

**Heritage Statement supporting the full planning application for the erection of a two bedroom detached bungalow at Land adjoining 12 Lower Fant Road, Maidstone, Kent ME16 8EA for RT Drafting Solutions Limited.**

**Issue 1 – 14/06/2022**

**1.0 Introduction**

- 1.1 This heritage and design and access statement is to support a full planning application for the redevelopment of the land adjacent to 12 Lower Fant Road for the erection of a two-bedroom gate house style bungalow with associated access, parking, cycle storage and refuse facilities and associated landscaping.
- 1.2 The statement will analyse the characteristics of the site and its surrounding area. The heritage statement identifies key issues that will need to be considered in preparing the schemes proposals.
- 1.3 This statement should be read in conjunction with the submitted plans and associated specialist consultant reports including the submitted Arboriculturally Report and Ecological Appraisal.

**2.0 Site Location and its wider context.**

- 2.1 The application site has a pedestrian and vehicular access, accessed between No's 8 and 12 Lower Fant Road within the Maidstone Urban Area. The application site is enclosed by three sides of residential development and their gardens. The application site is largely screened by existing surrounding development and matured tree planting.
- 2.2 The application site is broadly rectangular in its shape and measures circa 0.133 hectares with a general length of 75 metres and a width ranging between 15 meters towards the northern part of the site to a maximum width of 24 metres towards the southern end of the site. Land levels within the site slope steeply from north to south towards the rear end of the site. Towards the front of the site, the site is protected by a tree preservation order TPO no.11 of 2006 and includes a Dawn Redwood and 4 Yew Trees.
- 2.3 With regards to the general character of the surrounding area, the area is within the Maidstone Urban Area and is residential in character. Residential dwellings within the immediate vicinity vary in terms of the age and design of the properties including Victorian housing stock and to modern terrace town houses.

### 3.0 Recent Planning History

3.1 The application site has extensive planning history and there are several planning approvals for the redevelopment of the site to bring in residential development, subject to appropriate design, suitably located within the site to respond to the existing landscape features and impacts on neighbouring properties.

- 19/502289/FULL | Erection of 2no. four-bedroom semi-detached houses with access road, car parking and bin storage facilities. | Land Adjoining 12 Lower Fant Road Maidstone Kent. This application was refused on the basis of the absence of a current ecological report that would demonstrate the impact of the proposed development on the biodiversity interest at the site and what mitigation measures would be appropriate. No objections were raised with regards to the principle of the development, impacts on neighbouring residential amenity, highways or visual design. This refusal was subsequently allowed on appeal in November 2020.
- 15/503687/FULL | New dwelling with integral double garage, parking and driveway | Land Adjoining 12 Lower Fant Road Maidstone Kent – Approved with conditions
- 11/0486 | Application for a new planning permission to replace extant planning permission MA/08/1409 (detached house with integral parking and driveway) in order to extend the time limit for implementation as shown on application form received on 28th March 2011 and plans and documents listed under permission MA/08/1409. | Land Adjoining 12, Lower Fant Road, Maidstone, Kent – Approved with conditions
- 08/1409 | Detached house with integral parking and driveway (re-submission of MA/07/2468) in accordance with drawing numbers 3086/AX02 and 03, tree survey plan, tree constraints plan; Design and Access Statement, noise and vibration report, and arboricultural report date stamped 14th July 2008. Drawing numbers 3086 P1 Rev D, 3086-P2 Rev D and 3086/AX01 Rev F and revised arboricultural report by 'Sylvanarb' date stamped 15th September 2008. | Land Adjoining 12, Lower Fant Road, Maidstone, Kent – Approved with conditions.
- 99/1675 | Erection of 3No. dwelling houses with parking spaces and access onto Lower Fant Road, as shown on dwg nos SK353, SK343, SK344, SK345 received on 26.10.99. | Bower Lodge, 10 Lower Fant Road, Maidstone. Refused.

## 4.0 Proposal

4.1 The application is seeking planning permission for the erection of a detached two-bedroom bungalow dwelling with associated access, landscaping, car parking, cycle and refuse storage.

### 4.2 Location of development within the site.

4.3 The proposed building would be located towards the northern end of the site away from the previous location of the detached dwelling. The proposed dwelling would have a relatively compact footprint and would respond well and seek to protect and retain the group of trees located towards the northern end of the site. The proposal would be supported with an arboriculturally impact assessment which demonstrates that the location of the proposed development would not prejudice the grouped tree preservation order and thus not impacting on the important landscape features that contributes to the setting of the site within the wider locale.

4.4 The proposed retained access road which links the dwelling onto Lower Fant Road is designed to ensure that there would be no impact on the existing trees and as per the previous submissions a no dig method of construction would be adopted where trees are in proximity to the access road.

### 4.5 Urban design and location

4.6 There is no specific character to the area, predominantly dwellings especially on Lower Fant Road are Victorian and Edwardian style buildings. Along Bower Lane there is more of a mix including mid century style rows of terrace housing and there is a building to the east of the site at 99 Bower Lane.

4.7 The proposed development is for a single detached bungalow with a compact design and scale with simple material finishes that complement the surrounding area. The proposed materials include Traditional Brick and Stone Barnhouse blend for the brick work, roof tiles are Marley Eternit Rivendale Fibre cement slates, white uPVC windows and UPVC fascia's and soffits with black gutters and downpipes. These materials are simple and are commonly found within the surrounding locale. A final detailed specification of the external materials will be submitted as part of the pre-commencement planning conditions.

4.8 The proposed location of the dwelling has been relocated towards the northern end of the site which would allow the southern area of the site to act as a large garden area. The surrounding area is characterised by having

properties positioned closer to the road with large rear gardens. Placing the dwelling as previously approved to the south of the site would disrupt the established pattern of development and would result in a 'front amenity' garden which would be out of character with the surrounding area.

4.9 The dwelling has been designed to comply with the nationally described space standards for a two person unit. The proposed dwelling would also meet BREAM requirements of daylight and sunlight and aspect to all habitable spaces. The dwelling would benefit from a large garden area to the rear of the property.

4.10 The dwelling would be provided with two parking spaces to the front of the property. This complies with the Kent County Council Highways requirements and there is a sufficient turning area for vehicles to ingress and egress the site in a forward motion. The site benefits from good visibility splays and as such the site layout would not prejudice the wider highways safety.

4.11 Impact on the adjoining properties and heritage statement.

4.12 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires officers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The National Planning Policy Framework advises that 'significance derives not only from the asset's physical presence but also from its setting'.

4.13 Of considerable significance is policy SP18 of the Local Plan which addresses development in the historic environment. It requires that, inter-alia, the characteristics of heritage assets are protected, and design is sensitive to heritage assets and their settings. Policy DM4 of the Local Plan also relates to development affecting designated heritage assets and requires applicants to ensure that new development affecting heritage assets conserve, and where possible enhance, the significance of the heritage asset.

4.14 The heritage significance of the listed building at no.10 Bower Lodge is principally drawn from its architectural form and historic value. The rear garden area is well defined and substantial in size and provides an appropriate setting for the building. The choice of location just under 20 metres southwest of the listed building is quite well considered and design elements including the roof configuration would not cause harm to its setting.

4.15 The overall height, scale and mass is less than what was previously approved which will ensure it does not appear overbearing and visually

harmful when seen in the context of the heritage asset that is the Grade II Listed building. These factors would also contribute to further minimise the impact on the heritage asset, and in this regard as such, there would be no impacts on the setting and heritage significance of the listed building to be neutral.

## **5.0 Conclusion**

5.1 The proposed development provides a subservient form of residential development that integrates well within the surroundings and contributes to the housing targets set out for Maidstone Borough Council.

5.2 The proposed development is sensitively designed in a way that would not prejudice neighbouring residential amenity, nor would it affect the character and appearance of the surrounding area. Its scale, design and placement is not considered to be harmful to the heritage asset of the nearby Grade II listed building.