

Jonathan Burlow Architects

No.1 Herdson Rd, Folkestone
Design and Access Statement

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1 Introduction

1.1 Client Brief

Rob & Anna Fletcher Isaacs are commissioning improvements to their home, primarily to extend the lifespan, functionality, and aesthetic condition of the existing house for a growing family. The key element of the initial brief is listed below:

- Improve the connection between the existing rooms to create a better open plan flow.
- Refurbish the existing condition of the interior spaces, considering a better organisation of the plan.
- Demolish the dilapidated garage and side in-fill.
- New extension to create a large family entertaining space, with kitchen, dining and living spaces.

1.2 Site Address

1 Herdson Rd
Folkestone
Kent, CT19 5HP

1.3 Local Authority

Folkestone & Hythe District Council

1.4 Applications

1 – Full Planning Permission for Extension to time limit of planning permission Y07/0067/SH for the erection of a two-storey detached dwelling. Ref. No: Y09/1228/SH. Registered: 11/12/2009 / Status: Approved with Conditions.

2 – Full Planning Permission for Erection of a two storey detached dwelling. Ref. No: Y07/0067/SH. Registered: 12/01/2007 / Status: Approved with Conditions.

3 – Full Planning Permission for Erection of a two storey detached dwelling with integral garage.. Ref. No: Y06/0704/SH. Registered: 30/05/2006 / Status: Withdrawn.

2 Existing Site

2.1 Location and access

The property is a large detachd 4 bedroom house, located close to Folkestone West train station, with driveway access from Herdson Rd and Shorncliffe Rd. Along with additional gated entrance off from Shorncliffe Rd.

2.2 Site considerations

Ground conditions

Existing ground conditions to be investigated by required consultants in due course.

Archaeological Intrest

The land parcel is not located within an area of archaeological intrest.

Drainage

All foul drainage should be as existing and all surface water disposal should also use positive drainage. Drainage to be designed by Structural Engineers.

Conservation area

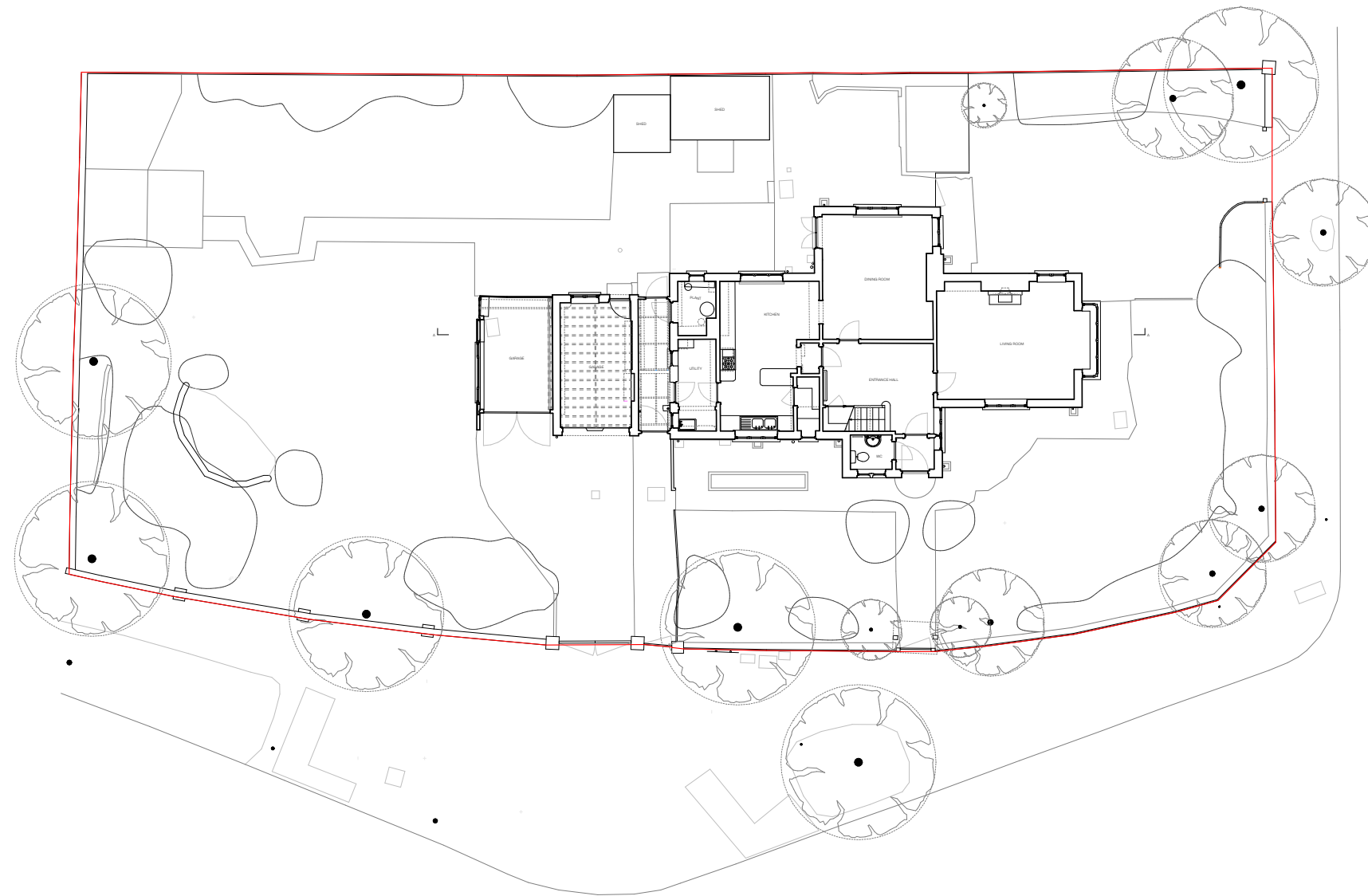
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Listed Building

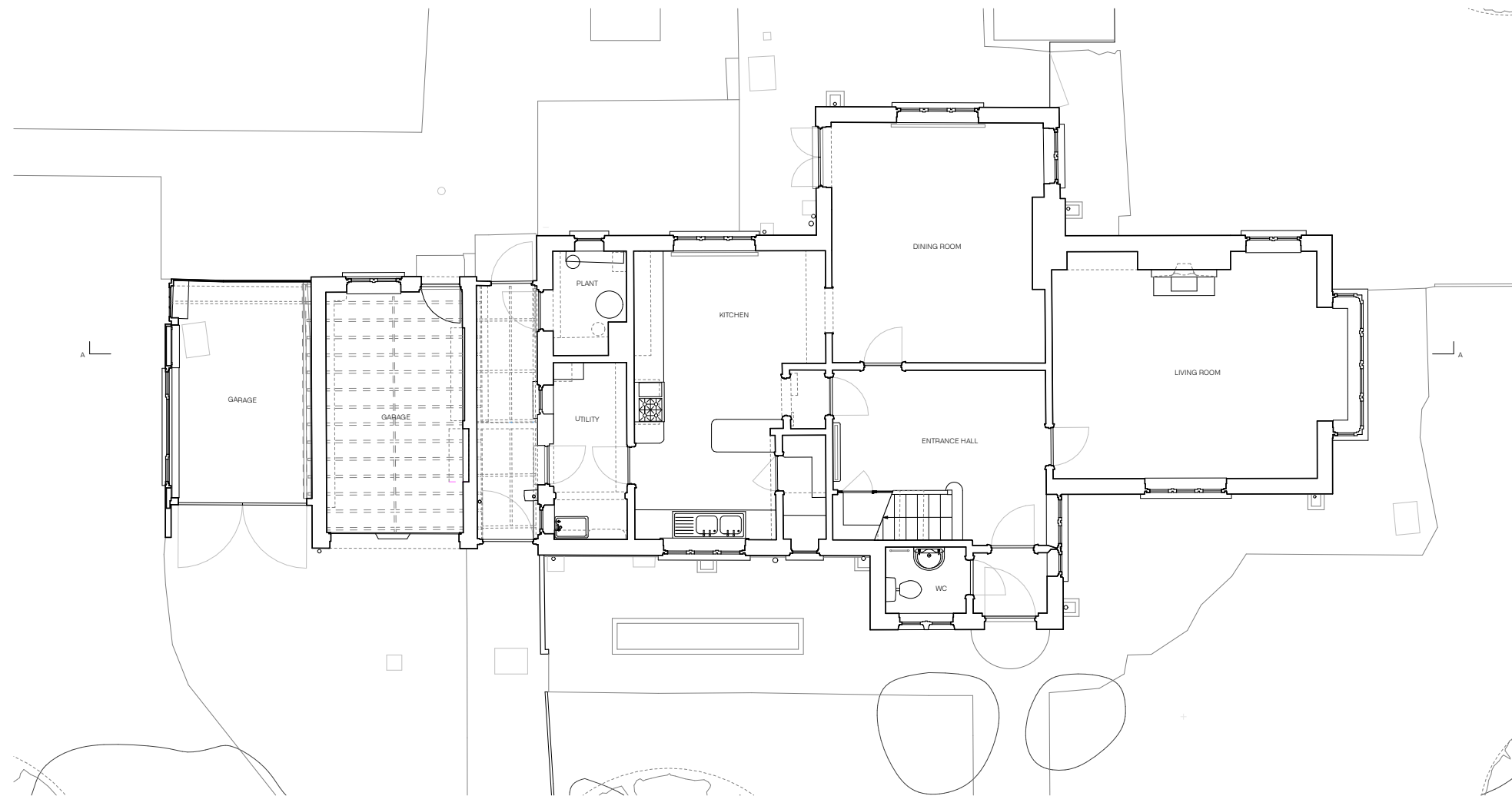
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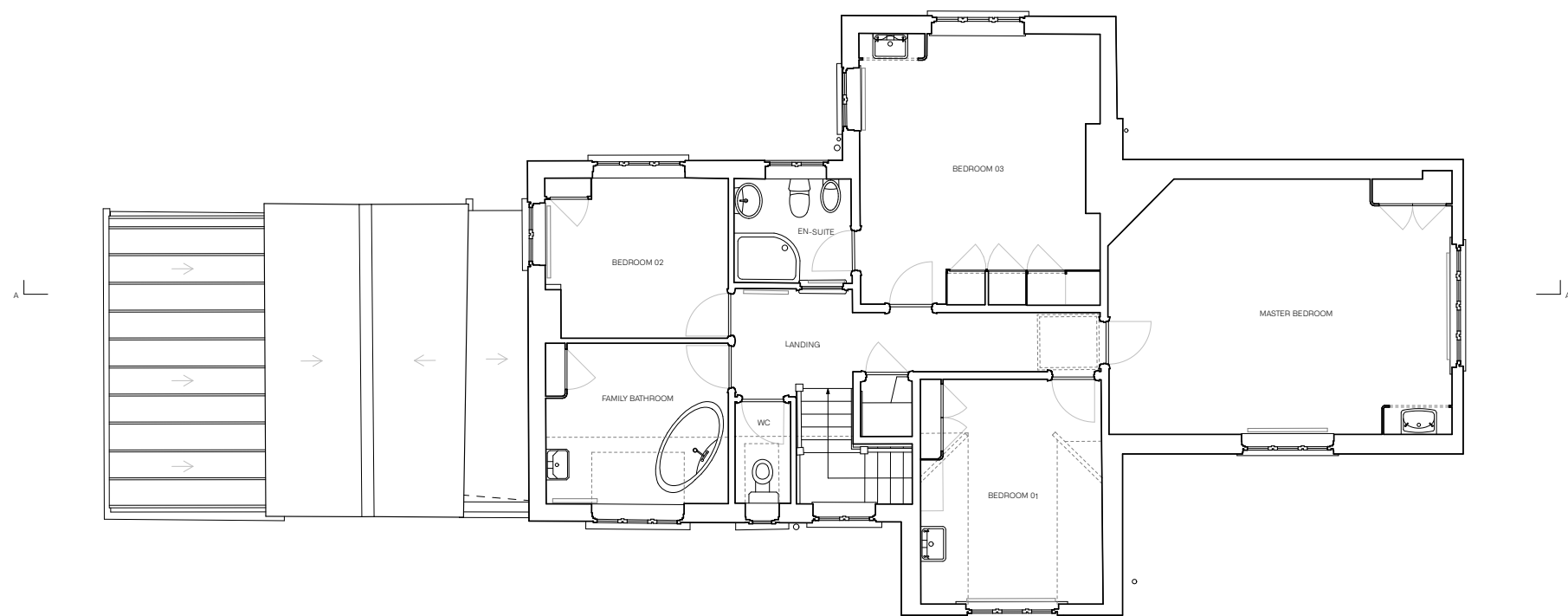




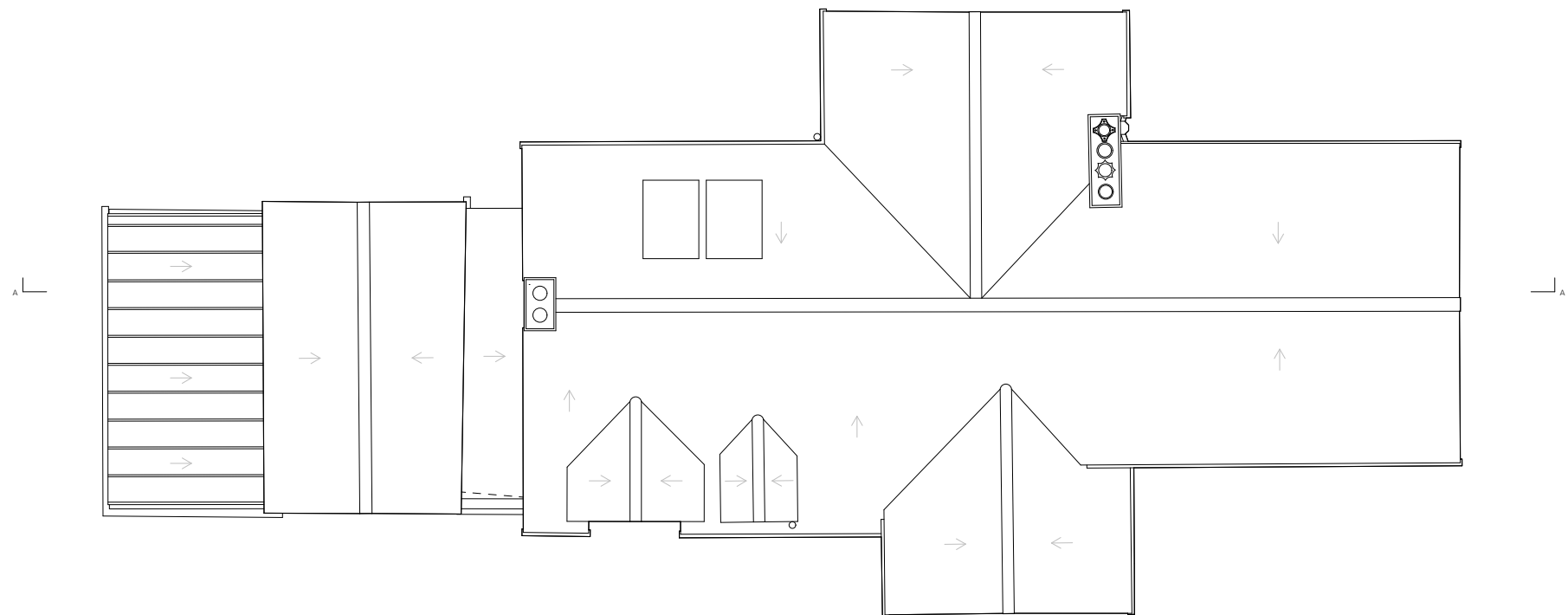
Existing Site Plan



Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan



Existing Section AA



Existing Front Elevation



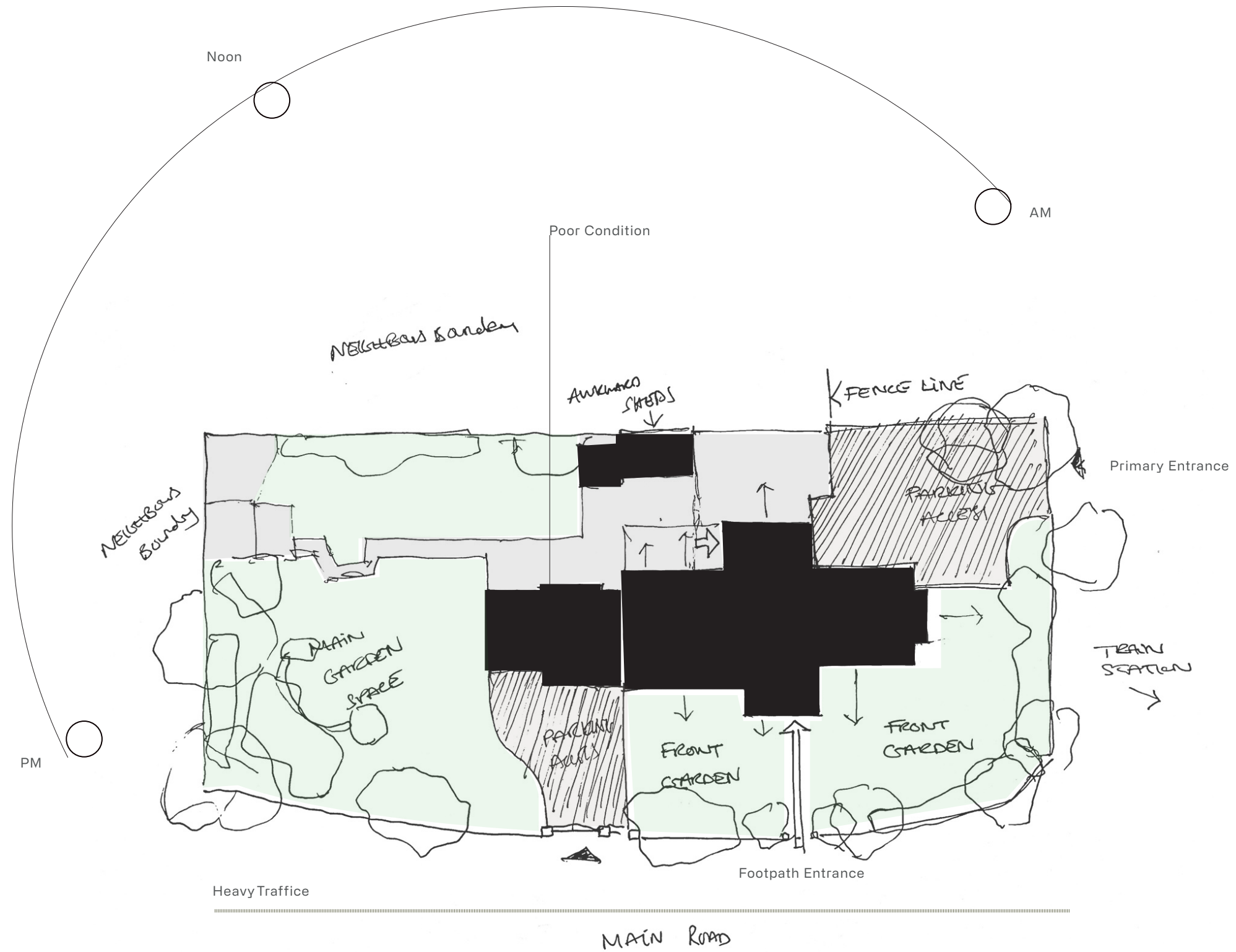
Existing Rear Elevation



Existing West and East Elevations

3 Site Analysis

3.1 Existing Site Analysis



3.2 Existing Condition



West Elevation (Herdson Rd Access)



Front Elevation



East Elevation



Rear Elevation



Rear Elevation

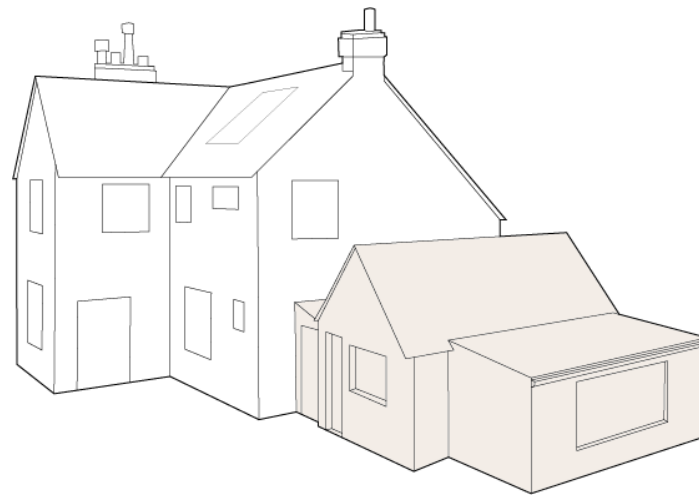


Front Elevation

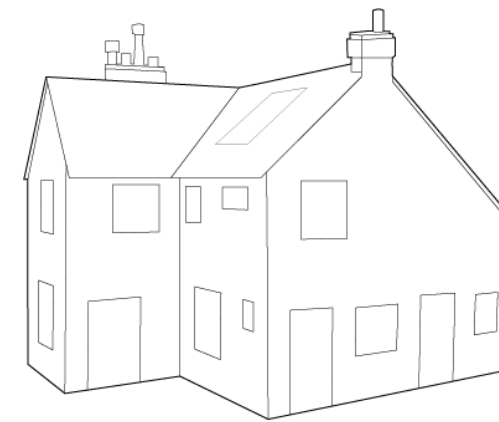
3.3 Initial Key Moves



1. Existing Building Condition

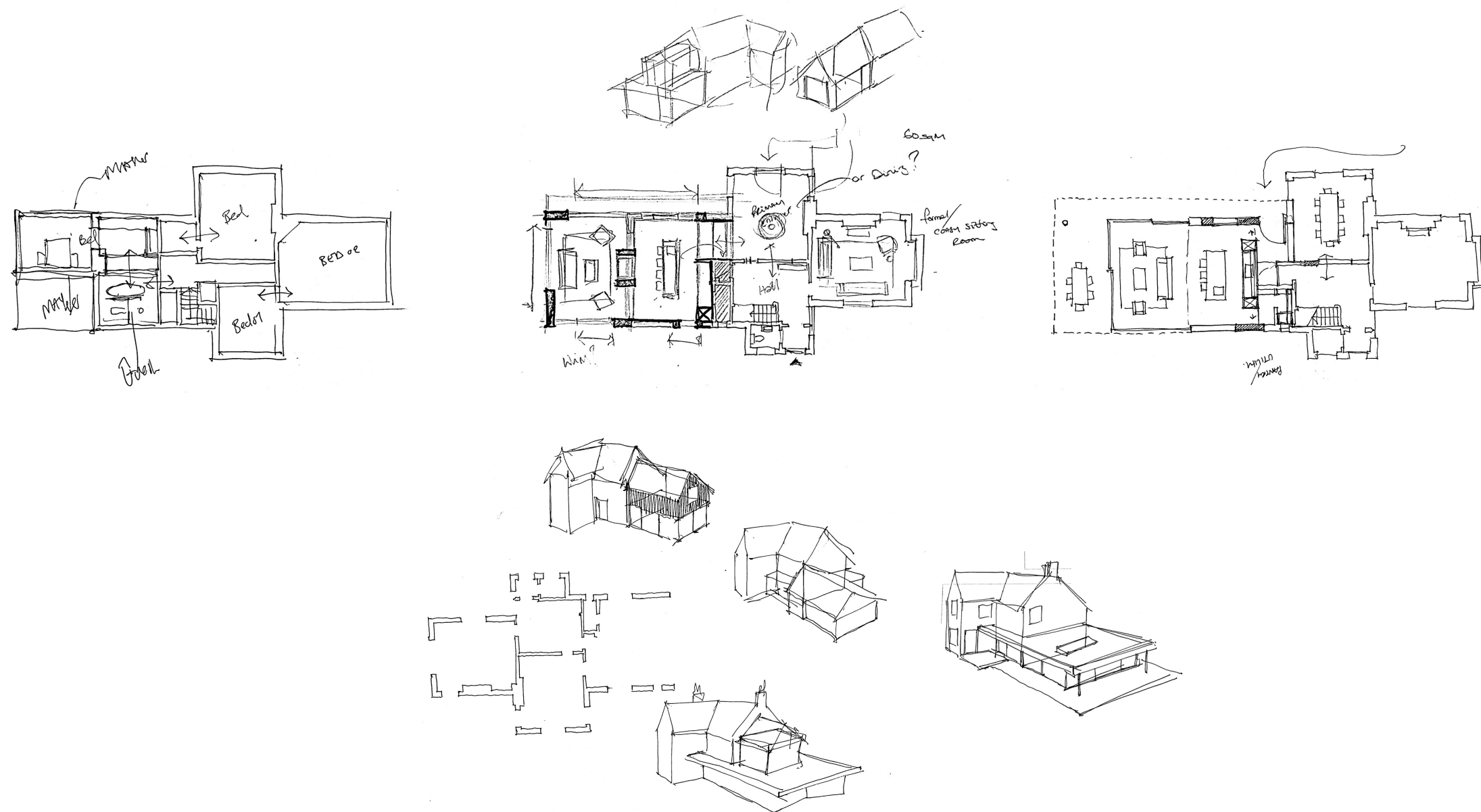


2. Proposed Demolition



3. Original House Left

3.4 Initial Development Sketches



4 Proposal

4.1 Proposal

The key parts of the proposal are:

Demolition and replacement of existing ground floor side-infill, garage and shed. The works will create a double-story extension in accordance with the scale of the existing property.

4.2 Design Concept

The clients would like to provide additional internal space to create a much improved use of the existing property, enhancing the connection to natural light, to the existing garden and accommodating a growing family. The design references the original character of the existing house, extruding the form along the roads frontage. The proposal remains subservient to the original house to provide a clarity to the extension whilst allowing a greater expression of the existing dwelling. The design is to be respectful to the immediate and wider context, remaining mostly covered by existing tree and planting.

4.3 Existing Character and Appearance

The existing character of the area is predominately characterised by the stock brick, render and tile, albeit there is a degree of noticeable modern extensions and renovations to existing properties along Herdson Rd, Audley Rd and Wellfield Rd, with several completed developments similar in scale that can be identified. The house sits on the corner of Herdson Rd and Shorncliffe Rd, yet remain quite well hidden behind existing trees and foliage.

4.4 Materials and Appearance

The choice of materials is carefully developed with the client to reflect a mixture of budget and site conditions.

A material palette consisting of brick external walls, tile-hung facades at first floor level matching up with the roof level will aid the proposal in remaining furtive, and somewhat pre-settled into its site. Slim aluminium glazing will help to keep openings as minimal in appearance as possible.

4.5 Layout

The proposed layout remains predominately the same.

4.6 Use

The use class will remain the same.

4.7 Access

The proposal will not affect existing roads or footpaths.

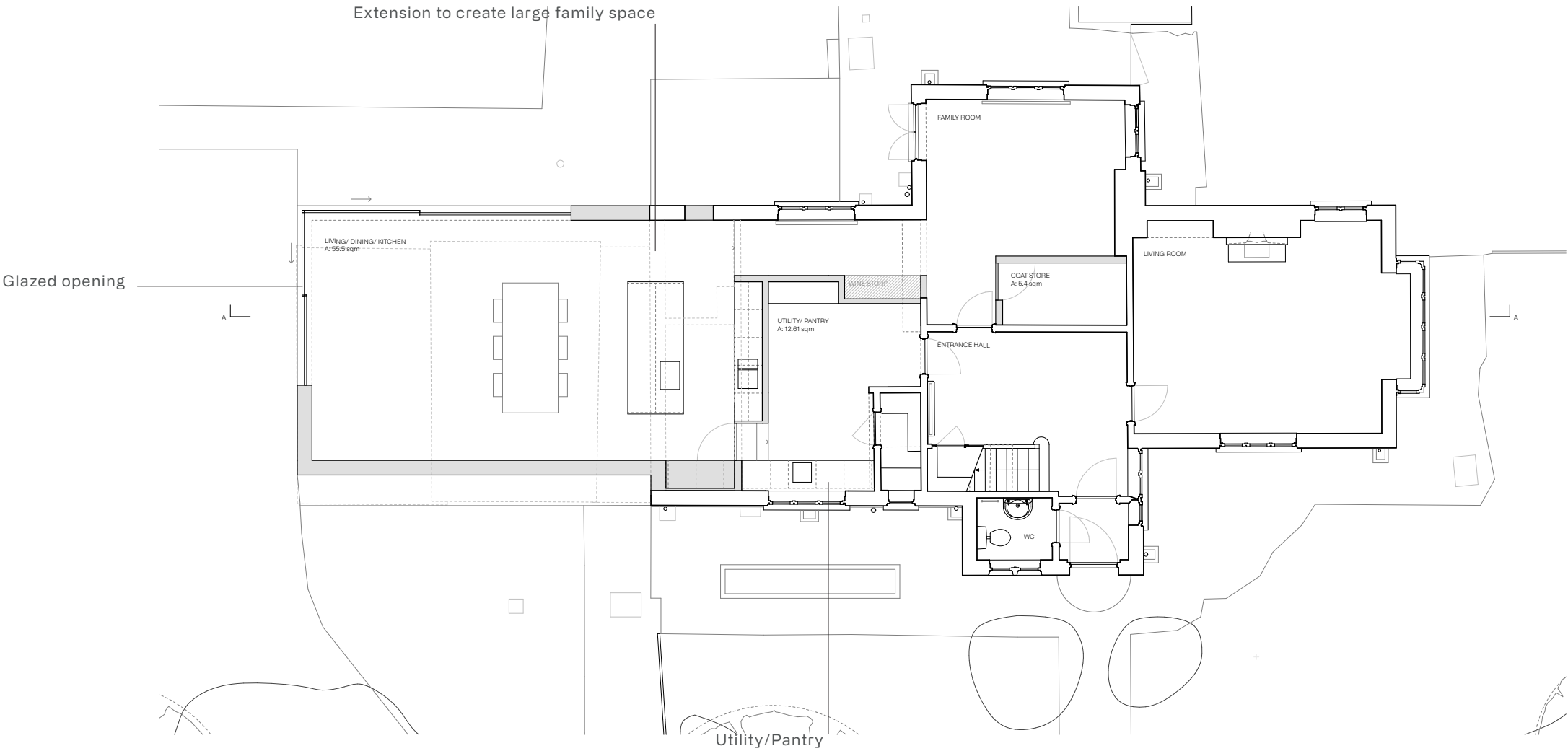
4.8 Sustainability

The proposal will look to source materials from manufactures who practice strong sustainable standards.

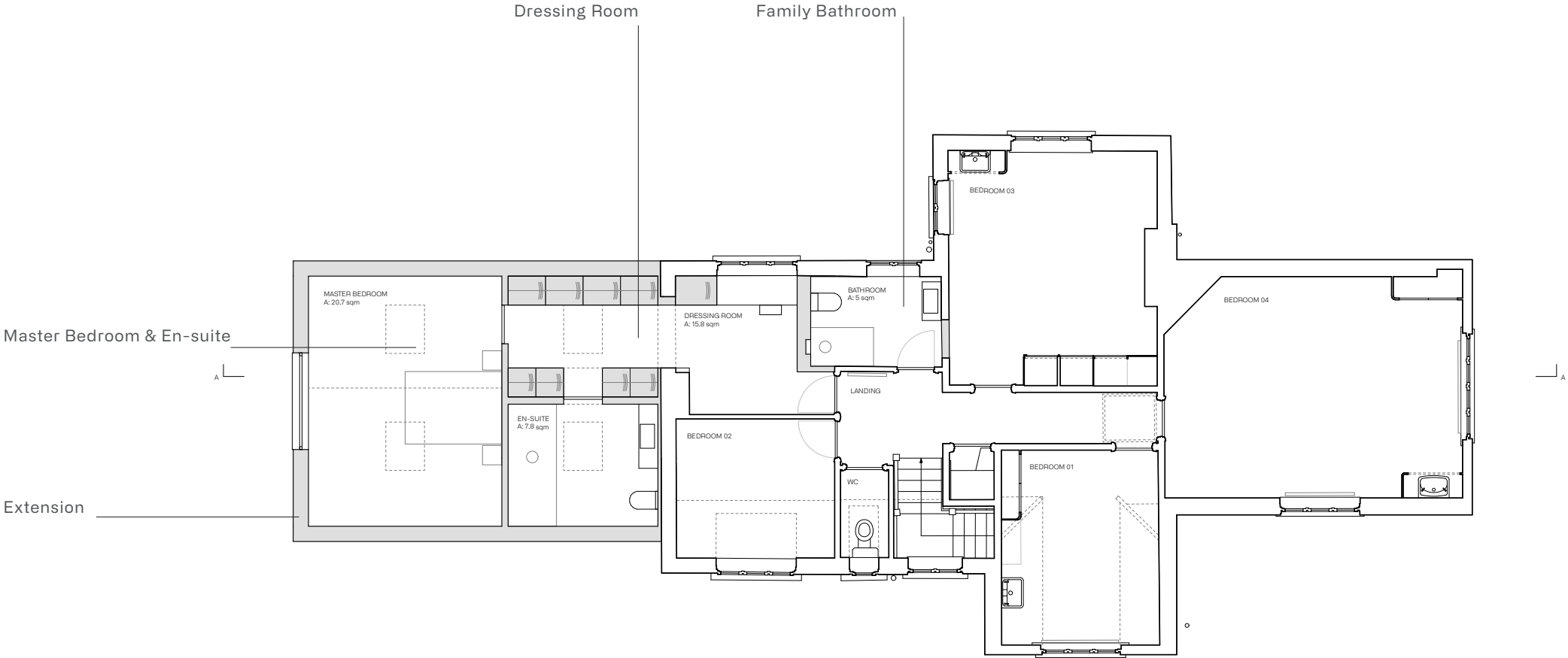
4.9 Conclusion

The proposal takes into consideration the surrounding context in order to minimise any potential impact upon adjacent buildings and their occupants through a sensitive approach to scale, design and materiality.

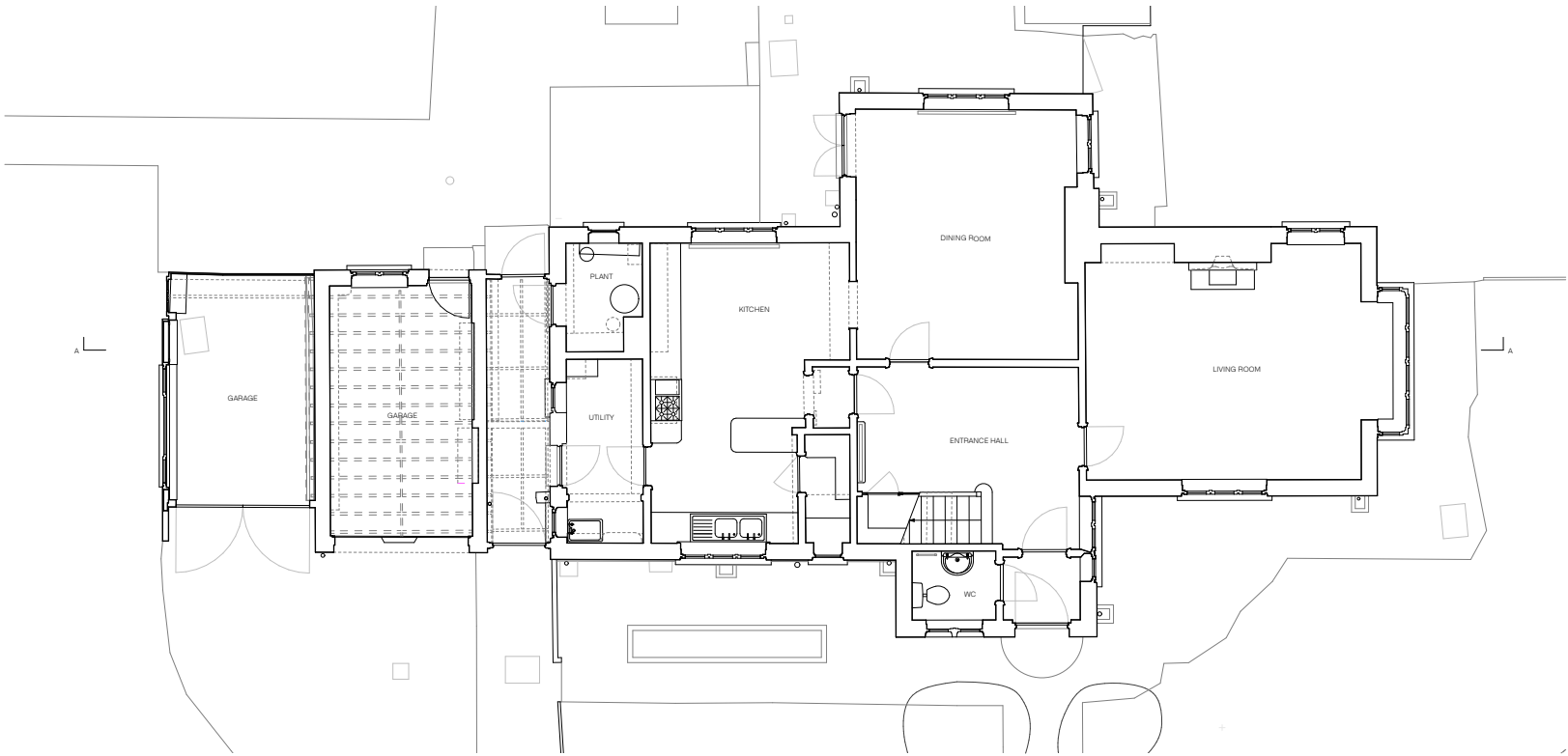
Proposed Ground Floor Plan



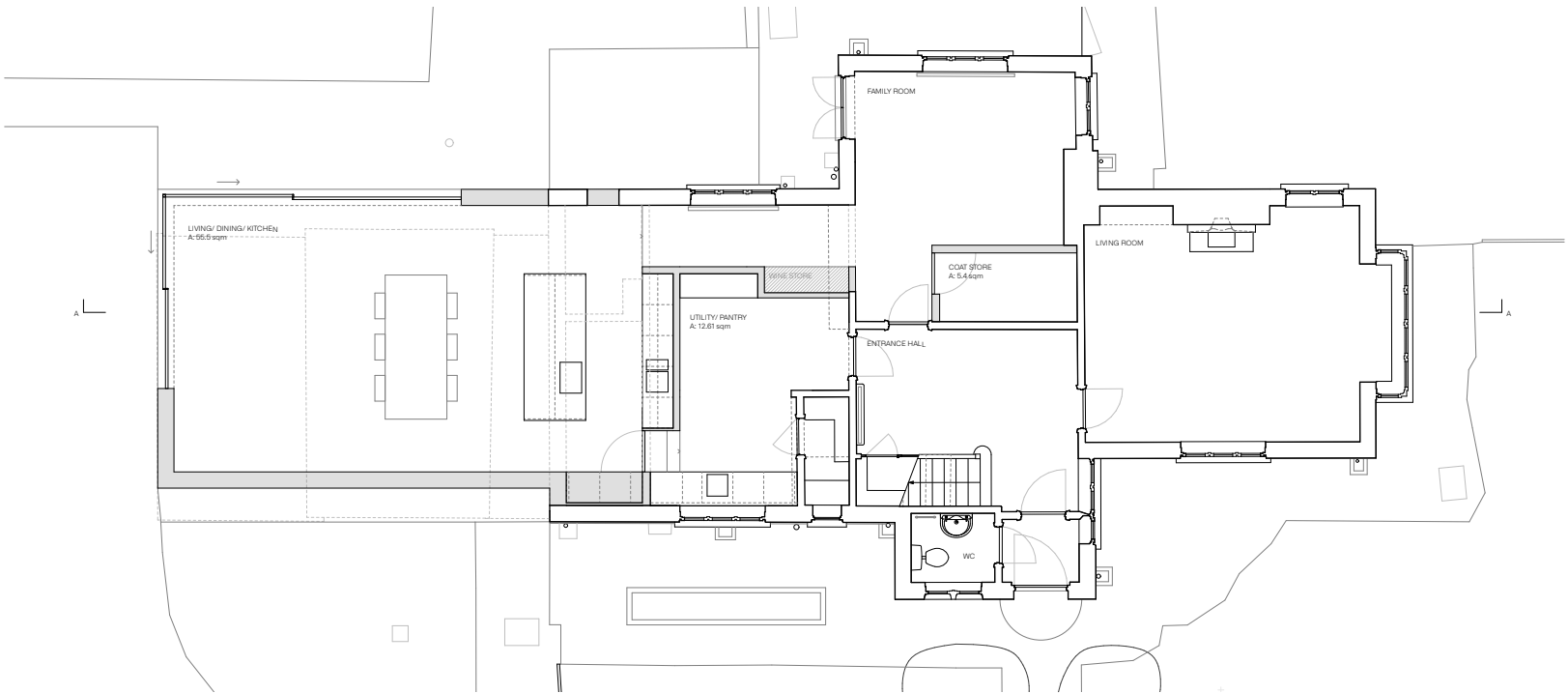
Proposed First Floor Plan



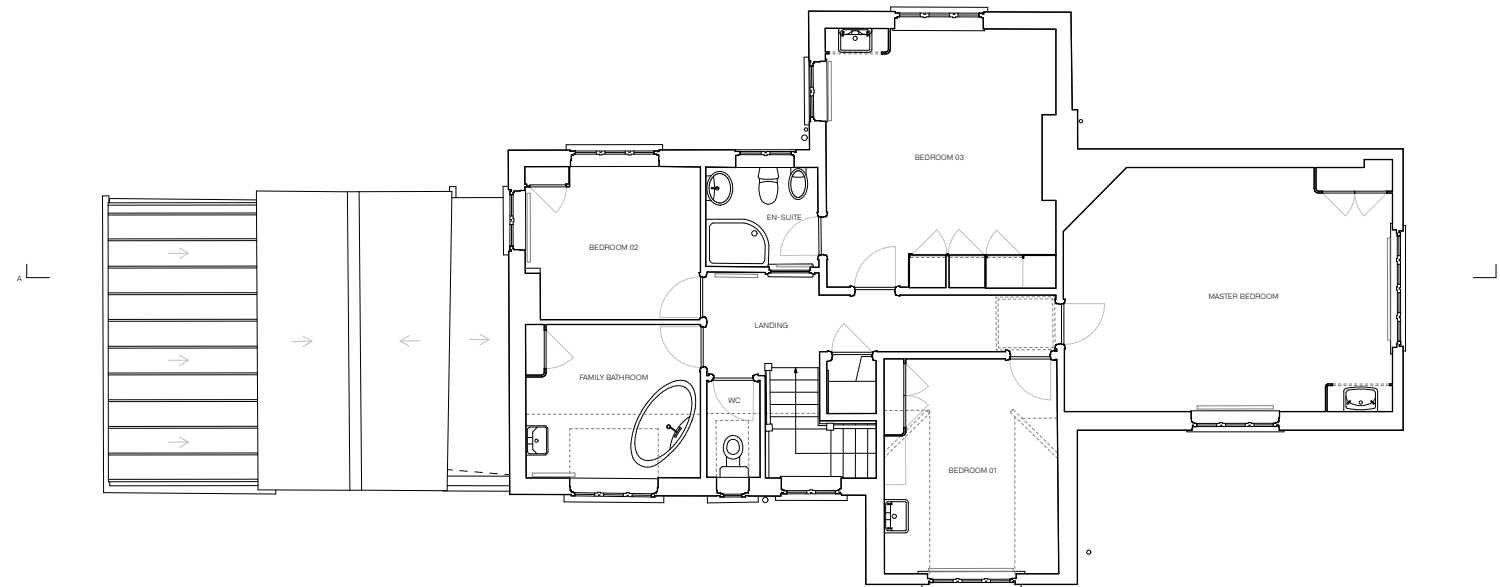
Plan Comparison



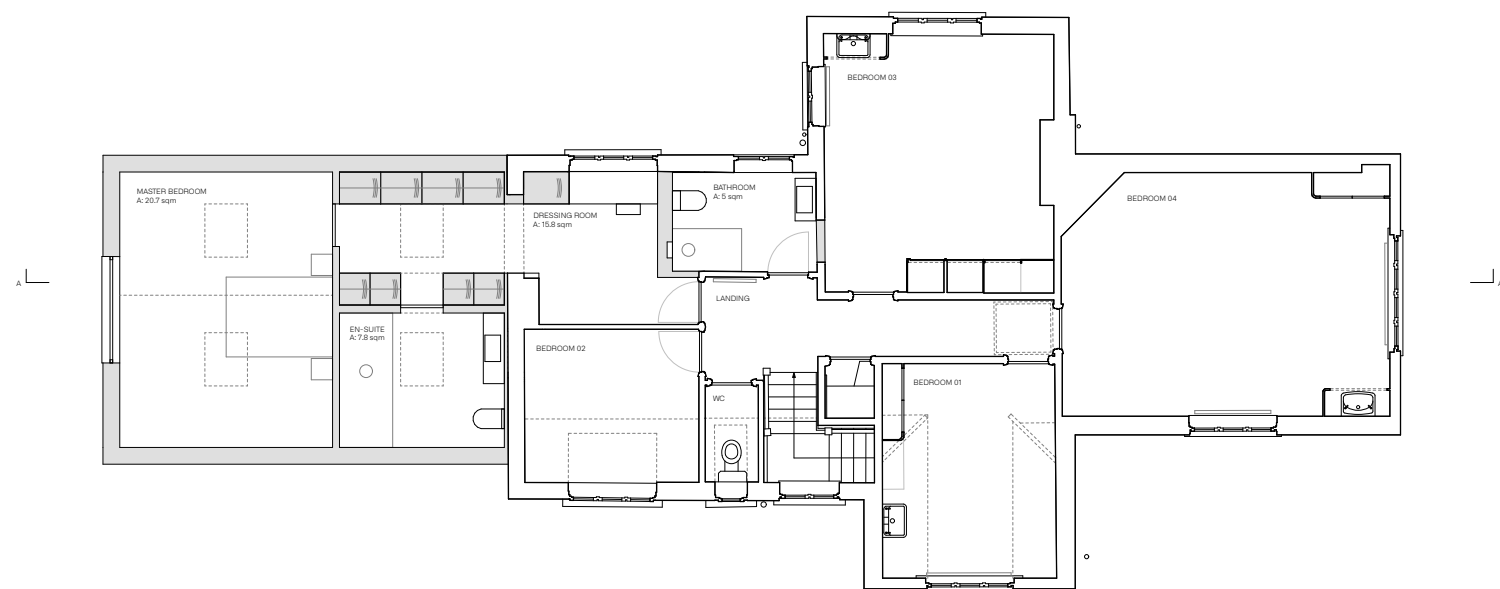
Existing Ground Plan



Proposed Ground Plan



Existing First Floor Plan



Proposed First Floor Plan

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