

#2145
BLAYNEY

DESIGN & ACCESS STATEMENT

Revision C



JRD KENT LTD | ARCHITECTS

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CONTENTS

*Drawings shown not to scale
unless otherwise stated*

Project Synopsis
3 Project Brief

Site Analysis
4 Site Location
5 Site Constraints
7 Site Photographs

Design Proposal
12 Design Strategy
12 Site Analysis
13 Proposed Site Plan
14 Materials Palette
15 Proposed Elevations
19 Proposed Floor Plans

Design Review
22 Proposal Summary

PROJECT SYNOPSIS

PROJECT BRIEF

This document looks at the proposal of replacing the existing shallow pitch roof in need of repair for a new design with a view to creating usable living space without increasing the footprint of the building.



SITE ANALYSIS

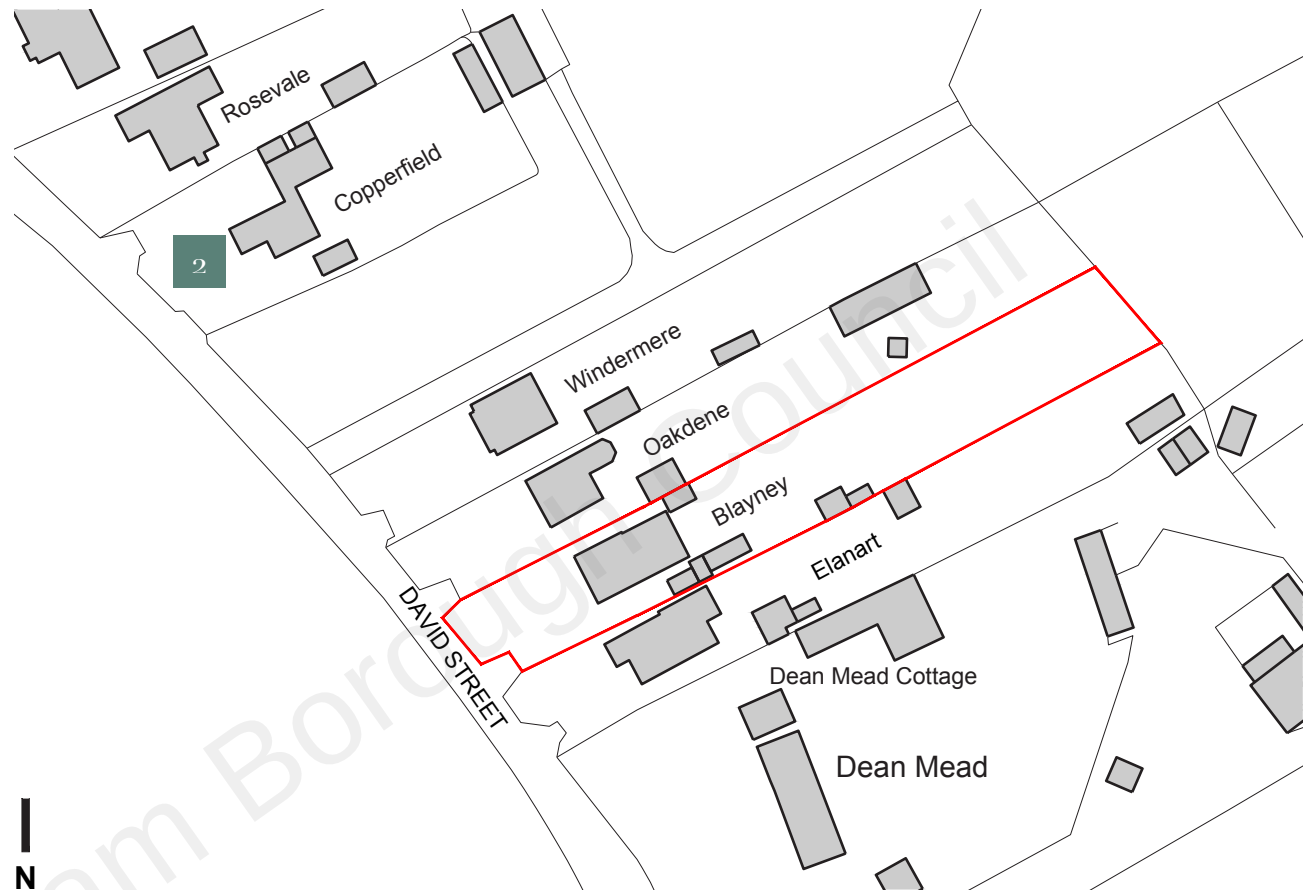
SITE LOCATION

Blayney, the property in question, is a detached house on David Street, Meopham.

SITE CONTEXT

The house is set forward on an elongated plot with a large rear garden, similar to the neighbouring sites. Over time, the houses along David Street have been extended and adapted, creating a range of materials, designs and proportions resulting in most houses looking unique to their neighbours.

An example of this can be seen in Copperfield, a house within close proximity to the site that demonstrates a unique design and profile, in particular the roof design that replicates a traditional 'Dutch barn' style.



02. Copperfield (source: Rightmove)



02. Copperfield (source: Google Earth)

-- Site Boundary

01. Location Plan

02. Copperfield Photographs



I
N 01



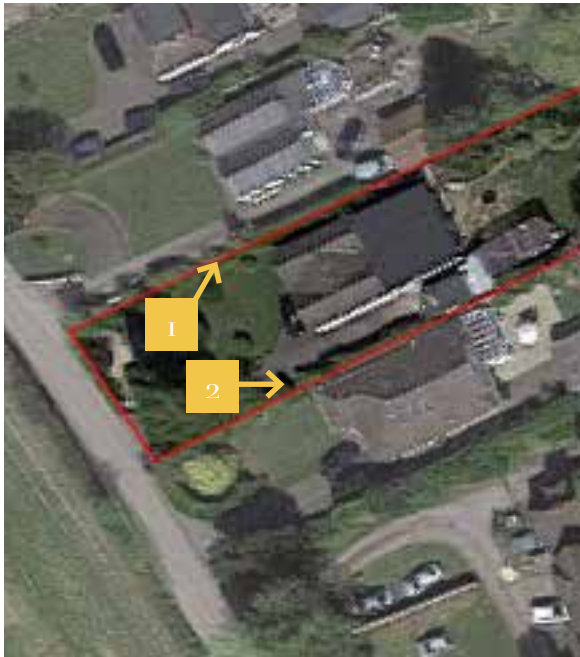
SITE PHOTOGRAPHS

From Top Down

01. Looking North-East at the front of the house
02. Looking along the South facade, the recently completed rear extension is visible finishes in grey



02



I
N 01



02

From Top Down
01. Looking North at the neighbouring property
02. Looking East at the other property who
converted their loft space to create additional
living space with rooflights; a reflection of what
this proposal looks to achieve



I
N 01



From Top Down
 01. Stood in the rear garden looking back towards the house at the recently completed rear extension.
 02. Looking South towards the back of the neighbouring property featuring rear facing first floor windows



02

SITE CONSTRAINTS

The site is within the Green Belt, and as a result, special care and attention will be needed to design a scheme appropriate and respectful of the rural setting. To support this, inspiration will be taken from the materials and styles used locally to ensure the proposal reflects the surrounding context.

PLANNING HISTORY

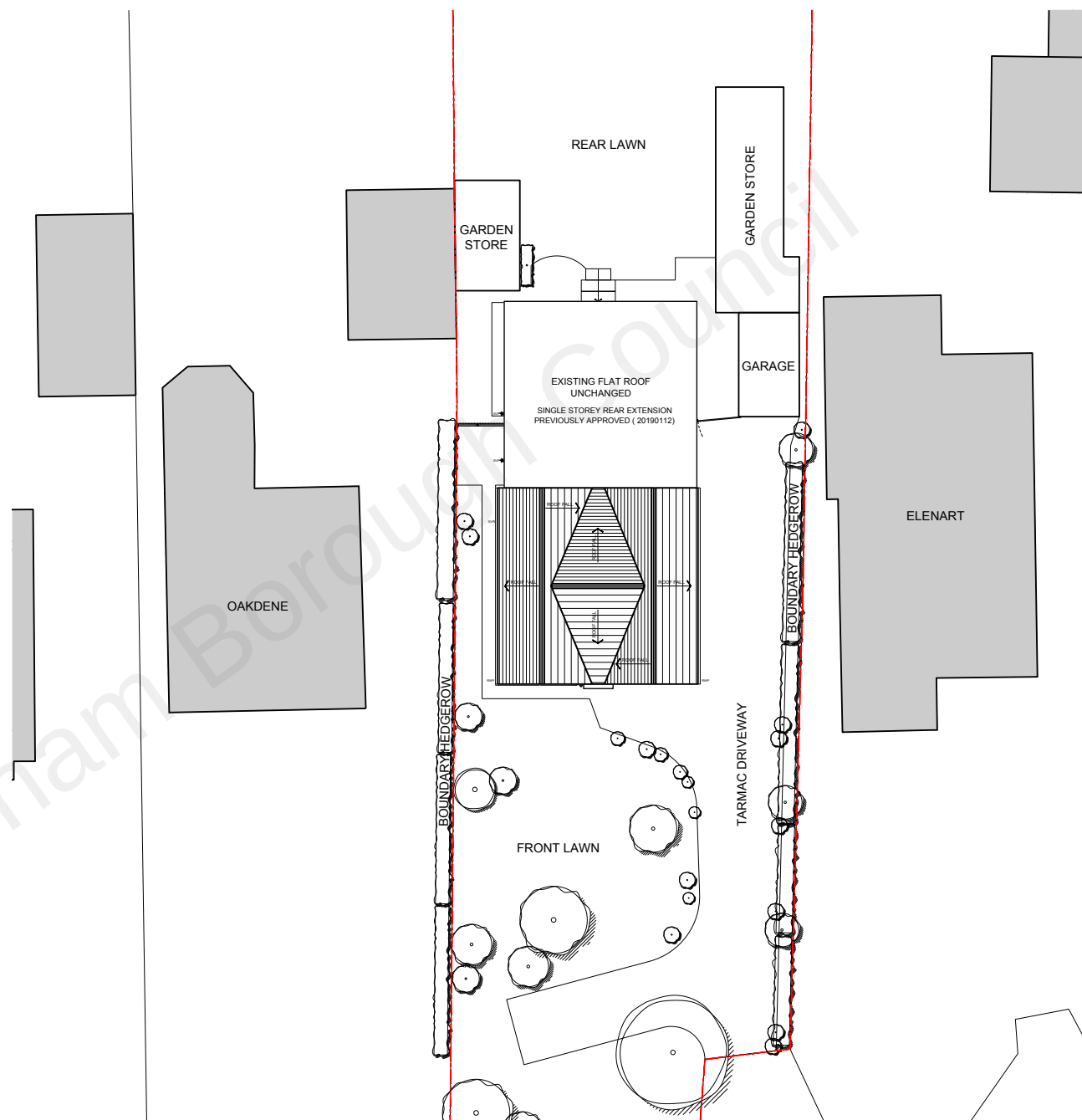
Ref. 20190112

Prior Approval not required - Completed
Single storey rear extension with a depth of 8 metres, maximum height of 3.0 metres and eaves height of 3.0 metres.

Ref. 20190110

Certificate Granted - Not yet Completed
Application for a Lawful Development Certificate in respect of the proposed erection of a detached garage and erection of a front porch.

-- Site Boundary
01. Existing Site Plan



PREVIOUS APPLICATION

An application to replace the roof was submitted last year however the Planning Officer considered the proposal not in-keeping with the Green Belt.

Ref: 20220061 - ACKLET

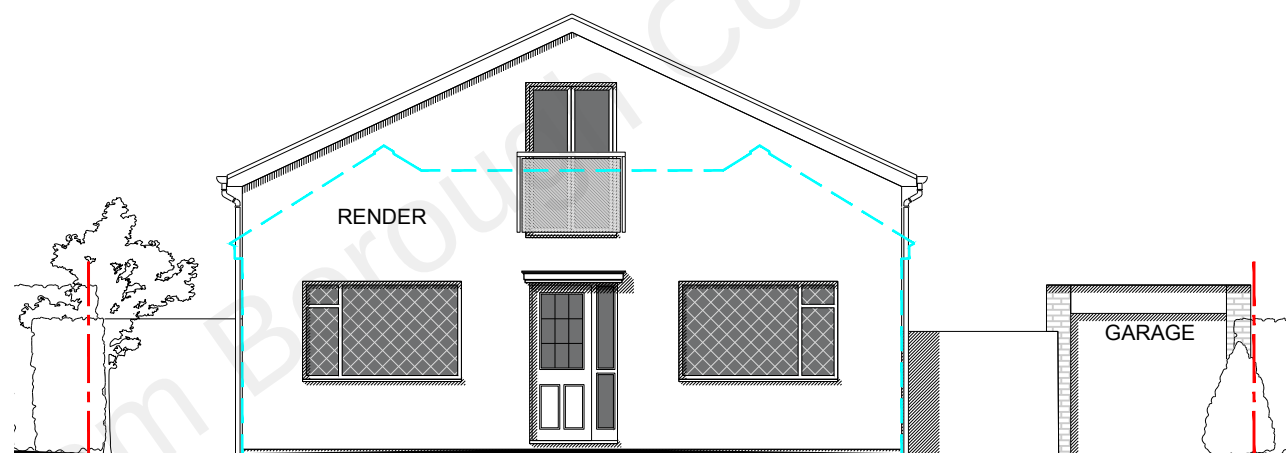
Replace roof, raise roof height, conversion of loft to habitable rooms with 4no. rooflight windows, double doors and Juliette balcony to front elevation and insertion of a new first floor window to rear elevation.

Status - Withdrawn

In summary, the reason for refusal was;

- The proposed eaves height was higher than the existing.
- The design was considered 'bulky' and 'disproportionate'.
- It was considered to have a negative impact on the openness of the Green Belt.
- The Juliet Balcony looked out of place.

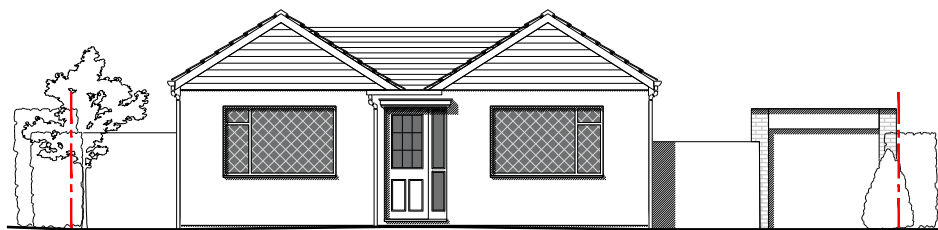
Following the withdrawal of the previous application (20220061) the scheme was re-designed in-line with comments made by the planning officer (eaves lowered, balcony removed) and resubmitted for an informal pre-application. Despite the alteration, the scheme was still not considered suitable.



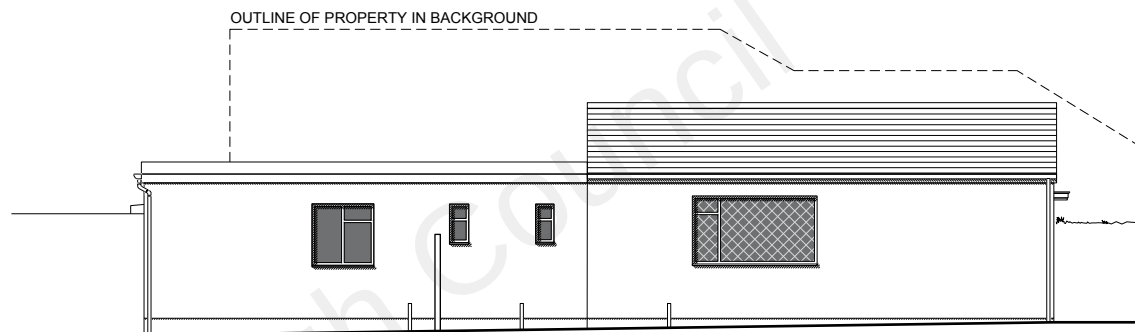
Drawings previous submitted (Ref 20220061)

-- Outline of Existing Property

01. Proposed Front Elevation



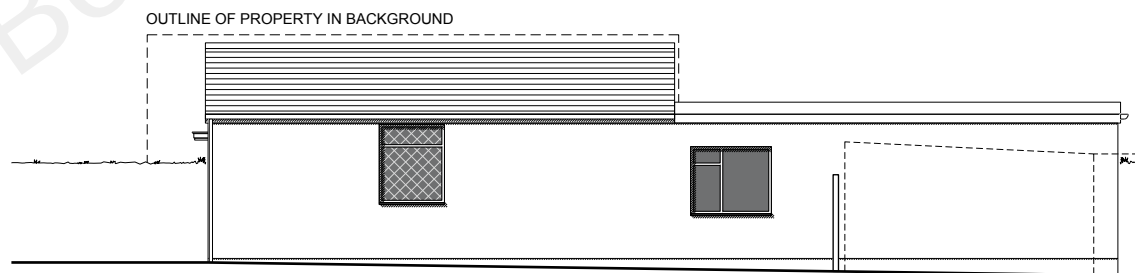
Existing Front Elevation



Existing Side Elevation

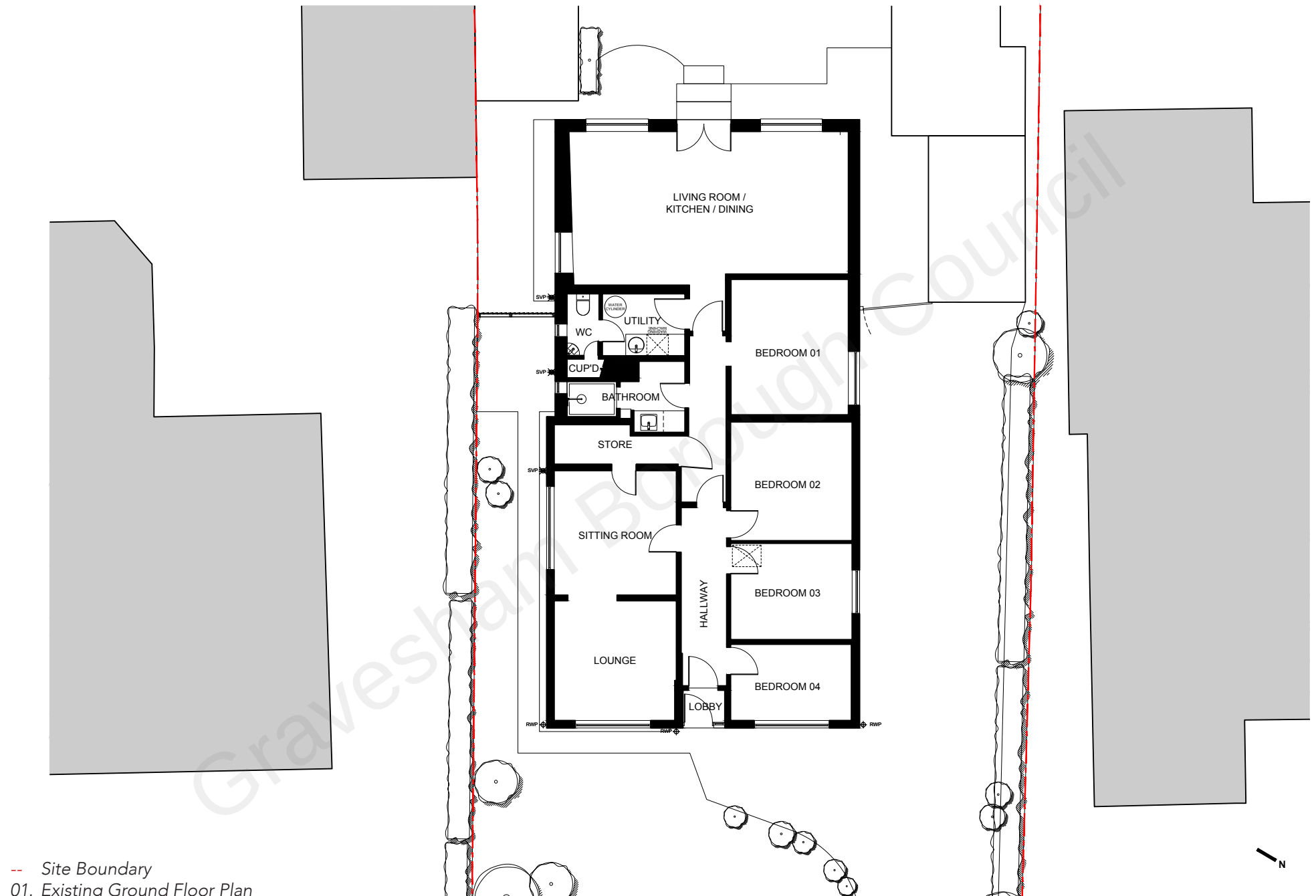


Existing Rear Elevation



Existing Side Elevation

-- Site Boundary
01. Existing Elevations



DESIGN PROPOSAL

DESIGN STRATEGY

This proposal looks to create additional floor space, something that has become increasingly important given the size and age of the property, without increasing the footprint.

The new roof would cover the original house, equal to only half of the current footprint.

To prevent the new roof from appearing bulky or making the house out of proportion to those around it, the design looks to create the additional area within the roof-space opposed to creating a full additional level, like a conventional first floor.

Previously a conventional shallow pitch roof was proposed, however to create the required floor space, the eaves needed to be raised which was considered unacceptable and harmful to the Green Belt.

To retain the current eaves height whilst still creating a reasonable amount of usable floor space without increasing the ridge height from what was previously proposed, the roof profile has been completely re-designed.

Inspiration was taken from a property within the immediate context and visible from

the site in question. Copperfield, a property referenced earlier in this document, features a 'Dutch barn' style roof which has low eaves, a steep pitch and then a shallower pitch at the top helping to keep the ridge height low.

Adopting this design would replicate a style already found within the Green Belt and visible from the site, would help keep the eaves height as they are currently, and prevent increasing the ridge height beyond what was previously submitted; all factors that are beneficial to the Green Belt and would prevent the design appearing bulky or out of place.

The Juliet balcony that was considered out of place has been removed, and to further address comments about a bulky design, the front elevation will feature cladding above ground floor level replicating the cladding already on the property.

In summary;

- The footprint has not been increased.
- The eaves height has been retained.
- The front elevation will feature cladding.
- The ridge height has not been increased since the last proposal.
- The Juliet balcony has been removed.
- The design has been taken directly from a building visible from the site.

SITE ANALYSIS

Overlooking - The proposal features two windows; one looking forward towards the road and the other looking down the applicants own garden. With this in mind, there would be little to no impact in terms of overlooking.

Overbearing - The proposal does not increase the footprint, would not be nearer to the boundaries, does not cover the full footprint, and has been designed to keep the height as low as possible.

Lighting - None proposed.

Boundary Treatment - None proposed.

Parking - No impact.

Access & Highways - No impact.

Biodiversity - As the proposal is built over the existing footprint there would be no impact.

PROPOSED SITE PLAN

- A. The house remains the same distance from all boundaries.
- B. The new roof would extend over half of the property only.
- C. The property is set back from the road and therefore would have a reduced visual impact.
- D. The two proposed windows face the front and rear gardens helping to reduce overlooking. Four rooflights have been proposed at high level.



- Site Boundary
 - Outline of Existing Property
01. Proposed Site Plan

MATERIALS PALETTE

The materials palette has been drawn directly from the existing house to reduce the visual impact of the alterations as well as ensuring the materials are appropriate to the rural setting and the Green Belt.



Render

The existing render will be retained and painted grey to reflect the rear of the property.



UPVC Windows

Consistent with the rest of the house, the proposed windows will be white UPVC double glazed windows.



Cladding

Replicating the cladding already on the front of the property, the upper level of the proposed gables will be clad in cement board finished black to provide a hard-wearing material that visually reflects the existing house.



Slate Effect Tiles.

Due to the pitch of the proposed roof, the choice of tiles are limited however a slate effect tile would replicate numerous properties in the area and is not a material uncommon to the Green Belt.

PROPOSED ELEVATIONS

A. The purple line represents the outline of the previously submitted application. As demonstrated, the comments made by the planning officer have been taken into consideration and the eaves height has been kept at the current height. This helps to reduce potential overbearing and better reflect the neighbouring properties.

B. Cladding has been re-introduced to the front elevation to reflect the existing house.

C. The Juliet Balcony has been replaced for a window in response to the planners comments.



- Site Boundary
 - Outline of Existing Property
01. Proposed Front Elevation



- Site Boundary
 - Outline of Existing Property
01. Proposed Side Elevation



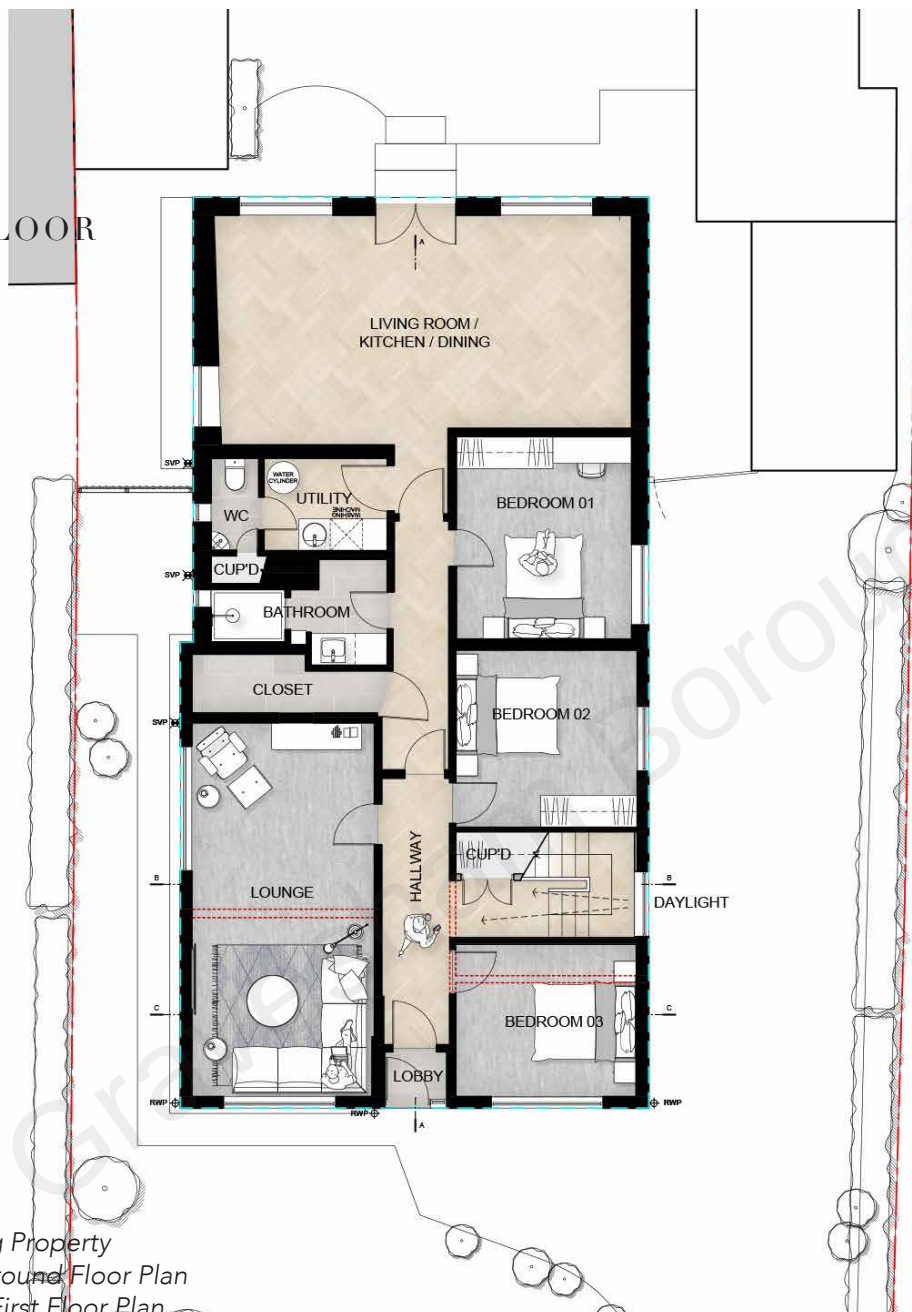
- Site Boundary
 - Outline of Existing Property
01. Proposed Rear Elevation



- Site Boundary
 - Outline of Existing Property
01. Proposed Side Elevation

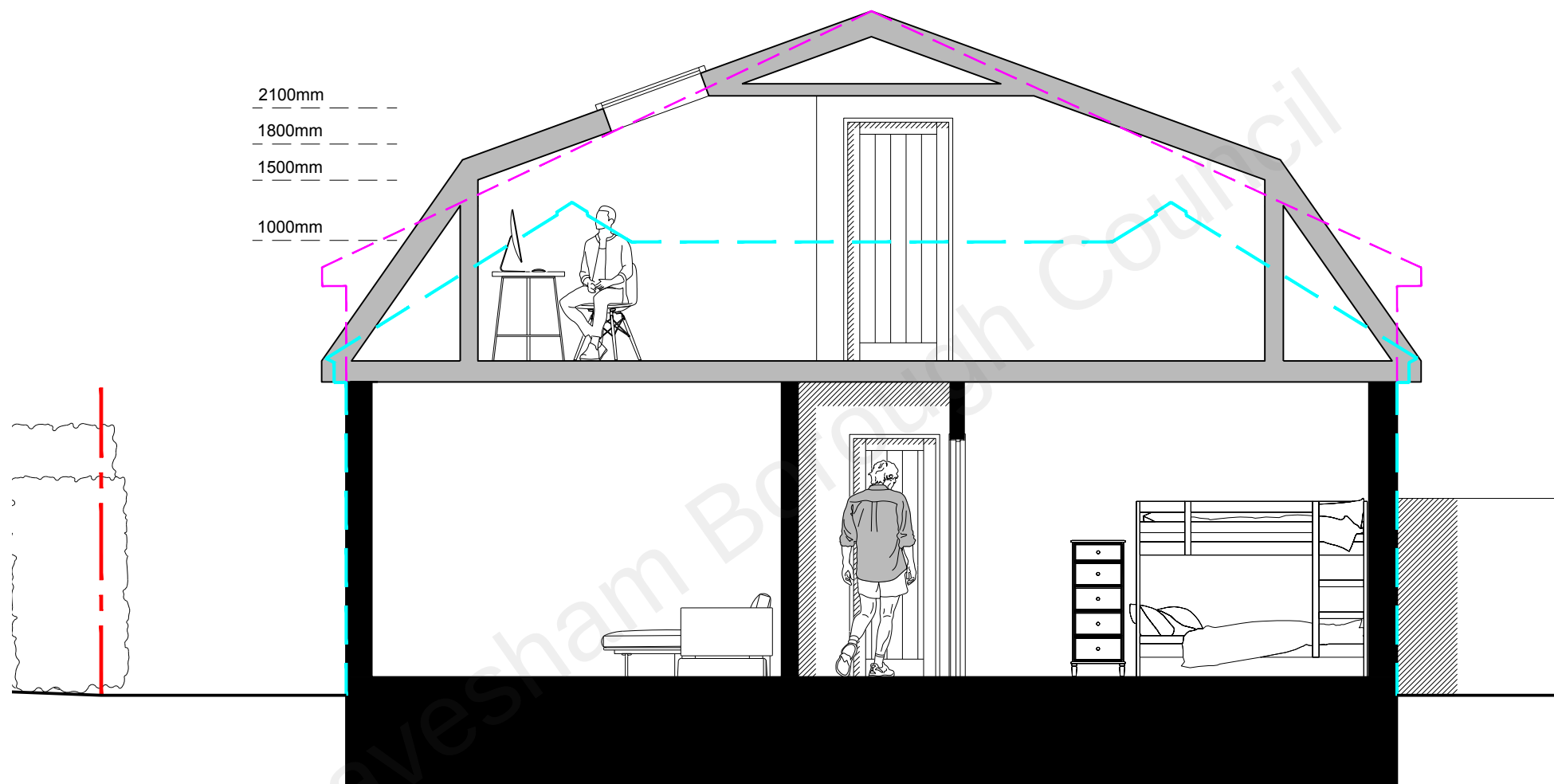
PROPOSED FLOOR PLANS

- Site Boundary
- - Outline of Existing Property
- 01. (Left) Proposed Ground Floor Plan
- 02. (Right) Proposed First Floor Plan





- Site Boundary
 - Outline of Existing Property
01. Proposed Section A



DESIGN REVIEW

PROPOSAL SUMMARY

This proposal looks to replace the existing roof with a new design that will create additional floor area within the roof space without adding a conventional level or increasing the footprint of the building.

Comments made following the previous application have been taken into consideration and the eaves height has been retained, the ridge height has not been increased from what was previously submitted, cladding has been reintroduced to the front facade, and the Juliet balcony has been removed.

As a result, the design directly replicates a property visible from the site ensuring the proposal reflects the surrounding character. This helped allow the eaves to be lowered, preventing the proposal from looking bulky, and in turn protecting the openness of the Green Belt. The materials have also been drawn directly from the site and the surrounding area.

With this in mind, we believe this proposal is modest in terms of scale, would reflect and compliment the surrounding context, would be sympathetic to the Green Belt and the rural context, as well as incorporating the planning officer's previous comments.



Gravesham Borough Council

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