

JFD ARCHITECTURE

1344 - DESIGN + ACCESS STATEMENT

Private Client
Flint Cottage,
Whitepost Lane,
DA13 0TZ

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1. INTRODUCTION

The Project + Requirements

The project consists of the first floor extension and internal alterations to the existing property, Flint cottage. Detailed further within this document, we present our material selection, design process and rationale along with proposal.

The Project is to deliver a design that is not only unique and maximises the potential of the site, but also aims to deliver policy objectives and comply with statutory requirements. Careful consideration needs to be taken with the design in order to create a project that suits the clients brief and requirements but also suits the requirements of the local authority.

The Process

JFD has been appointed by our client to prepare a planning application for the design. Since this appointment, design proposals, floor layouts and massing drawings have been developed for the purpose of the finalisation of this design.

About JFD

JFD is a Multi-award-winning architectural design practice, and one of the leading design practitioners in Essex. Specialising in contemporary architecture. We pride ourselves in providing a service that is not only professional but exciting, interactive and engaging. We often encourage our clients to dust off their pencil cases and get scribbling over their drawings to create a truly interactive experience!

Led by award-winning architect James Furzer, we believe that every project is an opportunity to express our creativity, creating a beautiful, functional space and homes, to suit each individual's needs, through design and construction. The result is bespoke environments tailored to client-specific briefs.

James & JFD work with private clients and developers on various high-end residential and commercial projects, ranging from multi-million-pound bespoke house designs & refurbishments to multi-story flat and office developments. Our experience extends from design to project management. With over 10 years within the industry, JFD has developed a wealth of knowledge to resource for your project working alongside highly skilled consultants.

2. SITE + CONTEXT

The Location + Site in detail

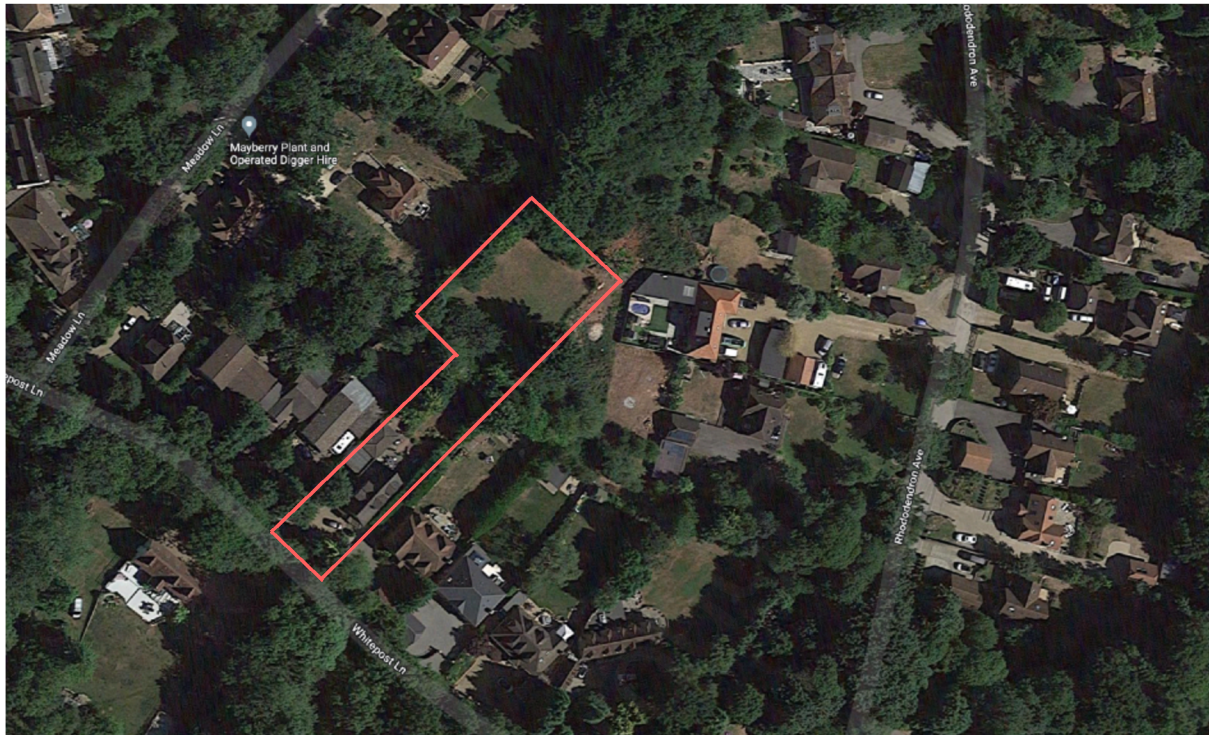


Fig 01: Existing aerial view of site with plot denoted

The site is located on the White post lane. Surrounded by trees and shrubbery, the plot is shielded from the street and road. The existing dwelling is detached and constructed with red brick, white render and flint stone. The dwelling is a chalet style dwelling with room in the existing high pitched roof with dormers to the sides. The Building line varies along the street due to the enclosed nature of the plots, they are not read alongside one another.



Fig 02: Existing front and rear views of the dwelling

A generous drive way with existing drop kerb allows ample parking for cars. The existing dwelling is 4 bedrooms with an annexe style extension open to the existing living space. The site totals to 0.2154 hectares and is located within a residential area.

Existing property

The existing property is a 1.5 storey dwelling. The roof is finished with plain clay tiles and the fenestration is white UPVC. There is some hanging tile to the existing dormers with the main materials being cream render and flint stone detailing. The existing garage is of red brick construction. The property is largely shielded from the side and rear elevation due to the nature of the vegetation along the boundary line.



Fig 03: Existing Views of plot boundary treatments

Analysis

It is felt that the plot is substantial enough to house a larger or two storey dwelling or for extension of the existing host building. The existing house holds a lot of character which would be important to include within the proposed scheme in the form of materials. The existing ridge height would set a good parameter in terms of maximum extension height. The intention would be to build on top of the existing footprint and therefore not increase the existing building footprint and only increase the internal floor area.

3. PLANNING + GUIDANCE

Site design requirements

The initial response was to create something that sat subordinate to the main dwelling in terms of ridge height, but that would create interest and a difference in terms of style of

design. The proposal was therefore explored as a modern and contemporary addition. By building over the existing garage, and setting the external walls in from each external wall of the garage we are able to create a subservient massing. The use of more contemporary form and materials will then complement the existing host form and massing.

Planning constraints + Actions

There are several planning constraints and policies to consider.

- The development is seen as a chance to grow and increase the appearance of the local infrastructure.
- If required, any trees or features that we feel are of some merit and include character to the site have been recognised, conserved and enhanced, being left unaltered. It is noted that in this instance there are none on its of any substantial merit.
- If required, adequate provisions are to be made for the eventual replacement of trees on the site if required in the future. It is noted that in this instance there are none of any substantial merit.
- The development will respect its settings and surroundings, with great consideration being taken when choosing materials, etc. Materials on site will suit existing structures etc. Careful consideration to heights, forms and massing is to be taken.
- The current use of the site is of residential use.
- Due to the design and orientation of existing and proposed windows in relation to boundary lines and neighbouring properties, there are no concerns with imposing additional, overbearing overlooking or rights to natural light.
- The scheme is to be designed within all of the local council's planning policies and requirements.
- The site is NOT located within the Greenbelt.
- The site is NOT located within a Conservation area
- The building is NOT listed
- There are no TPO's on site or within close proximity

The proposal has been designed in accordance with neighbouring properties and protection of the existing amenity as a principle consideration.

4. DESIGN

Concept Principles

The design has been created via several iterations of the space. Referring to local materials and design aesthetic we have carefully selected a series construction methods and finishes to sit comfortably within the setting. The initial design steps were to confirm a suitable

location of the proposal. By building over the existing footprint we are able to increase the internal floor area without increasing the buildings footprint.

The design pulls from local material aesthetic and approved schemes within close proximity within the borough. The plans have been considered thoroughly and we have decreased the number of bedrooms to create more generous and healthy spaces. Increasing natural light and the general flow of the dwelling. We have vaulted areas of the existing ceiling space and created better outlooks to the garden space from the living areas.

Concept Plans

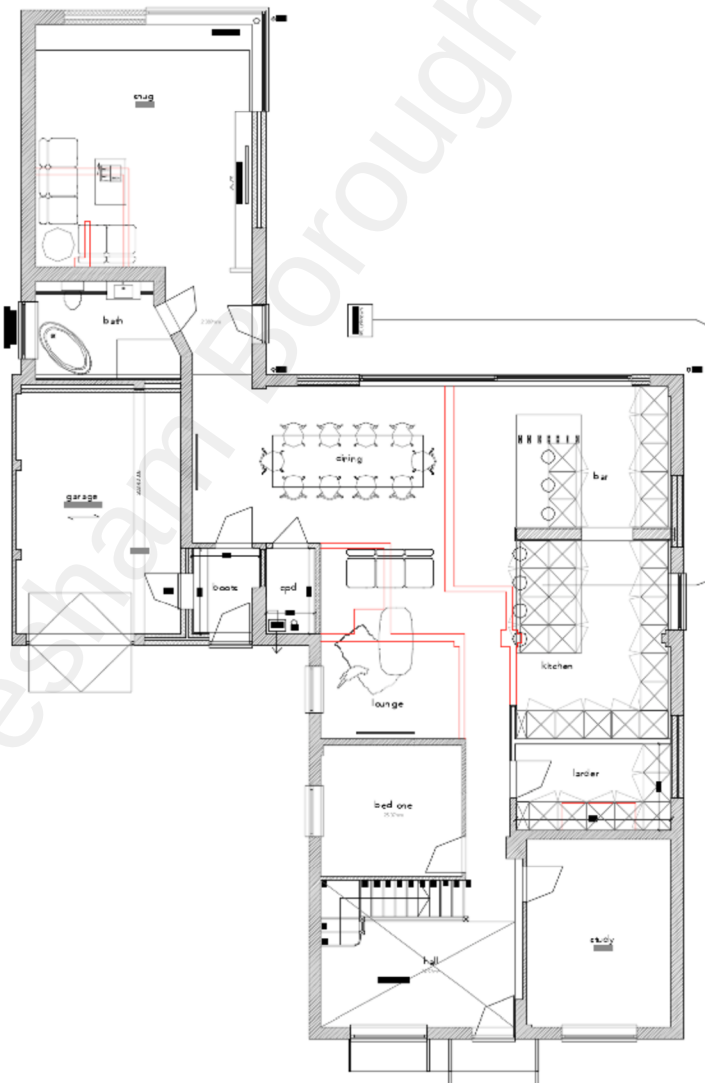


Fig 04: Proposed ground floor plan

The plans have been designed to provide maximum use of space with the addition of enhanced privacy for the occupant and also the neighbouring properties. The ground floor now incorporates an open plan arrangement and the annexe space is now open to the living areas creating a more inclusive form of architecture. Windows have been strategically placed to ensure additional overlooking is minimised.

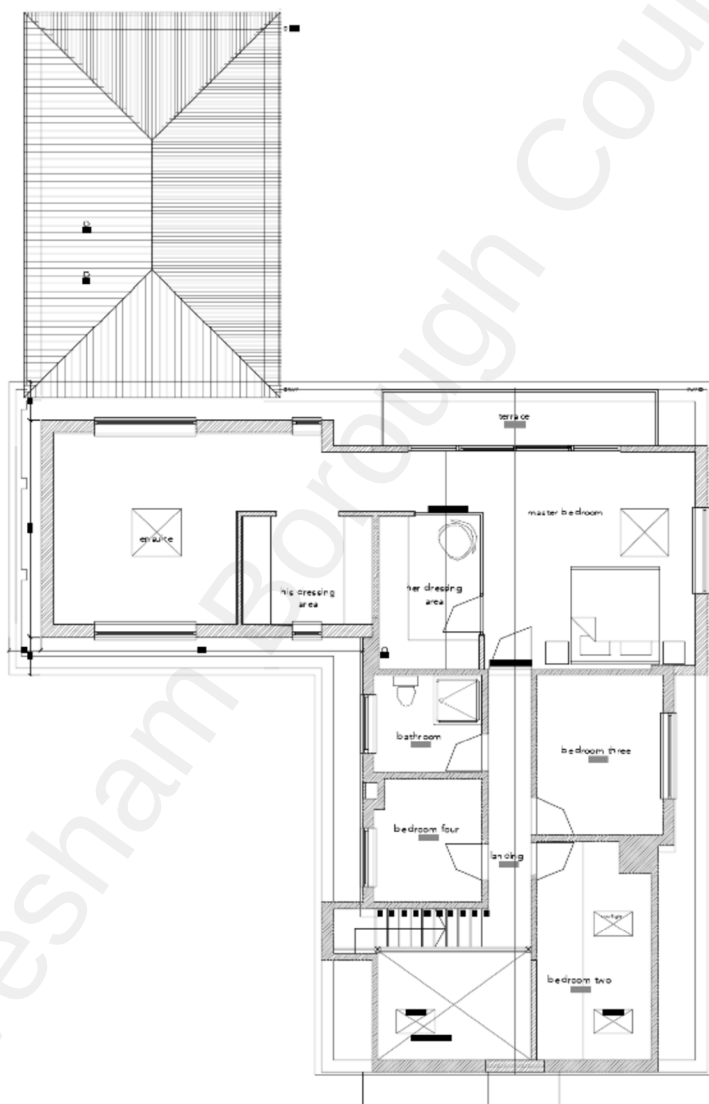


Fig 05: Proposed first floor plan

The new layout incorporates level access throughout the main living space which as existing incorporates steps continuously as the existing levels have not been address previously. The existing dwelling does not allow for adaptable living for elderly or disabled occupants, whereas the new scheme incorporates this flexibility.

Aesthetic + Precedent

There are several precedent applications that have been approved for similar schemes locally and the massing proposed does not overbear the existing host dwelling.



Fig 06: Proposed precedent images

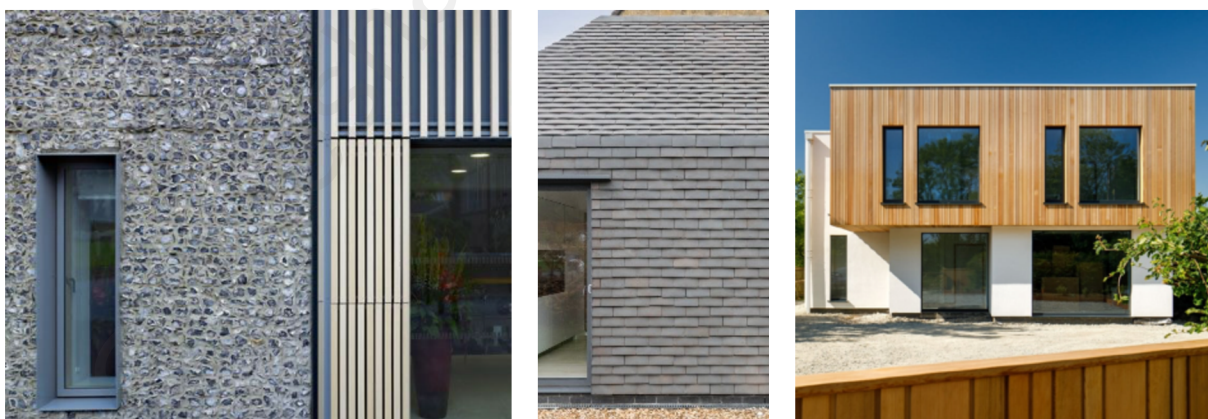


Fig 07: Material precedent images

Using materials that match and complement the existing dwelling we have been able to propose a scheme that sit comfortably within its setting. Flint stone has been used to ensure the original character remains with contrasting western red cedar and white

textured render. By adding texture to the render we are able to draw on the crisp colouring with traditional appearance creating a beautiful hybrid of materials.

5. IMPACT

Locally

The proposed extension has been designed to sit in accordance with the surrounding properties and draws on the existing massing and aesthetics as a design guide. Careful consideration has been made with regard to the heights and depth of the proposal. There is no concern with regard to overlooking due to the strategic positioning of the windows and massing. Views from the street scene are greatly limited due to the nature of the existing boundary treatments.

Environmentally

No trees or shrubs of any merit are to be removed. The accompanying arboriculturist report provides confirmation of the impact on the environment being minimal with appropriate mitigation.

6. ACCESSIBILITY

Veichluar access is provided in the way of suitable off street parking as existing. The garage remains useable.

7. HERITAGE ASSESSMENT

There is no link between local listed buildings and the proposed site with the house.