

# MPA

Martin Potts Associates

Chartered Architects

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Mid Kent Planning Support

Maidstone House

King Street

Maidstone

Dear Sirs

RE: LAND AT 1 KINGS ROAD, HEADCORN, MAIDSTONE

DESIGN AND ACCESS STATEMENT

Please find enclosed a planning application for the above site, a payment to Maidstone Borough Council will be paid by card/Bacs directly by the applicant once we have been allocated a reference number.

The application is for a new 3 bedroom detached house; the drawings can be scaled for planning purposes only. The proposed site is in the residential grounds of 1 Kings Road which has recently been extended and is where the applicant resides. The proposal is approximately 160 sq m in area with the area of each room being fully compliant with the governments guidelines on the sizes of rooms in new dwellings. A new access is proposed off Mill bank, matching all the other access points to the properties to the north, hence maintaining the character of the road. Vehicles can enter the site turn round and exit the site in a forward manor. Due to the close proximity of the entrance to the crossroads and hence the traffic lights the traffic speed is minimal.

A preapplication was produced approximately a year ago, based on its content the design and general layout of the proposal was amended to include the siting of the property a minimum of 8m away from the adjacent water course and increasing the area of private external amenity area to the side and rear.

The site and the adjacent land including nos. 1, 3, 7 and 9 were the subject of a total redevelopment a couple of years ago into a number of new houses; which was given planning consent. A flood risk assessment was carried out and is in place, please refer to previous planning consents. This also applies to a tree survey/report, although in this instance there are no trees on this site.

The proposed external materials are to match those of number 1 Kings Road ie. Vertical hung tiles and stock bricks laid in Flemish bond, under a slate roof.

Should you require clarification on any aspect of the application please do not hesitate to contact me on 07713150032 or on [m.potts057@btinternet.com](mailto:m.potts057@btinternet.com)

Yours faithfully



Martin Potts

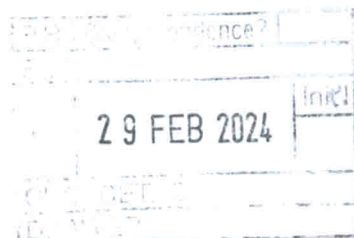
Appledale

Loose Village

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