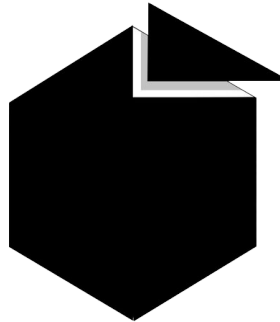


GRAVESHAM BOROUGH COUNCIL



SIXTHART ARCHITECTURAL DESIGN STUDIO

DESIGN AND ACCESS STATEMENT Finlarig, White Post Lane Gravesend DA13 9AX

CONTENT

1. INTRODUCTION	2
2. THE SITE AND FLOOD RISK	2
3. PLANNING HISTORY	4
4. LANDSCAPE	4
5. ACCESS AND ENERGY	5
6. THE PROPOSAL	7
7. SCALE	9
8. SITE PHOTOS	9
9. PROPOSED AND EXISTING PLANS	11
10. CONCLUSION	14

1. INTRODUCTION

This design and access statement is in support of the proposal submitted for the rear garage extension and front porch to seek consent for the property which is Finlarig, White Lane DA13 9AX.

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

- Site Plan
- Location Plan
- 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 Finlarig, White Post Lane Gravesend DA13 9AX in the Council of Barnet.

- The site benefits from being in a flood risk zone 1.
- The site is not a listed building however it is locally listed.
- The property is located within a heavily residential area.
- Each property has a front garden enclosed and rear gardens.
- There are similar properties in the property area.
- LLFA is Kent Council.

FINLARIG, WHITE POST LANE, SOLE STREET, COBHAM, GRAVESEND, DA13 9AX

Surface water

Low risk

Surface water

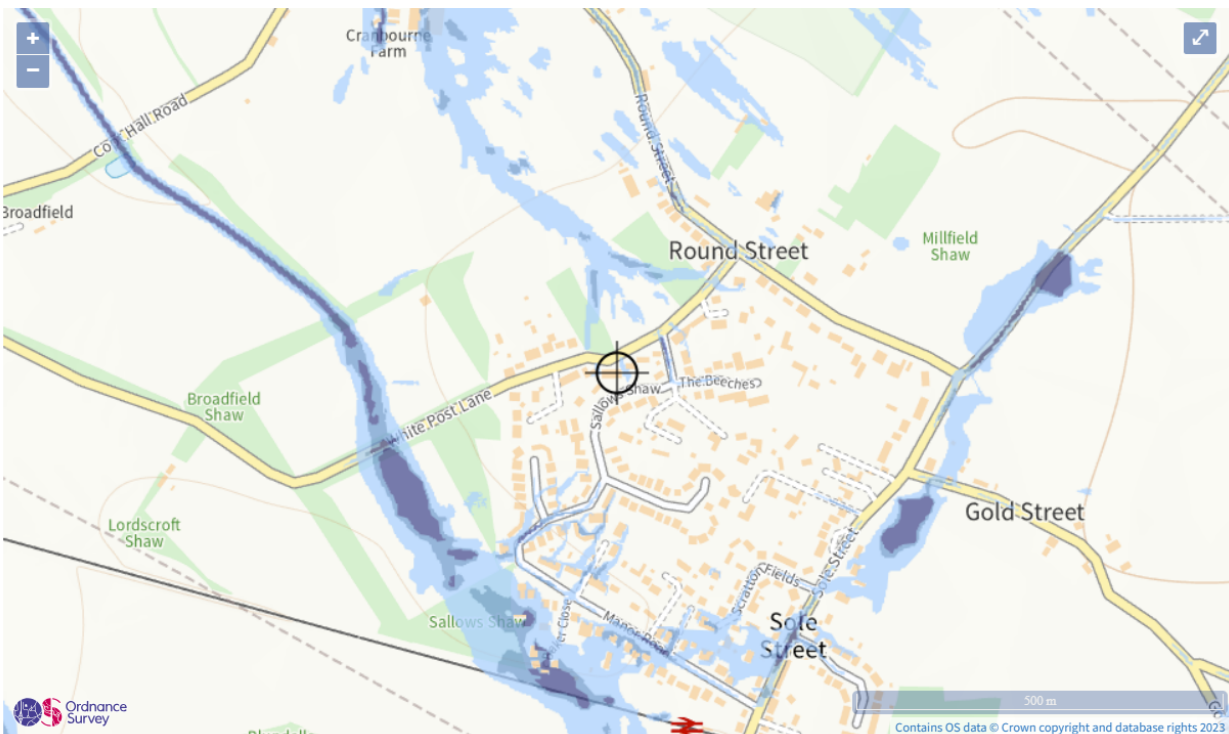
Very low risk

FLOOD RISK

Extent of flooding

LOCATION

DA13 9AX



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

3. PLANNING HISTORY

- [Development of land at White Post Lane, Sole Street, Cobham](#) Ref. No: 19570077 | Status: Application Permitted Year: 1957

4. LANDSCAPE

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

5. ACCESS AND ENERGY

- Existing entrance will remain the same.

-Energy certificate

Finlarig White Post Lane Sole Street GRAVESEND DA13 9AX		Energy rating D
Valid until 8 March 2033	Certificate number 0384-1009-7267-7207-5200	

Property type

Detached house

Total floor area

111 square metres

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

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

SIXTHART ARCHITECTURAL DESIGN STUDIO, 12 EATON ROW , LONDON, SW1W 0JA,
UK REGISTRATION NUMBER 10890496
ERHAN@SIXTHART.CO.UK
www.sixthart.co.uk

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 25 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 291 kilowatt hours per square metre (kWh/m²).

6. THE PROPOSAL

- The property is a detached house, and the property has a rear and front garden.
- Our Proposal is an erection of an extension to the existing garage and front porch.
- The property address is Finlarig White Lane DA13 9AX.
- The garage function will remain the same. The garage will have new access from the room.
- We will make a connection between the house and the garden room for water.
- Our front Porch proposal main idea is energy efficiency,safety and more usage of dead space.
- There will be double glazing windows(u-value) and double glazing uPVC doors.
- The porch will be built with traditional London brick which is fire safe. All materials will be matched to existing property and neighbors.
- We will use handcrafted tiles inside the porch.
- We will use our current flat roof for the porch.So,we don't want to change roof style/height for the porch.
- The proposed porch area floor will be handcrafted tiles with suspended floor and it will be 100mm celotex GA4000 insulation underside of joists not less than 150mm above ground cover.
- 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 600ctrs. 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

SIXTHART ARCHITECTURAL DESIGN STUDIO, 12 EATON ROW , LONDON, SW1W 0JA,
UK REGISTRATION NUMBER 10890496

ERHAN@SIXTHART.CO.UK

www.sixthart.co.uk

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 garage to 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 GARAGE NIA

Garden Room 20 sqm

PROPOSAL GARAGE NIA

Garden Room 28 sqm

EARNING: 8 sqm.

EXISTING Porch NIA

Garden Room 0 sqm

PROPOSAL Porch NIA

Garden Room 5 sqm

EARNING: 5sqm.

8.SITE PHOTOS





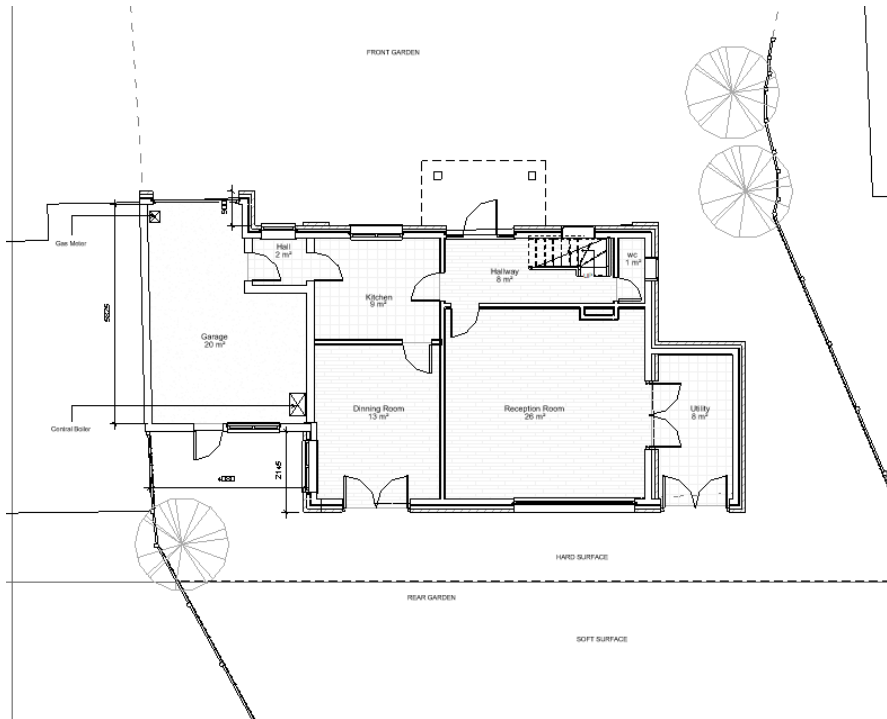
SIXTHART ARCHITECTURAL DESIGN STUDIO, 12 EATON ROW , LONDON, SW1W 0JA,
UK REGISTRATION NUMBER 10890496

ERHAN@SIXTHART.CO.UK

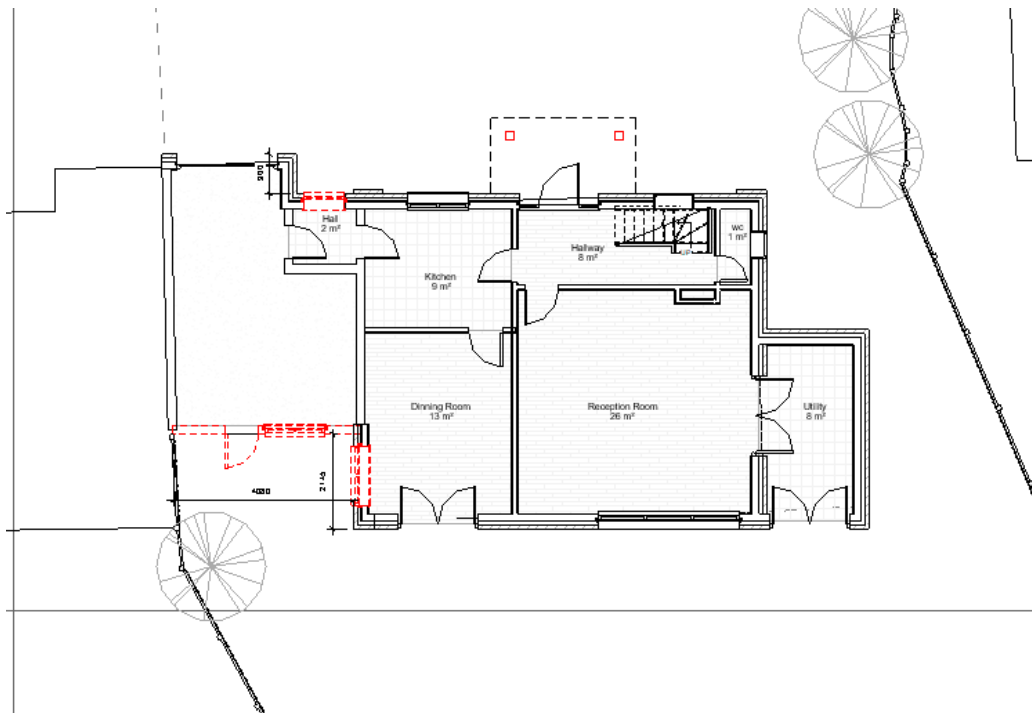
www.sixthart.co.uk

9. PROPOSED AND EXISTING PLANS

9.1 EXISTING PLANS



9.2 DEMOLISH PLANS

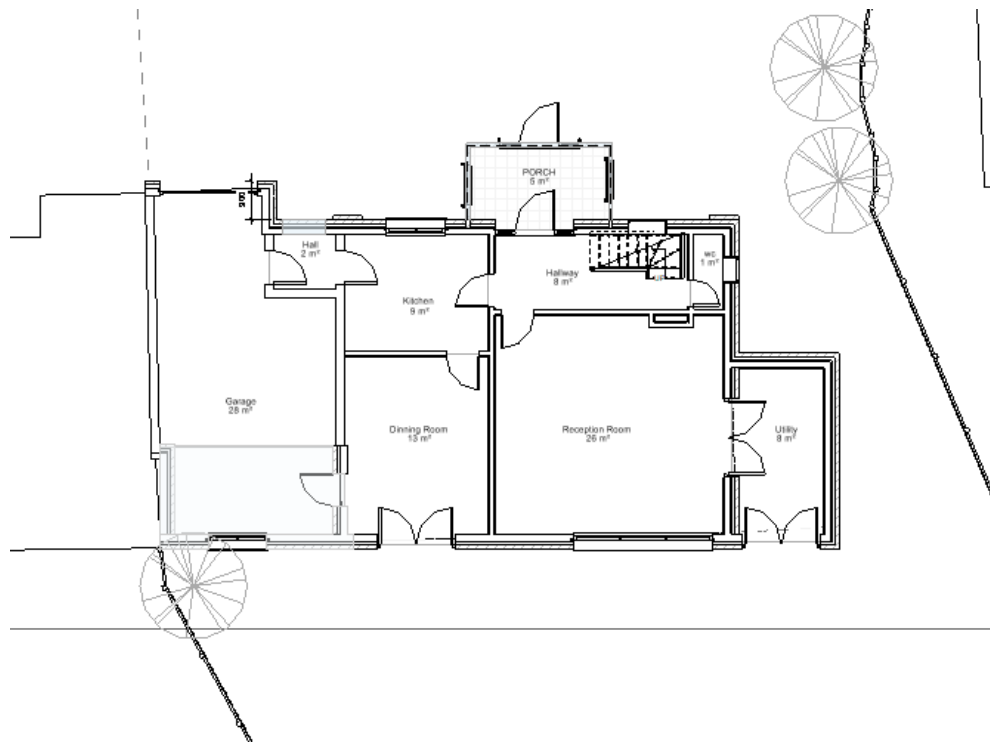


SIXTHART ARCHITECTURAL DESIGN STUDIO, 12 EATON ROW, LONDON, SW1W 0JA,
UK REGISTRATION NUMBER 10890496

ERHAN@SIXTHART.CO.UK

www.sixthart.co.uk

9.3 PROPOSAL PLANS



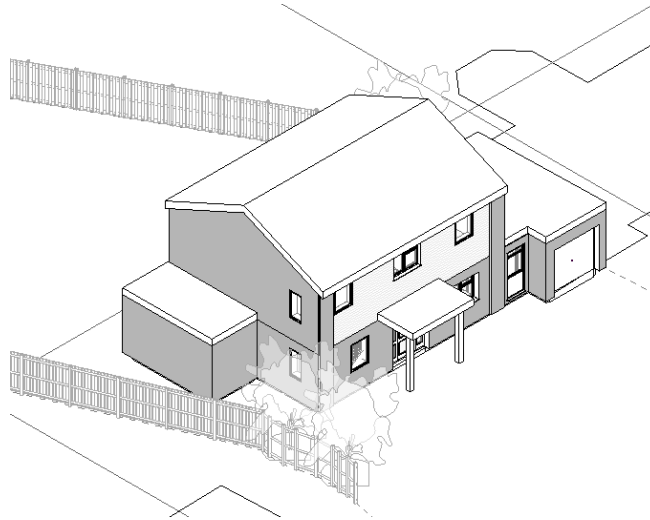
SIXTHART ARCHITECTURAL DESIGN STUDIO, 12 EATON ROW , LONDON, SW1W 0JA,
UK REGISTRATION NUMBER 10890496

ERHAN@SIXTHART.CO.UK

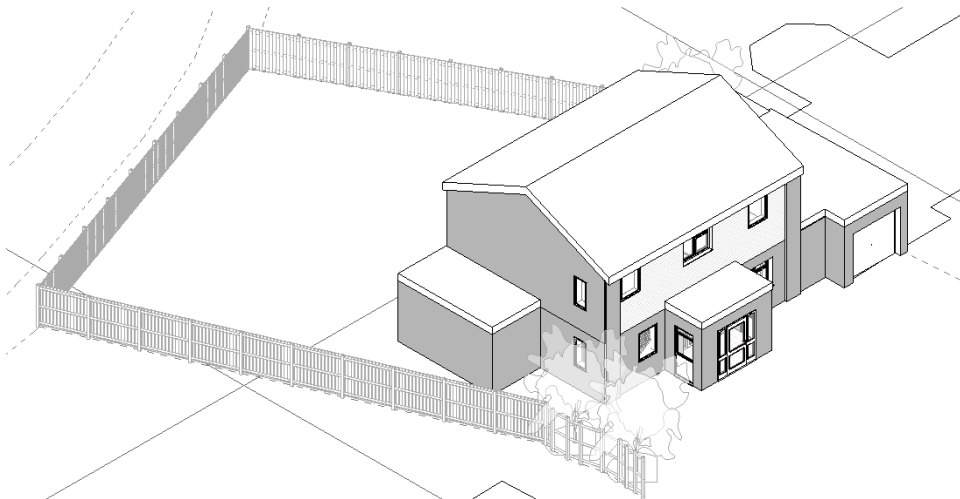
www.sixthart.co.uk

9.3 ILLUSTRATIONS

EXISTING FRONT PERSPECTIVE



PROPOSED FRONT PERSPECTIVE



SIXTHART ARCHITECTURAL DESIGN STUDIO, 12 EATON ROW , LONDON, SW1W 0JA,
UK REGISTRATION NUMBER 10890496

ERHAN@SIXTHART.CO.UK

www.sixthart.co.uk

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
www.sixthart.co.uk
erhan@sixthart.co.uk