

#2503
LONGFIELD ROAD

8 04 2025

DESIGN & ACCESS STATEMENT



JRD ARCHITECTS

TABLE OF CONTENTS

01	Preface
02	Present Arrangement
05	Site Photographs
06	Design Proposal
06	Materials Palette
07	Proposed Arrangement
08	Site Analysis

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This document is to be read alongside the supporting documents including existing & proposed drawings as well as any reports. Unless otherwise stated, drawings not to scale.

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PREFACE

LOCATION

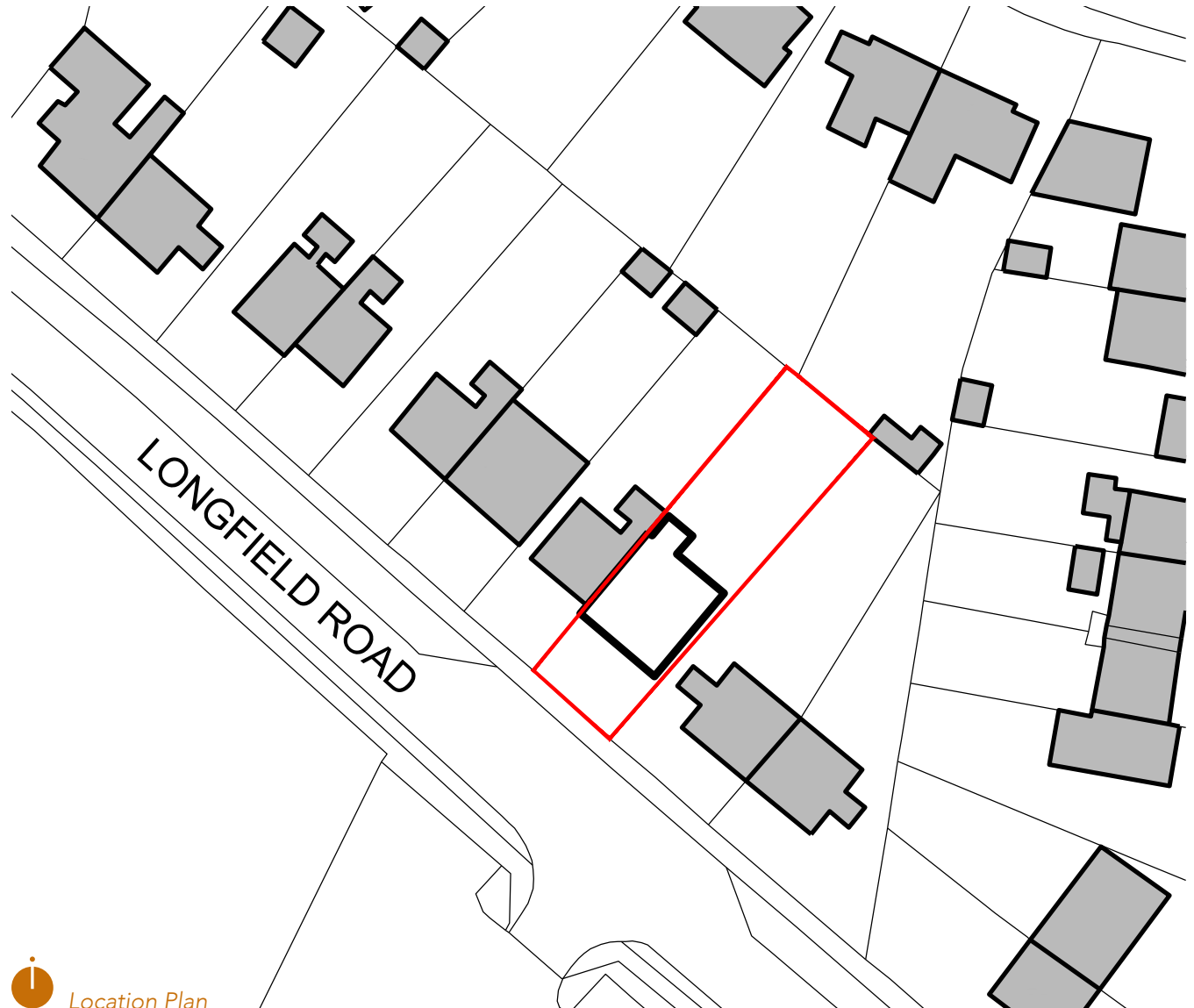
› 18 Longfield Road, Meopham, Gravesend
DA13 0EN

LOCAL CONSTRAINTS

› None Listed.

SYNOPSIS

- › To remove the existing conservatory which is prone to heat loss in the winter and overheating in the summer.
- › Replacing it with an energy efficient single-storey extension that will improve the energy performance of the house.
- › Increasing the footprint by no more than 2sqm, to improve the internal arrangement.



PRESENT ARRANGEMENT

SITE CONTEXT

Looking at the broader context of the site, the property is located within a residential area close to schools, shops and transport links.

The properties on either side of the house in question are also semi-detached, two storey, with various alterations making each unique; they are of an equal distance to the road, and each site is relatively similar in width.

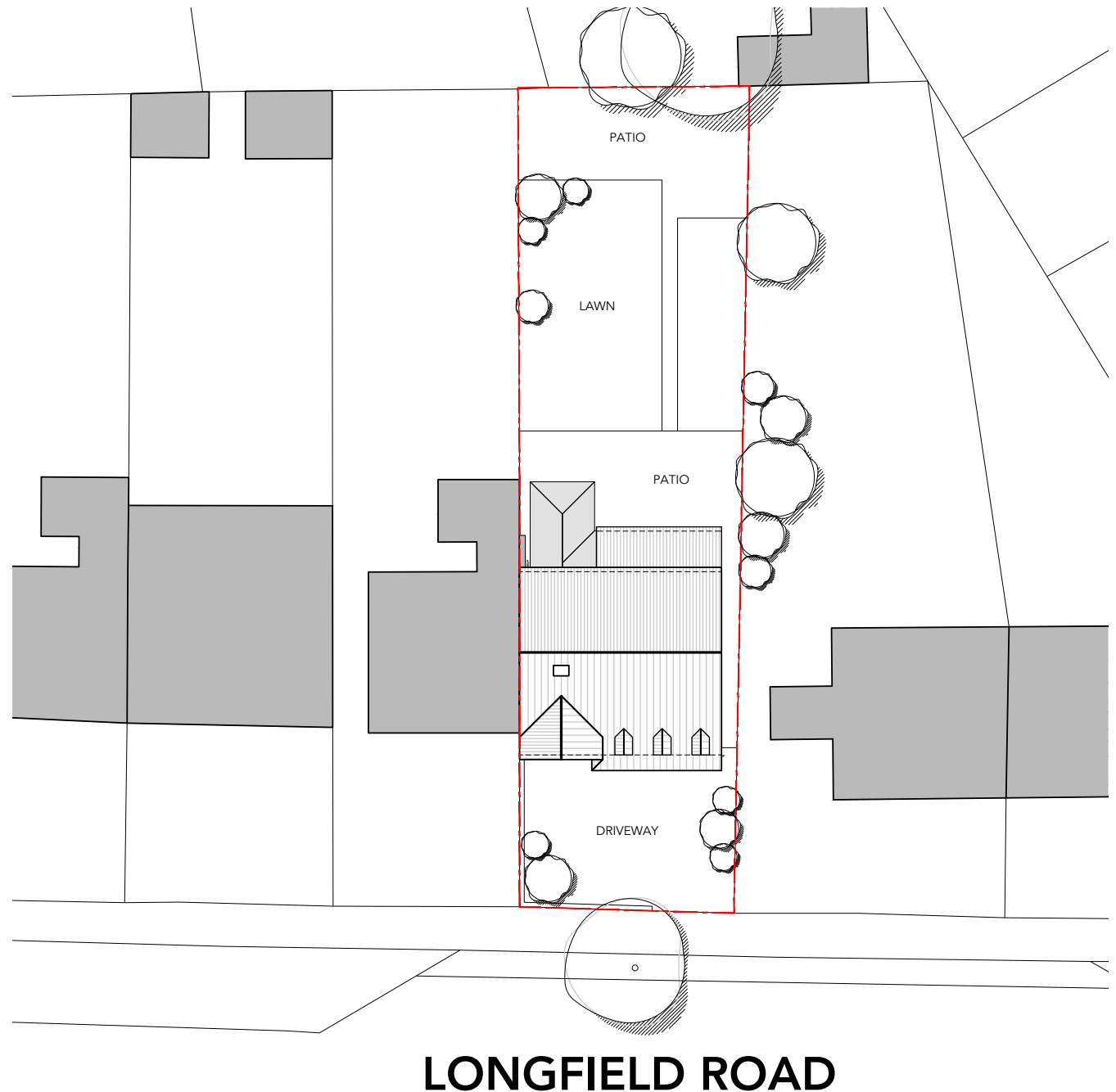
As visible from the Location Plan and Existing Site Plan, the majority of the properties along Longfield Road have added extensions to the back of the properties, either extending the house, adding conservatories, or garden rooms.

The house was extended previously, involving a two-storey side extension and a shallow single-storey rear extension half way across the back of the house.

BUILDING MATERIALS

Below are the materials currently used on the property;

- › External Walls - Multi-Stock Brick.
- › Roof Covering - Plain Concrete Tiles.
- › Fenestration - UPVC frames finished white.



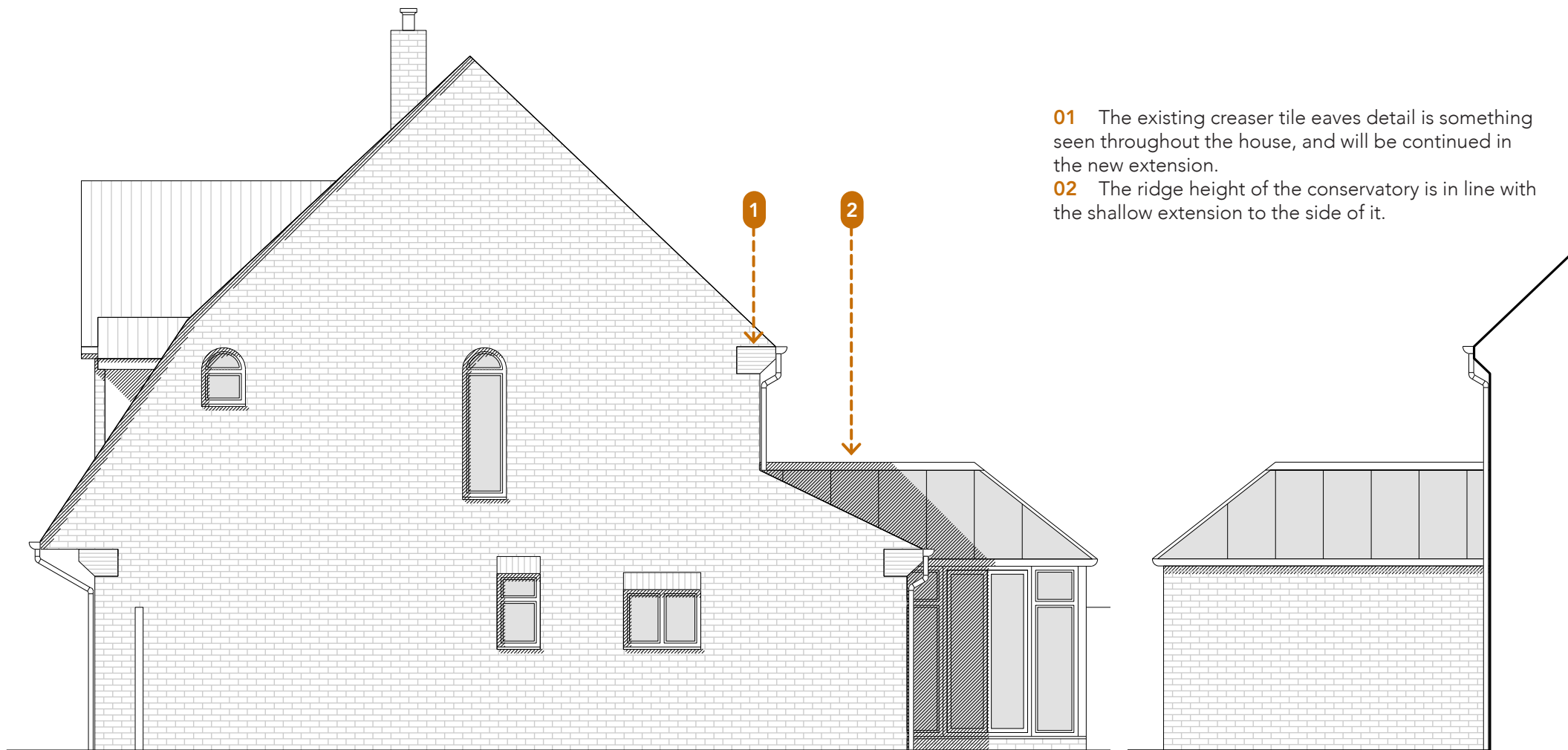
EXISTING ELEVATIONS

01 The conservatory that will be replaced with a new energy efficient alternative.

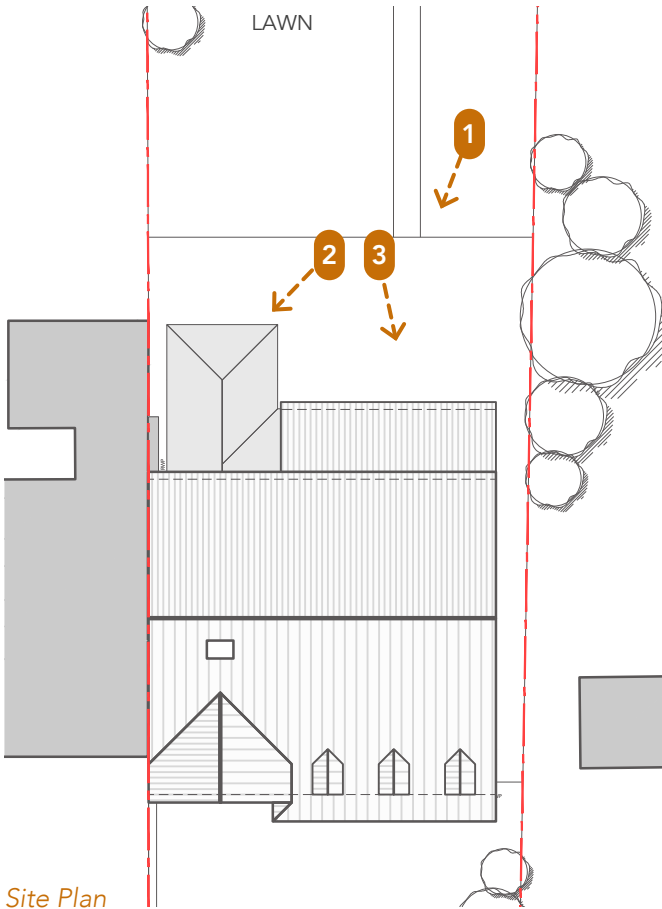
02 The shallow rear extension that was formed as part of the previous side extension.



(Above) Existing Rear Elevation



SITE PHOTOGRAPHS



01



02



03

DESIGN PROPOSAL

DESIGN STRATEGY

With the objective of replacing the existing conservatory with a new energy efficient extension, the aim is not to dramatically increase the footprint, but to try and keep the replacement within a similar position.

To prevent encroaching on the boundary to the West, the extension will keep the line of the existing wall closest to the boundary, therefore the replacement will be no nearer to the neighbours property.

In terms of the depth of the extension, this will remain the same. The only increase to the existing footprint will be towards the centre of the site, furthest from any neighbouring property, with a modest increase of 1.8 sqm. This will improve the internal arrangement with minimal impact in terms of overbearing.

To avoid the extension looking disjointed from the rest of the house, steps have been taken to reflect features already found on the house such as the mono-pitch roof across the back of the house, the creaser tile eaves details, the brick lintels, and the overall choice in materials.

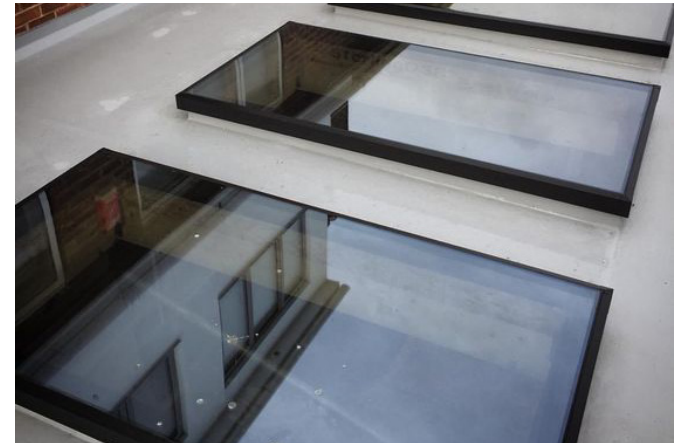
This will help maintain a visual continuity, whilst also helping to make the previous single-storey rear extension look like less of an addition by continuing the roof over this proposal.

MATERIALS PALETTE

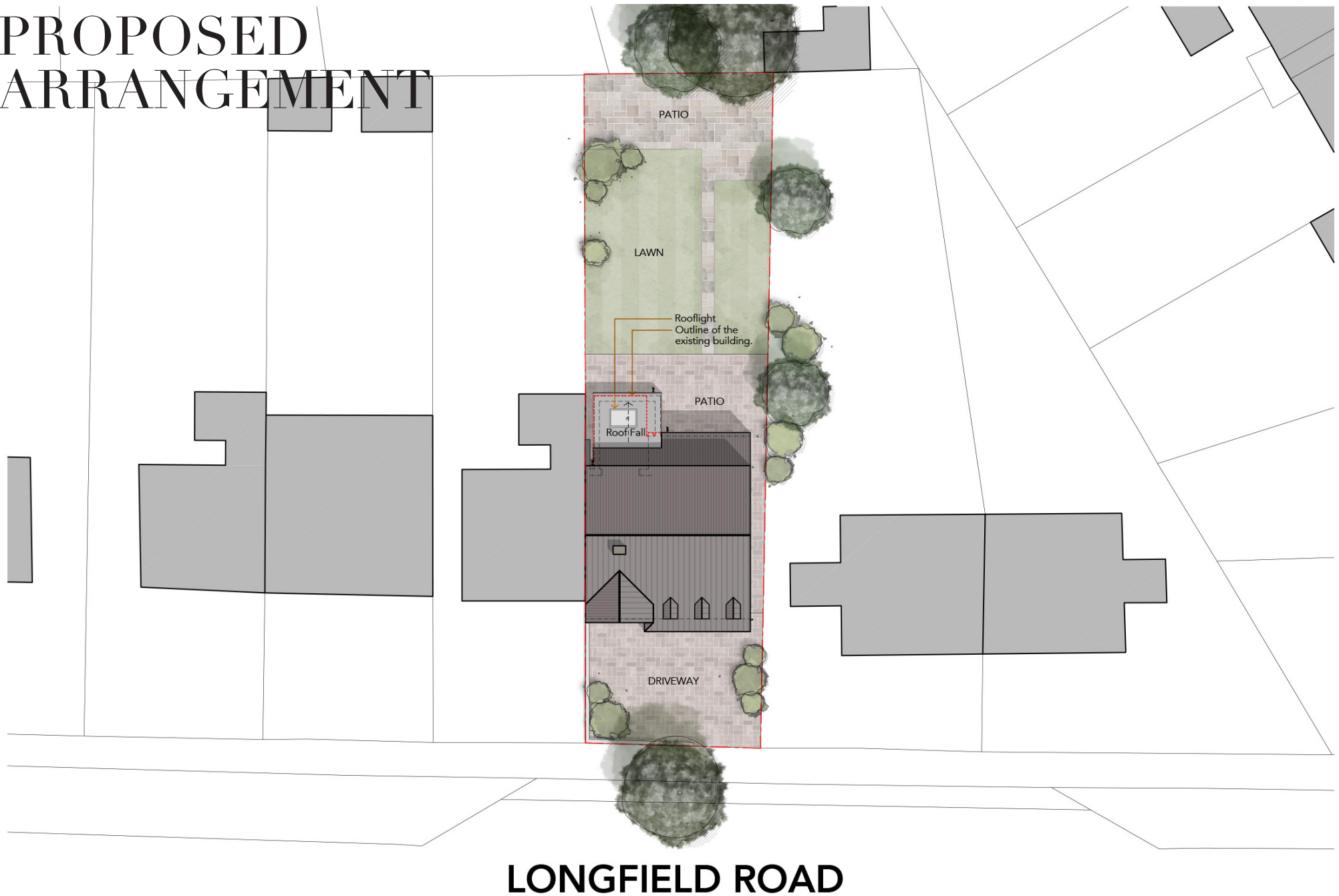
The proposed materials palette has been chosen to compliment the existing house. With this, the following materials were chosen for the proposed design;

- › External Walls - Multi-stock brick to match the rest of the house.
- › Roof Covering - Plain Concrete Tiles will be used for the shallow section of mono pitch roof. The rest of the roof will be flat, finished in a GRP which will have a dark grey finish.
- › Fenestration - The proposed external doors and windows will be made of UPVC frames finished white to match the rest of the house.
- › Rooflight - A flat rooflight is proposed as part of the extension, and being low-profile on a flat roof, will rarely be visible unless seen from an upper level.
- › Eaves & Soffit Boards - These will be white plastic to reflect the eaves and soffits of the original house.
- › Rainwater Goods - All gutters, down pipes and clips will be black plastic, reflecting the existing.

The images shown are for illustration purposes only and may not be an exact representation of the proposal.



PROPOSED ARRANGEMENT



SITE ANALYSIS

01 Site Lines - The extension will not be visible from the road, or any part of the public realm. In terms of visibility from the neighbouring properties, as the proposal will feature a flat roof, it will be lower than the existing conservatory and therefore less visible.

02 Overlooking - The proposed patio doors face the rear of the property, down the garden and away from any boundary. The proposed side facing window will be at ground level and set back from the boundary, causing minimal overlooking concerns; especially when considering the dense foliage along the Eastern boundary.

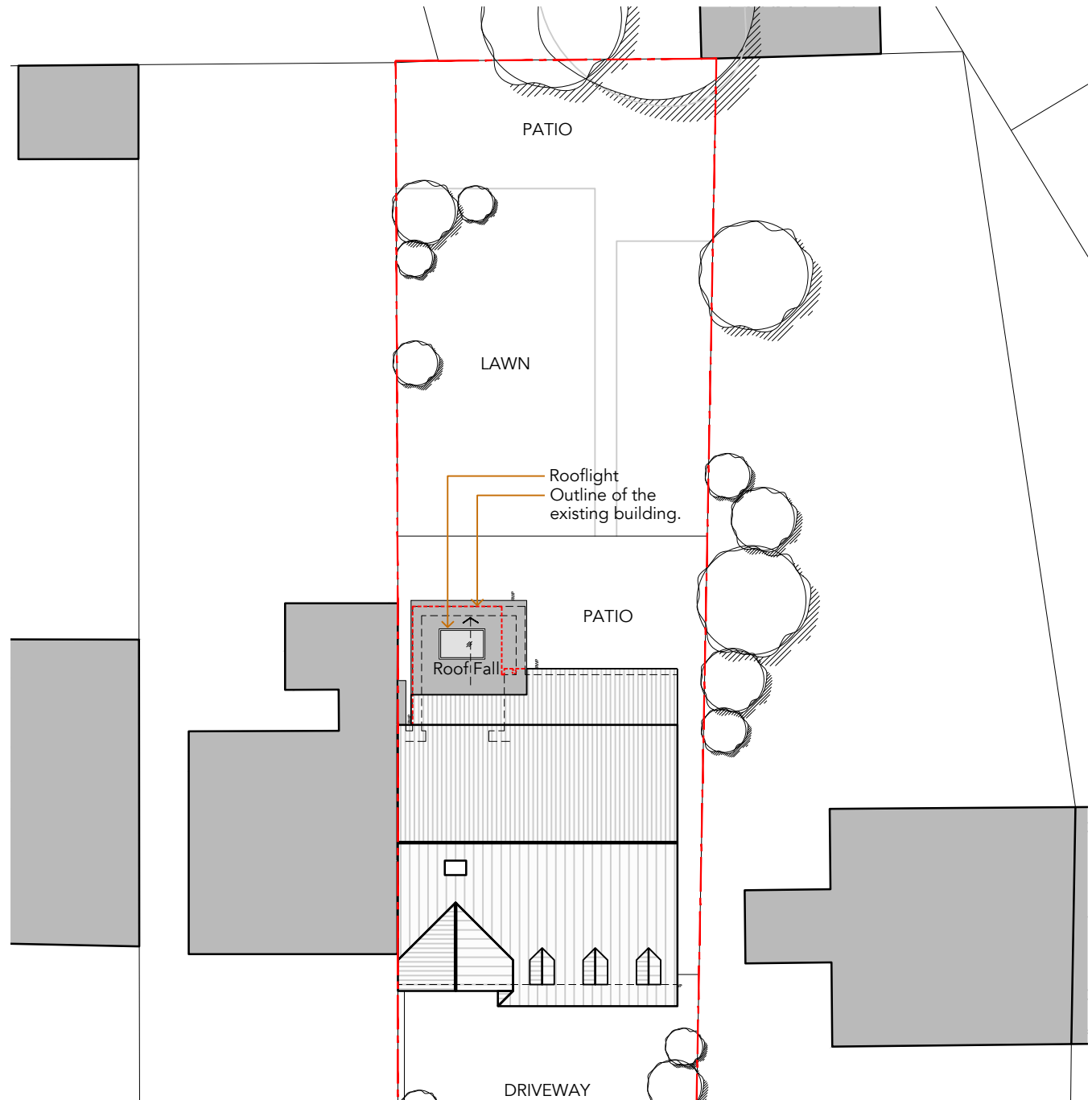
03 Overbearing - As mentioned previously, changing the roof from pitched to a flat roof will decrease the overall height and help prevent a sense of overbearing. Furthermore, the extension will be no closer to the boundary than the current arrangement.

04 Boundary Treatment - No change.

05 External Lighting - No change.

06 Parking, Access & Highways - No change.

07 Biodiversity - As a result of building over an existing area of hard-standing, no change is foreseen.

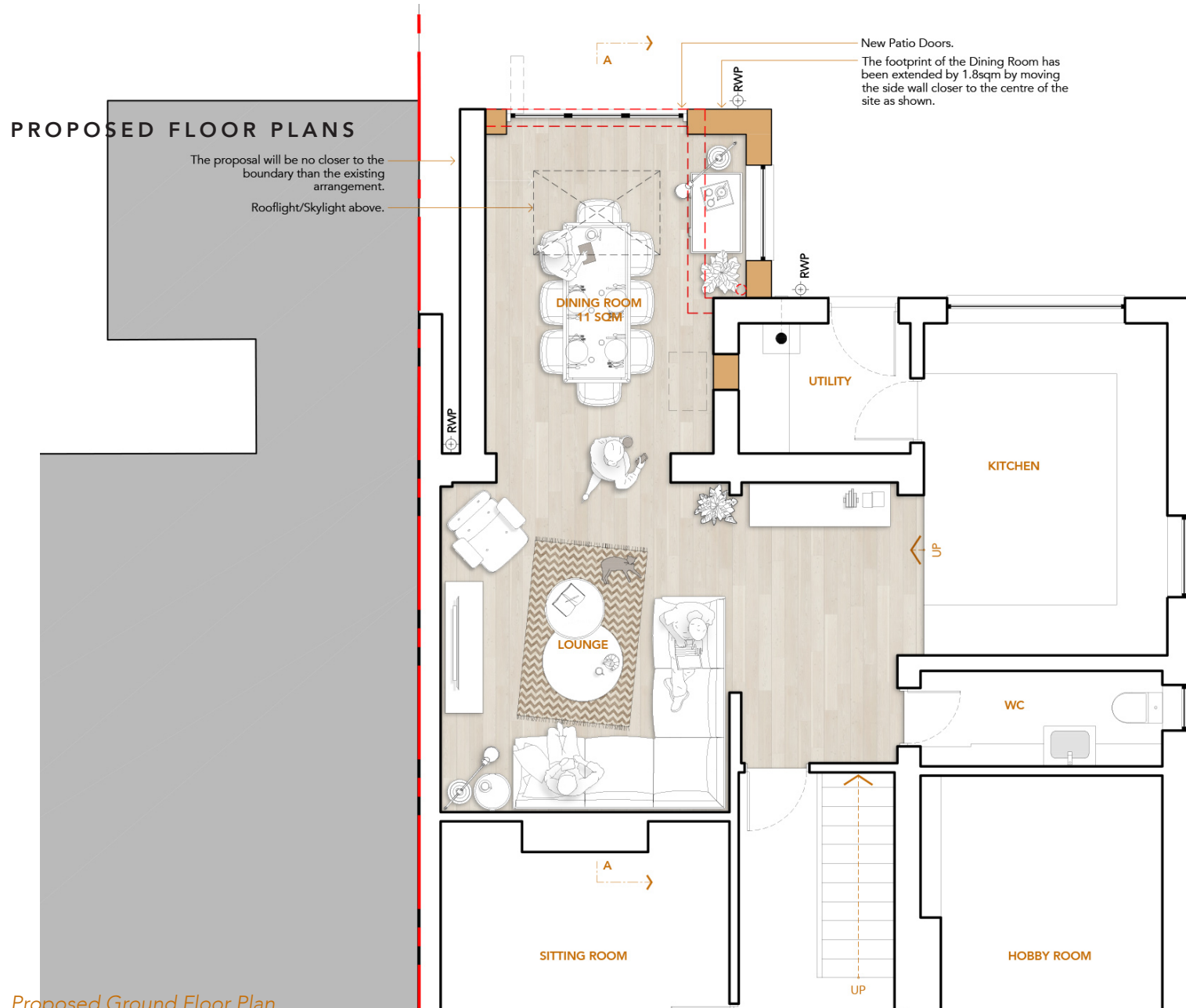


PROPOSED FLOOR PLANS

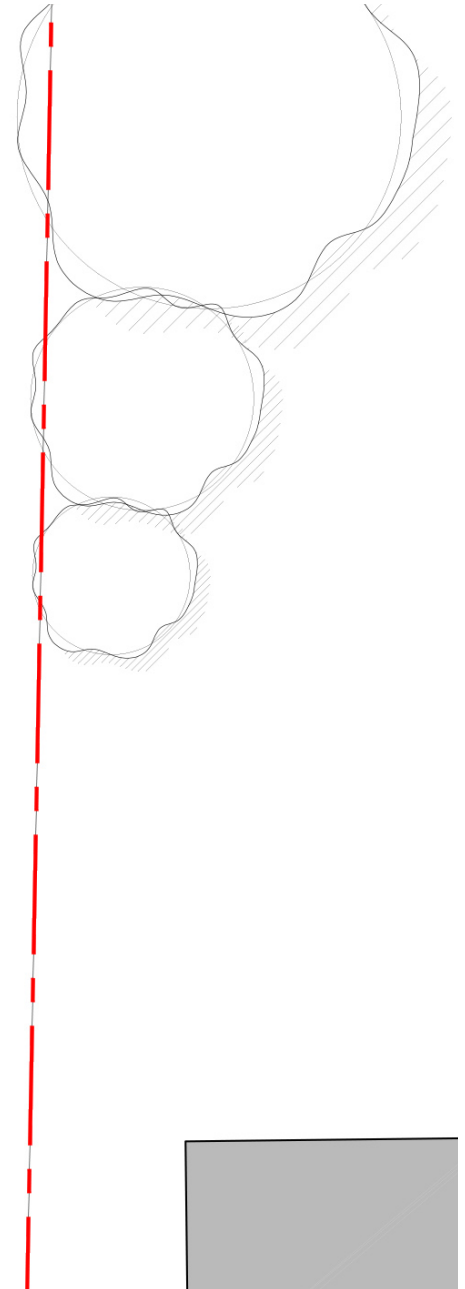
The proposal will be no closer to the boundary than the existing arrangement.
Rooflight/Skylight above.

New Patio Doors.

The footprint of the Dining Room has been extended by 1.8sqm by moving the side wall closer to the centre of the site as shown.

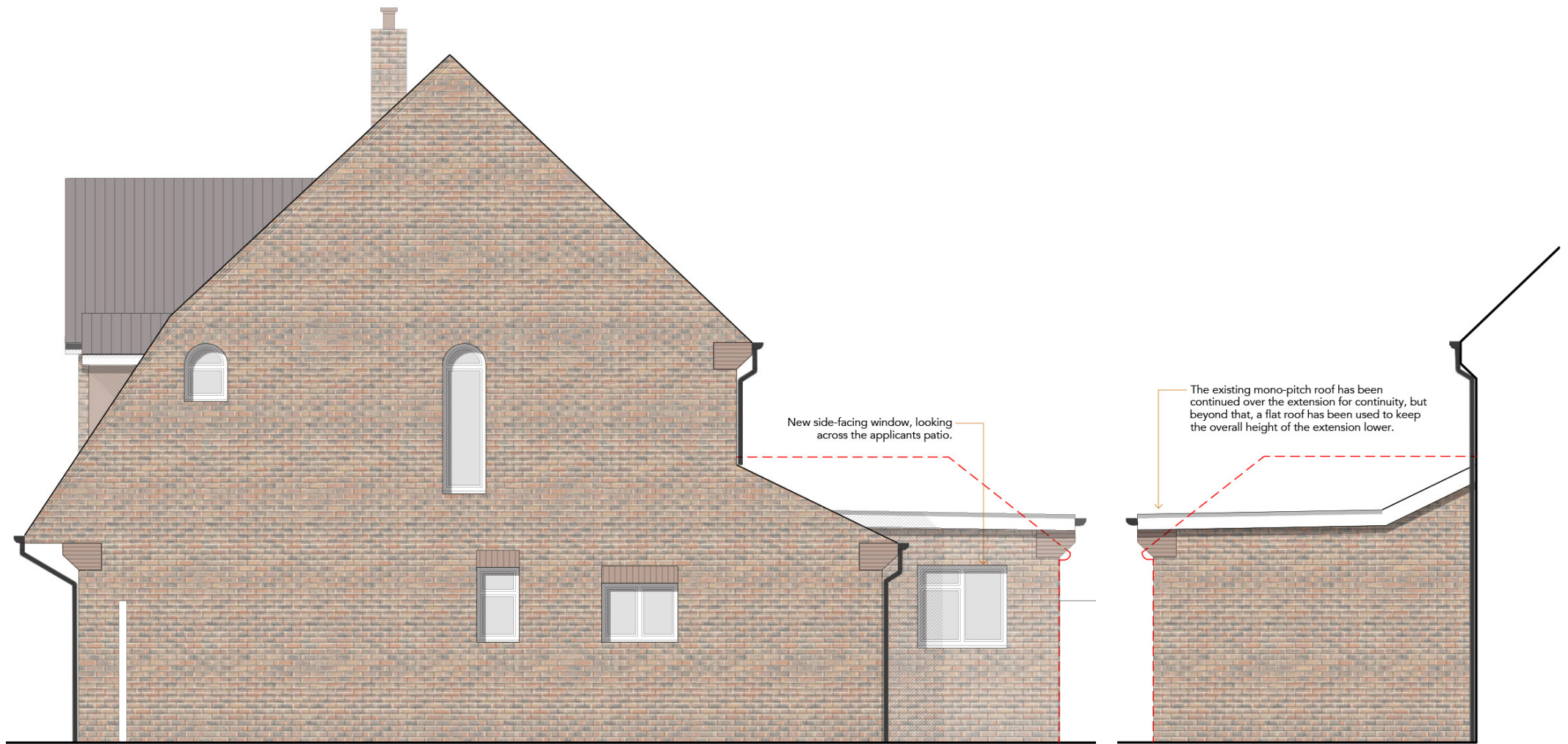


Proposed Ground Floor Plan



PROPOSED ELEVATIONS





(Left) Proposed South-East Side Elevation
(Right) Proposed North-West Side Elevation

PROPOSED SECTIONS

