

## DESIGN AND ACCESS STATEMENT

PROPOSED PLANNING APPLICATION FOR THE CONSTRUCTION OF 3  
DETACHED HOUSES AT LAND ADJOINING THE GROVES, BOWER  
MOUNT ROAD, MAIDSTONE, KENT ME16 8AX

FOR MR R OLIVER

THE GROVES, BOWER MOUNT ROAD, MAIDSTONE, KENT ME16 8AX

KENT DESIGN PARTNERSHIP  
ARCHITECT

## Design and Access Statement

### PROPOSED PLANNING APPLICATION FOR THE CONSTRUCTION OF 3 DETACHED HOUSES AT LAND ADJOINING THE GROVES, BOWER MOUNT ROAD, MAIDSTONE, KENT ME16 8AX

#### HISTORY

The Grove is a residential care home providing personal care for 42 older people and is registered to care for one person with dementia

The home employs care staff working a roster which gives 24 hour cover. The home also employs staff for management, catering and domestic duties.

The Grove was built in approximated 1875 when there were only substantial houses in Bower Mount Road. As Maidstone prospered the western side was slowly developed through to the 1940's.

Further development occurred significantly in the 1970's and 80's

The Grove was converted by KCC in the 1950's and an additional 12 bedrooms were constructed in 2010.

The larger Victorian Villas have all been converted into either care or educational facilities.

The garden to the east of The Grove is made up of three parts a raised terrace adjoining the building with a lower grassed area.

At the rear of the proposed site the land forms a hollow which is tree lined. The houses to the north have 30 metres gardens falling towards the site and are screened from the site.

#### THE PROPOSAL

The proposal is to construct 3 houses on the land adjoining The Grove in the eastern part of The Grove which is a residential care home. A new entrance and drive is to be created near the boundary with 6A.

#### THE SITE

The site is 0.17 Ha. Was formerly the gardens to the house, however since becoming a care home it has become underused and of little significant value to the care home.

The site is between two residential care homes and is off Bower Mount Road which is a wide sweeping road which rises from the A20 London Road. The properties are set back behind a rag stone wall.

The Grove is one of a number of Victorian Villas that has been converted to care facilities.

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Historically the road has developed as the Town has developed and thus the residential styles have developed from Victorian to present day.

Whilst the front part of the site is relatively flat with a slight incline east-west. The rear to the site however falls away to form a hollow well below the levels of the adjoining properties to the north.

The site is bordered by a number of trees of which the Arboricultural survey records.

### **PLANNING HISTORY**

The Grove was last extended in 2010

6A Bower Mount Road adjoining the site was extended in 2009 – 09/0470 to create 6 one bedroom flats.

An outline planning application for 6 two bedroom flats adjoining The Grove – 01/0880 was refused and lost at appeal.

An application for removal of the Holly tree covered by TPO was approved in 2017.

### **ACCESS**

Access to the site will be formed through the ragstone wall fronting Bower Mount Road visibility will be good with the curve in the road and with the rise of the road.

There will be adequate parking on the plot with an additional visitor's parking space on the access drive.

Access will be dda compliant

### **LANDSCAPING**

The trees to the perimeter of the site are to be retained. The arboricultural survey indicates these under a TPO. A belt of trees cross the site at the boundary of the level site and the hollow, these trees covered quaipe woodlands reported to be removed.

The road will be constructed of tarmac with block paved paths and drives. The individual plots will be fenced off and additional planting including replacement trees will be agreed.

### **DESIGN**

To provide 3 houses of differing character two 5 bedroom and one 4 bedroom house.

1010 sited behind the ragstone wall fronting the site is a 2 storey 5 bedroom house with integral garage at the northern end. The 5<sup>th</sup> bedroom is constructed in the roof of the garage.

Access to the house is at the northern end. There are projecting bays to the south and west. The house is constructed in yellow stock brick over a brick plinth with PVC windows and a 40° plain tile roof.

1020 faces Bower Mount Road but is at the far end of the access road. The house is 5 bedrooms again with an integral garage to the west. The 5<sup>th</sup> bedroom is in the garage roof and has four

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dormer windows. The main body of the house is Georgian style red brick with deep vertical windows. There is a projecting porch which extends to first floor with decorative pilasters at ground floor. The 40° roof has plain tiles and the gables are raised above the roof line with brick upstands and capping's.

1030 is a 4 bedroom house which sits in the hollow at the rear of the site this is a traditional L-shaped house with integral garage facing the access. The roof is pitched at 30° the 4<sup>th</sup> bedroom is in the garage roof which has been lowered to lessen its impact.

The walls are of brick and tile hanging with PVCA windows.

The gardens will be fenced off with post and featheredge boarding the access road tarmac.

The 3 houses will have limited impact on the street scene 2 of the houses are set back 40 metres from the road and at a lower level than the surrounding houses.

The properties to the north of the site are significantly distant and larger. The houses on the opposite side of Bower Mount Road are more modern detached houses.

Google Maps ME16 8AX

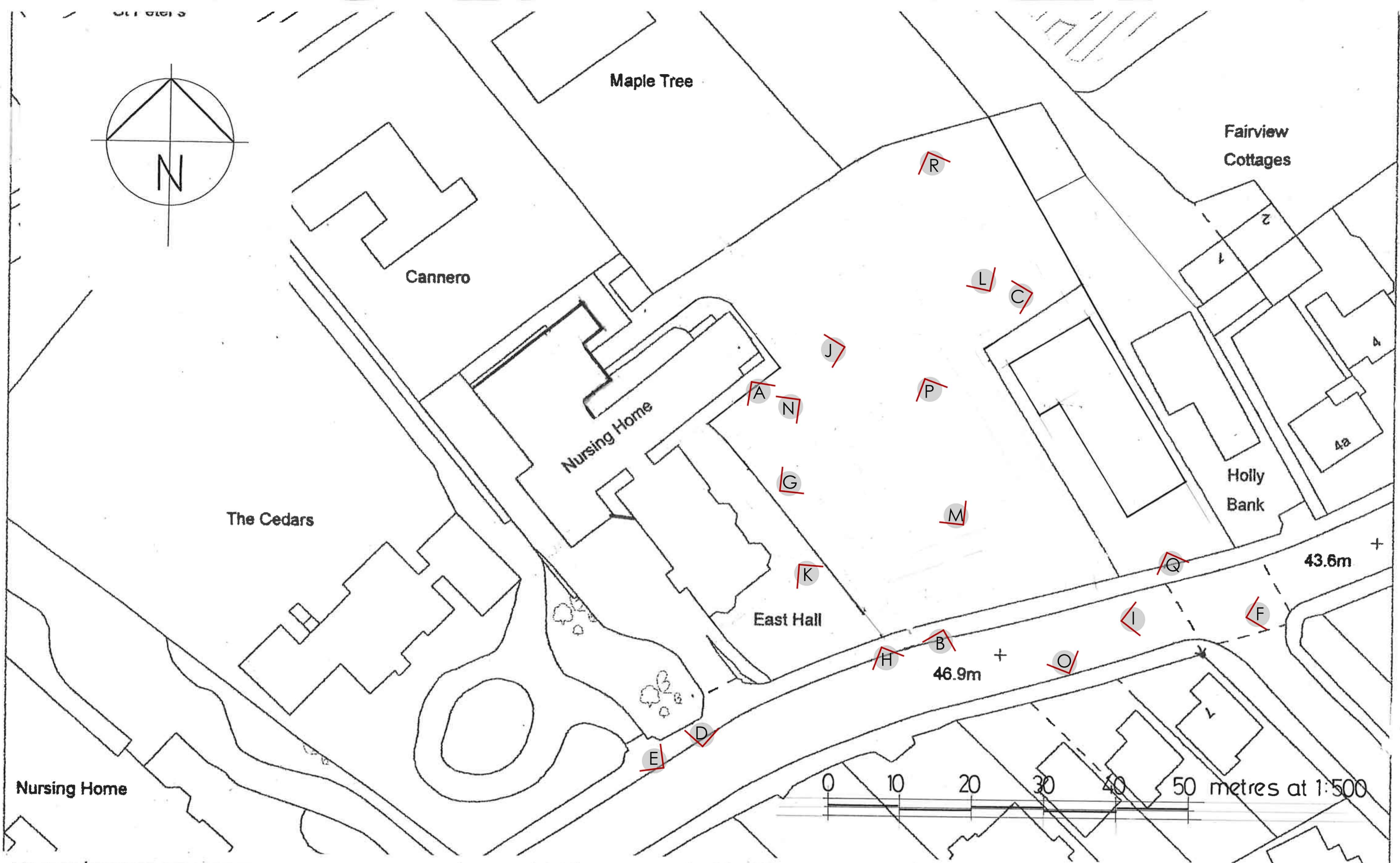


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Client  
Mr R. Oliver

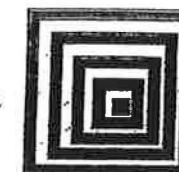
Project  
Land adjoining The Grove Bowermount Rd

Drawing Title  
Photographic Survey

Drawn by *JK* 1:500

Date *26/4/18*

Drawing No 16.03.05



**KENT DESIGN PARTNERSHIP**

Grove Dairy Farm Business Centre,  
Bobbing Hill, Sittingbourne, Kent. ME9 8NY  
Tel : 01795 844162 Fax : 01795 844211  
e-mail : mail@kdp-architect.co.uk



Photographical survey  
Site photos



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Photographical survey  
Site photos



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Photographical survey  
Site photos



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