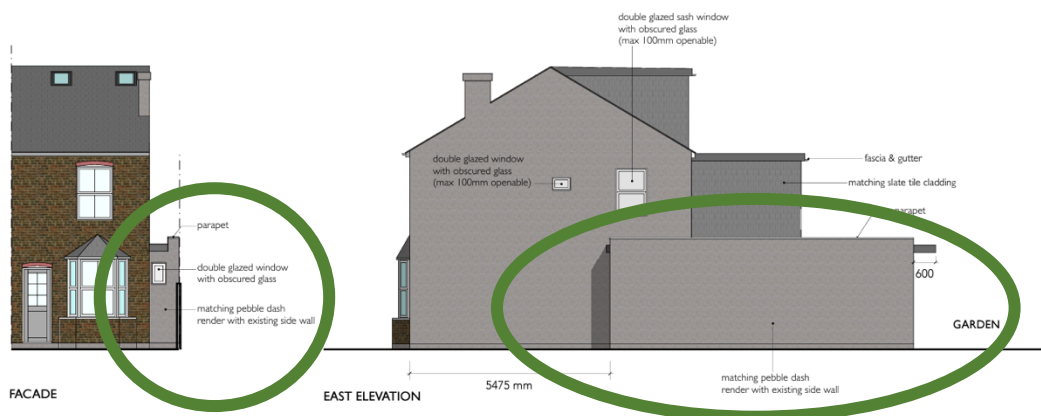
WEST ELEVATION



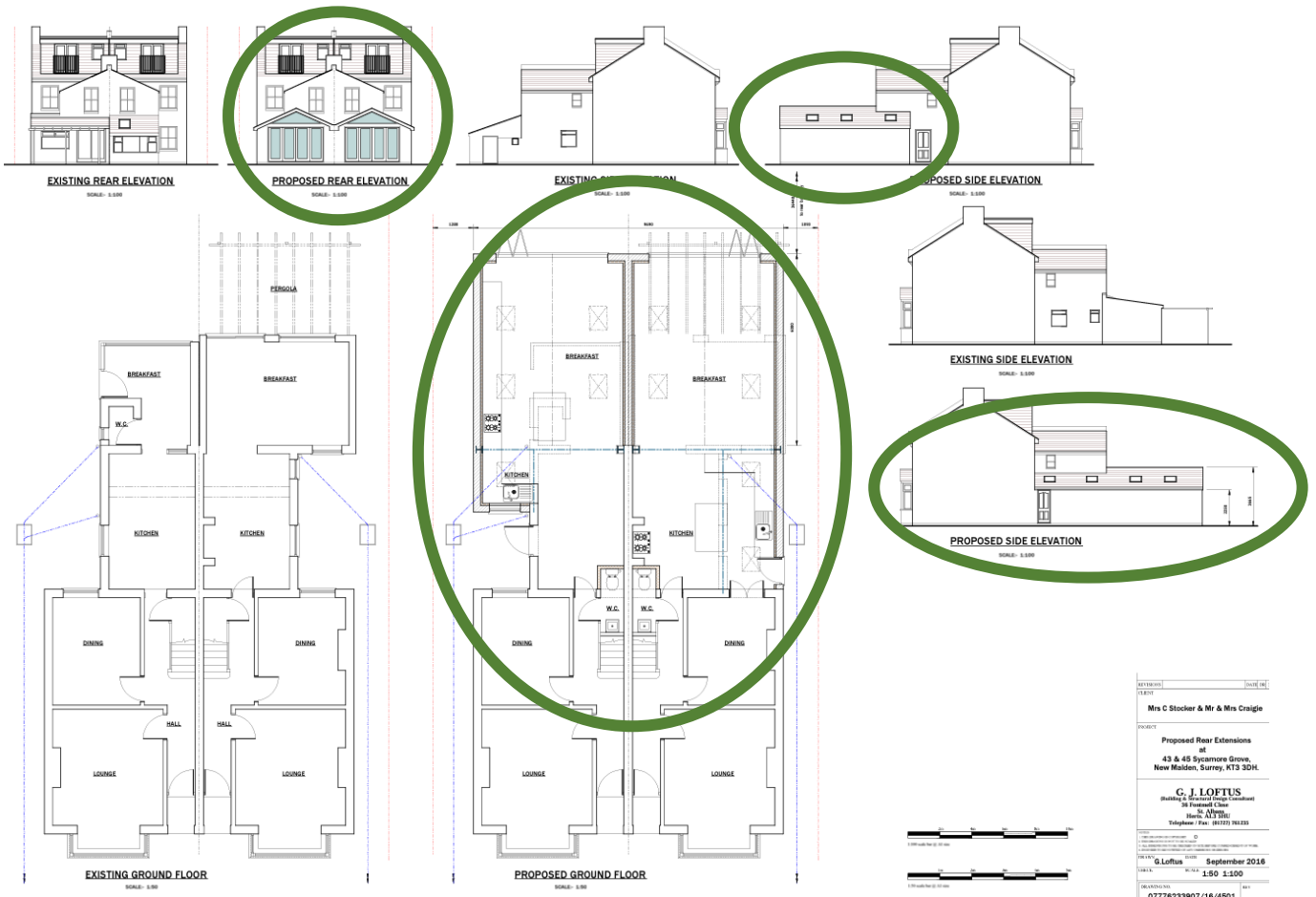
EAST ELEVATION



REAR ELEVATION

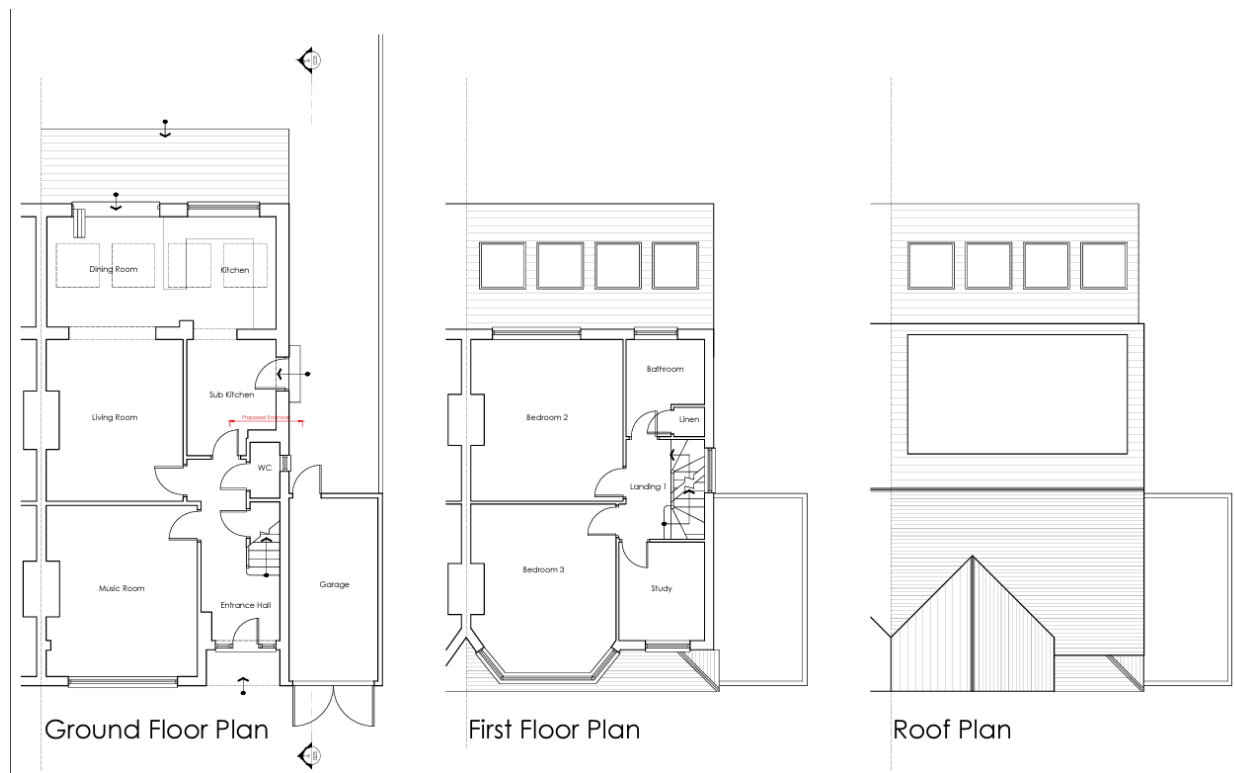


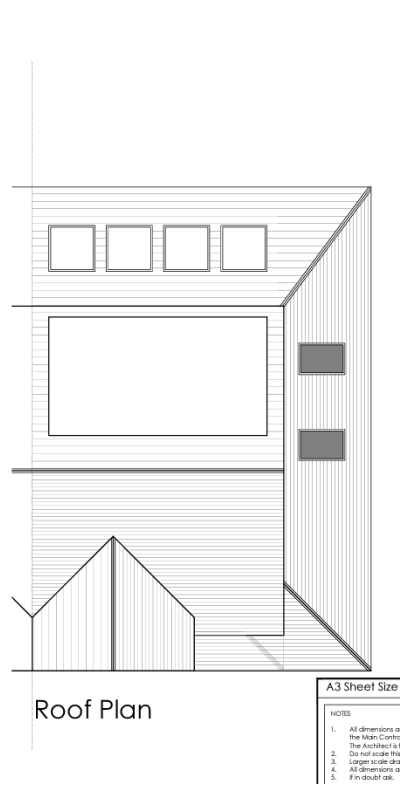
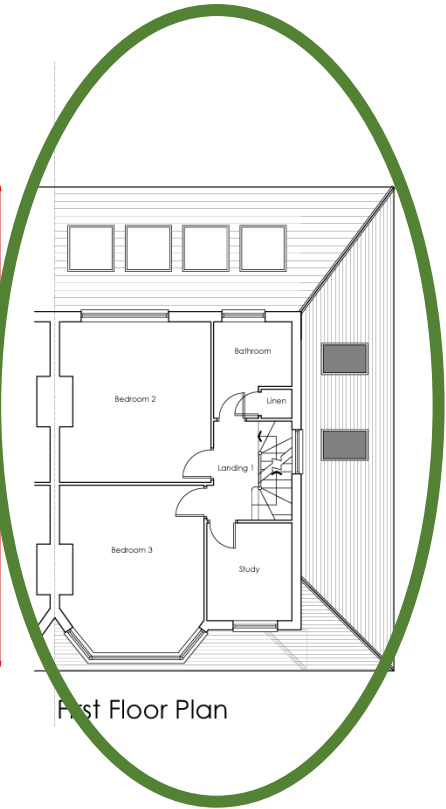
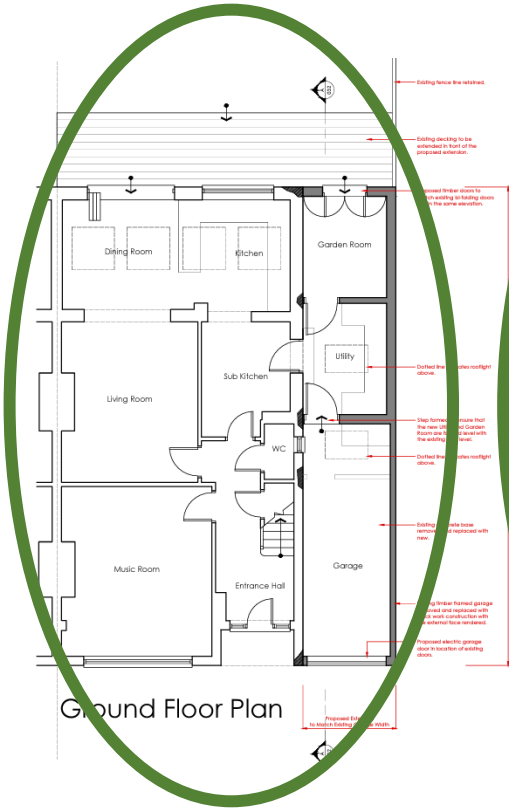
Drawings for 43-45 Sycamore Grove



Mrs C Stocker & Mr & Mrs Craigie
 Proposed Rear Extensions
 at
 43 & 45 Sycamore Grove,
 New Malden, Surrey, KT3 3DH.
G. J. LOFTUS
 Architects, 20 Farnham Road,
 New Malden, Surrey,
 Surrey, Surrey, Surrey
 Telephone / Fax: (01753) 941233
 September 2016
 1:50 1:100
 07776233907/16/4501

Drawings for 27 Sycamore Grove





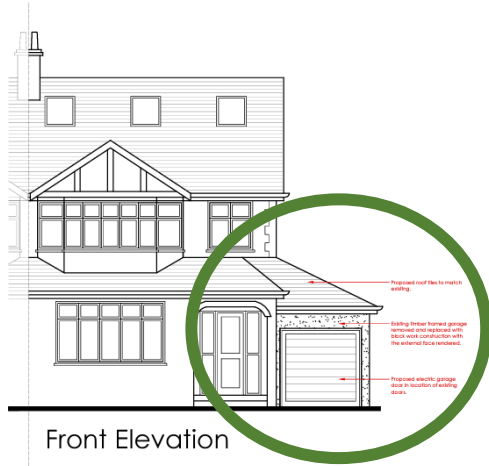
A3 Sheet Size

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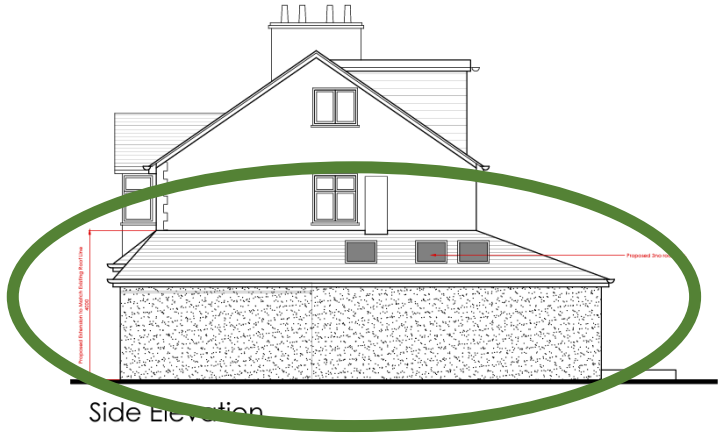
1. All dimensions as the Main Contractor before the Architect is to be shown
2. Do not scale the drawing, as larger scale drawings are to
3. All dimensions are in millimetres
4. All dimensions are in millimetres
5. If in doubt ask.



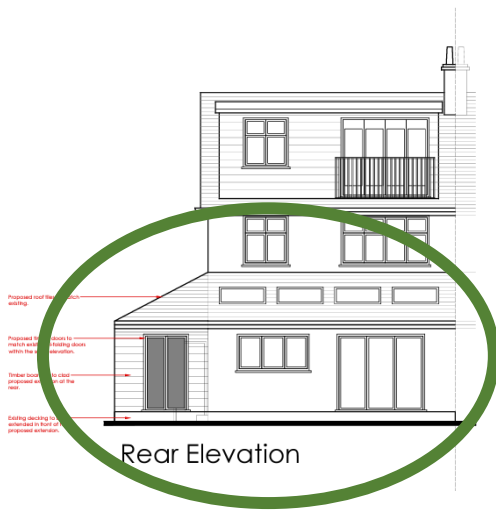
A3 Sheet Size	
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Project	27 Sycamo New Maldt Surrey, KT3 3DH
Client	Mr & Mrs Pr
Title	Existing Elev
Scale	1:100 @ A3
Date	May 2015



Front Elevation



Side Elevation



Rear Elevation

A3 Sheet Size	
NOTES	
<ol style="list-style-type: none"> 1. All dimensions and levels are the Main Contractor before the Architect is to be informed. 2. Do not scale this drawing, as larger scale drawings are to be used. 3. All dimensions are in millimetres unless stated otherwise. 4. All dimensions are in millimetres unless stated otherwise. 5. If in doubt ask. 	
Project	27 Sycamore New Malden Surrey KT3 3DH
Client	Mr & Mrs Pr
Title	Proposed E
Scale	1:100 @ A3
Date	May 2015