

# JPD Architecture UK Ltd.

**Design and access statement : 30/08/2019**

**Proposed alterations.**

**at**

**The Garden Grange Road St. Michaels Tenterden Kent TN30 6TL.**

## **1. The Existing Site Criteria.**

The site for the proposed alterations is currently a detached house which over a number of years has been altered and extended/refurbished and is an attractive property in the setting.

The structure has a reduced roof height generally with bedrooms formed in the roof space and balconies to the rear where the main views exist without other dwellings being over looked.

There is Bedroom accommodation on both ground and first floor levels due to the restricted first floor areas, currently the owners have living with them an elderly relative who requires full time care, this 24 hour care is provided by a live in carer who has to live in the main dwelling which is causing practical living problems. The proposed alterations focus on a single storey wing on the West side of the house.

## **2. Scheme Content and Design.**

The proposed development is to consider providing improved facilities for the family member and the permanent carer, the proposals are to alter the West wing of the property to provide an area for the care of the family member and an area for accommodation for the carers to live in without having to disturb the main dwellings occupants.

The proposed works will involve constructing a first floor level on the existing West wing of structure which will provide an area of accommodation for a carer with the facility to still have access into the main dwelling.

The design reflects the existing structure design and roof scapes, it is proposed to provide an independent access to the West elevation to enable the carers to access their accommodation without having to enter through the main dwelling.

## **3. Landscaping**

The site as being a private dwelling enjoys a private garden area landscaped and planted with mature tree, shrubs and plants, generally it is proposed to maintain the existing landscaping.

## **4. Access to the Site.**

The access facilities for the site as existing are of a good standard and provides vehicular access from Grange Road.

## **5. Highways Consideration and Parking**

The site will be accessed from the existing vehicular access from Grange Road the access facilities are of a good standard with adequate visibility. Off street parking is located in the existing forecourt area and will not be affected by the proposed alterations..

## **6. Appearance**

The natural enclosure of the existing site provides a safe and secure environment for the residents of this property particularly with the secured parking areas formed off a gated drive and by the nature of the restricted public access to the building.

The overall appearance of the property will not be affected by the proposed development.