



DESIGN ACCESS & PLANNING STATEMENT
FOR PROPOSED DWELLING
AT
335 QUEENS RD MAIDSTONE
KENT ME16 0ET

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Advoco Planning

ADVOCO
-PLANNING

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Issue: Final

1.0 INTRODUCTION

- 1.1 This combined Design, Access and Planning Statement has been jointly prepared by Smart Architecture and Advoco Planning, on behalf of Chailey Homes, and is to explain and support a detailed planning application for the construction of a new 5 bedroom detached two storey dwelling on land to the rear of 335 Queens Road fronting Queens Avenue, Maidstone.
- 1.2 In the interests of submitting clear and concise information, the national and local requirements for both a Design and Access Statement and Planning Supporting Statement have been combined, although care has been taken to ensure that the formal requirements for both documents are met in this single submission.
- 1.3 Issues of Design are addressed within the preceding DAS, with a short Planning Statement attached as Appendix 1.

2.0 LOCATION AND DESCRIPTION



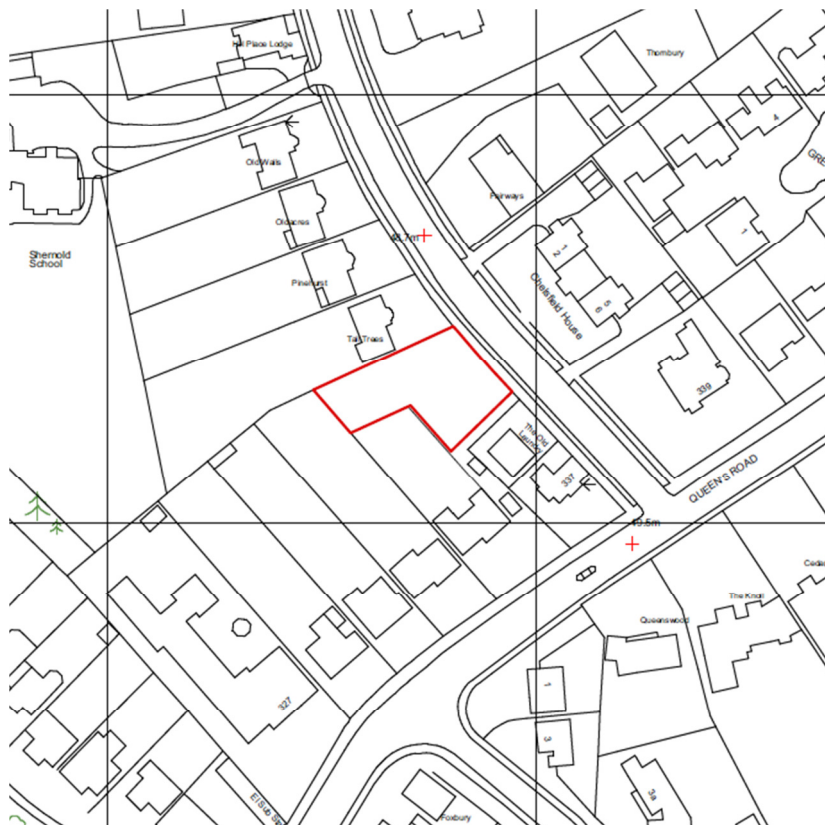
Aerial view of Site taken from Google Maps

2.1 The site lies on the south western side of Queens Avenue and forms part of the large rear and side garden to No. 335 Queens Rd. The site does not lie in a Conservation Area.

3.0 APPLICATION SITE

3.1 The site is an irregular 'L' shape and forms the bottom of the rear garden of No. 335 Queens Rd. and its side garden that fronts onto Queens Avenue.

3.2 The application site area is 667 sq. metres (0.066 hectares). The site has an approximate frontage width on Queens Avenue of 26.7 metres.



Red line application site

3.3 The site rises gently from its boundary to Queens Avenue up by approx. 1.45 metres

3.4 The site boundary to Queens Avenue is dominated by a 2.25 metre high stone wall. Queens Avenue has grass verges which have mature established trees comprising sycamore and limes which provide the road with an attractive 'Arcadian' feel.



View of site looking South West

3.4 Queens Avenue has a very mixed range of buildings

- a) Dwelling type – houses and flats
- b) Age range of buildings from the late Victorian / early Edwardian periods up to the present day
- c) Bulk form and massing i.e. hipped roofs, gable ends tight on the road face, dwellings set back from the road or tight onto the road edge
- d) There is no particular rhythm in the setting / placement of the buildings within the street scene or their distances from the road edge.
- e) Architectural styles – Victorian / Edwardian / 1930's / 1960's flats / 1970's developer infill housing
- f) Roof forms vary from low level pitched roofs at around 30 degrees up to 45 / 50 degrees on older properties
- g) Gable end roofs, hipped roofs, cat slide roofs, crown roofs and flat roofs
- h) Material types vary enormously from traditional red brick, to yellow brick, render, painted pebble dash, vertical tile hanging, black painted timber boarding etc.
- i) Window and door styles are too numerous to mention

3.5 All of the above confirms there is no particular building / architectural style / material use typology prevalent in Queens Avenue. Please refer to the selection of photos which indicate the wide range of architectural styles below that confirm the above statements.



4.0 DESIGN

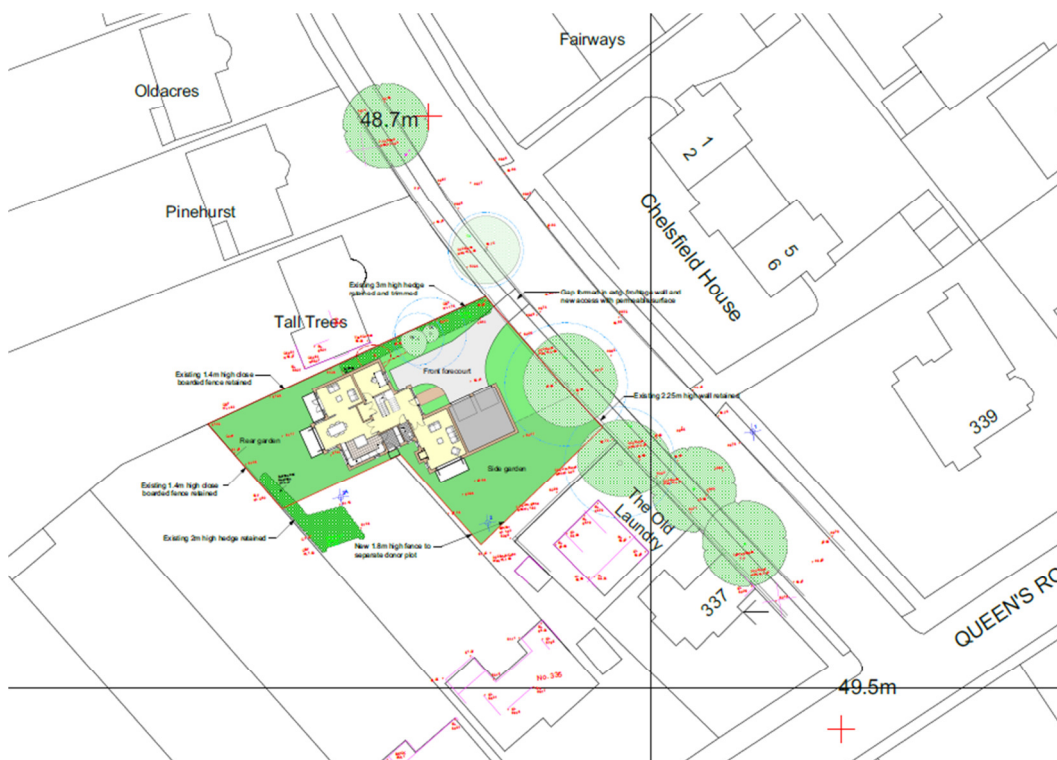
4.1 The objective of the proposal is to make more efficient use of the land whilst:-

1. Reinforcing the mixed character of the area
2. Retaining the residential use on the site
3. Create an additional dwelling on the site whilst ensuring it doesn't have a detrimental effect on its immediate neighbours and
4. Design a bespoke dwelling fitting for the 21st Century in a contemporary architectural style.

4.2 The site and its surroundings do not set any particular precedents for the

siting, positioning, or bulk and massing for the new dwelling. However, the retention of the mature trees along Queens Avenue and their protection is essential as is the feature stone wall apart from forming a small opening for a new access which has already been agreed in principal by the LPA at the pre application stage.

- 4.3 The new house has been deliberately positioned in the northern corner of the site. During the pre-application process the LPA made it very clear they wanted to see a decent separation / large gap between The Old Laundry (the property immediately to the south east) and any new development. This has been adhered to as can be seen from the proposed site plan. The new dwelling will be a 2 storey building on the main house with a wing which will house the double garage and a bedroom over at 1½ storeys high.
- 4.4 The configuration of this footprint allows the new dwelling to benefit from direct sunlight in 2 separate gardens – one facing south and the other facing west. The shared vehicular and pedestrian access will lead into a forecourt area which will be large enough to ensure that cars can turn and leave the site in a forward gear.
- 4.5 The new house will be arranged over 2 floors with 5 bedrooms and 3 bathrooms.



Proposed Site Plan

- 4.6 The eaves height of the new dwelling will be the standard for 2 storey properties with roof pitches reflecting the older housing stock in the area at a pitch of 45 degrees.
- 4.7 The bulk and massing of the dwelling has been deliberately 'broken down' into identifiable legible elements comprising a feature glazed gabled entrance bay flanked by the 1 ½ storey garage wing. To the rear of the dwelling a vaulted dining room area adds further interest to the elevations.
- 4.8 The roofscape for the main house is a duo pitched design with full hipped ends to keep the scale and bulk down. The garage wing is also a duo pitched design the half hipped ends and is 'broken up' with a series of gabled roofed dormer windows.



Street scene view of new dwelling

5.0 MATERIALS

- 5.1 Traditional materials and detailing have been carefully selected to reflect the immediate area and reinforce its character. Ground and first floors are mainly red /brown stock facing brickwork with elements of white render and upper levels of the garage wings will have vertical tile hanging.



Weinerberger 'Olde Cranleigh Multi'



Vertical tile hanging - Marley Acme single camber clay heather blend 3043



Monocouche / K Rend - Off White



Roof tiles - Marley Ashmore 142



Buff multi permeable pavers.



Marshalls Heritage Riven Paving slabs.

6.0 ACCESS

- 6.1 Vehicular and pedestrian access will be via. Queens Avenue. The main forecourt area and paths leading up to the main front door will be fully compliant Building Regulations Part M4.
- 6.2 Internally, stairs will be minimum 900mm wide to allow for future stair lifts. Also, the cloakroom at ground floor has been designed to be large

enough for a future shower to be installed whilst the study room could be converted into a bedroom.

- 6.3 Circulation areas are wide enough for wheelchair access and a future chair lift could be installed in the double height space in the main entrance hall area.

7.0 CONCLUSION

- 7.1 The proposal is designed in accordance with Maidstone Borough Council Local Plan Policies. The new dwelling will complement the immediate area and its scale, design and character will ensure the older aesthetic of the street is reinforced.
- 7.2 The site is in a sustainable location and the dwelling will be built to high environmental performance standards.
- 7.3 The use of traditional detailing and materials reinforces the older character of the area.
- 7.4 We believe this proposal makes best use of the site and will create a desirable residence for Queens Avenue.

1.0 Introduction.

1.1 This Planning Statement has been prepared by Advoco Planning and is designed to provide some further planning justification beyond that contained with the preceding DAS, particularly in light of the previously dismissed appeal and subsequent pre-application advice received from Maidstone DC regarding a revised proposal.

2.0 Planning Policy Context

2.1 It is anticipated that the proposals will be assessed against Policies of the Maidstone Borough Local Plan (2017).

2.2 Based on the Council's pre-application response the key policies for consideration are likely to be Local Plan Policies DM1, DM9 DM11, and DM12. These are general design based policies (including tree protection and retention) and therefore do not to be set out in full here. In combination the policies seek to ensure a high quality of design which respects the character and amenity of the area and protects the most important trees and other landscape features.

National Planning Policy Framework (NPPF)

2.3 The revised NPPF is also relevant as it confirms and clarifies the Government's presumption in favour of sustainable development. The NPPF states the following:

'8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land,

helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.0 Examination of the Principal Issues

3.1 The application site was the subject of a dismissed appeal relating to two dwellings on the same site. Having carefully considered the Inspector's observations a request for pre-application guidance was submitted to the LPA. This sought to establish whether in a revised form, two dwellings might be accommodated on the site.

3.2 In this regard both the Appeal Decision and the pre-app response are not definitive on whether the site could, in some form, accommodate two detached units. Clearly the appeal was dismissed on a number of grounds the most substantive effectively being overdevelopment. The pre-application therefore sought guidance on a reduced two-unit scheme which the LPA concluded was an improvement on the dismissed appeal scheme, but not enough of an improvement to overcome retained concerns about possible overdevelopment.

3.3 In follow up discussions with the LPA it was clear that although two units was not explicitly ruled out in the advice issued, that was effectively their position. In response to this, the current proposals are for a single dwelling and therefore this fundamental concern whether the site could contain two dwellings is addressed.

3.4 Further concerns were also raised relating to trees, spacing and rhythm of development along Queens Avenue and the impact of an opening in the existing high wall.

3.5 These issues are largely addressed within the preceding DAS and therefore only limited further analysis is provided which is designed to pick up specific comments made in the latest pre-application response, which effectively supersedes the Inspector's comments.

3.6 In this regard there is a fundamental issue where any dwelling might be located within this irregular shaped plot. The options are effectively to the north (RHS when viewed from Queens Avenue), centrally or the south (LHS). Having carefully considered this issue the north option has been pursued for the following reasons: -

- This location adopts the well-established rhythm and spacing of the houses to the north in Queens Avenue. Whilst only a limited gap between the proposed house and the existing end house (Tall Trees) is provided, this matches the existing spacing along this run of housing which the proposed

unit would form a part. All of these houses are relatively large, deep and closely abut their respective side boundaries. As a result of this, only limited gaps are provided at ground floor level there is no perception of a gap at all in some cases. Many of the gaps are barely legible and some only provide fleeting high level glances when viewed from the opposite pavement. The approach has therefore been to provide only a limited gap to the north boundary to secure a larger and more meaningful gap to the south where the importance of maintaining a gap is deemed more significant.

- In contrast, locating the site centrally would be difficult because the site has less depth and this would lead to a form of development which would not be in keeping with the existing character of the area. Notwithstanding this issue, it would also lead to a poor transition between the proposed dwelling and the Old Laundry which is a smaller largely single storey unit set well forward of other houses in Queens Avenue. In a more central location it would provide two small gaps, which is considered less appropriate than a single larger gap as proposed.

The pre-application letter as stated the following: -

‘The shape, siting and foot print would need to replicate the simple form of the properties to the north of the site, whilst projecting slightly further forward of the front elevation of the neighbouring property to the north.’

3.7 It is contended that this guidance has been fully adhered to. Regarding the set back of the proposed unit, Tall Trees is well back from the road whilst the Old Laundry is very close. The proposed siting and designed is therefore designed to form a suitable transition between the deeper and more advanced building lines established by the existing two dwellings either side of the application site.

3.8 Similarly, the height of the building is designed to address this transition in height from the full two storey dwellings in Queens Avenue and the lower and smaller Old Laundry. This has specifically been achieved by providing a 1.5 storey projecting element which accommodates the garage and habitable rooms above.

3.9 The pre-application guidance goes on to say:-

‘The shape, siting and foot print would need to replicate the simple form of the properties to the north of the site, whilst projecting slightly further forward of the front elevation of the neighbouring property to the north.’

3.9 For the reasons outlined it is contended that the proposals address all of the comments made and positively respond to them, leading to a high quality development which will respect and complement the character and appearance of the area in terms of design, scale and spacing.

Trees and Landscaping

3.10 The proposals are supported by a detailed Tree Report which confirms that the street trees can be retained without impacting on their health. In addition, no important trees or landscape features would be lost as a result of the proposed development. As a consequence of reducing the scheme from two to a single unit the amount of hardstanding will be significantly reduced. A limited opening will be created within the existing high wall. This will offer screening of the proposed house and provide privacy to its garden area. The opening in the wall is a standard driveway width and in any event could be created without the need for planning permission.

4.0 Conclusion

4.1 The proposed development is considered to fully address both the concerns of the previous appeal Inspector and the subsequent concerns of the LPA which have emerged through the submission of a request for pre-application advice. That advice, once interrogated, revealed that any successful scheme on this site should comprise a single rather than two dwellings.

4.2 Accordingly a single unit scheme is now proposed which provides a suitable transition from the two-storey detached housing to the north and the smaller forward projecting Old Laundry to the south through its proposed positioning with its plot. The scale of the proposed unit has also been designed to respond to this change in building height.

4.3 The proposals will therefore lead to a form of development which maintains and respects both the character of the area and the site itself and will not adversely impact on the amenities of adjoining occupiers. The proposals therefore accord with the design based Development Plan policies cited and therefore the LPA is respectfully asked to approve this planning application.