**Design and Access Statement**

Proposed Change of Use of Existing Double Garage, extended to form a One Bedroom Studio Apartment for Mr Andrew Ashdown at Tremanse Care Home, Beacon Hill, Bodmin, Cornwall, PL31 1JA

**Proposal**

It is proposed to convert and extend an existing old double garage to form an Independent One Bedroom Studio Apartment living accommodation for a residence to have independence. The conversion will be designed so that a disabled person can wash, cook and live with a degree of independence but still have caring staff close to hand.

**Site Location**

The existing double garage is located in the grounds of Tremanse Care Home. The existing garage forms part of the North-West boundary together with existing timber fencing to boundary. The topographic and characteristics of the site is that the surrounding properties are stepped with the land and the proposed change of use extended garage is only single storey and will sit lower than the adjacent properties and lower than the main care home residence.

The Studio Apartment will provide level entry off the driveway path and the orientation of the property is such that the front elevation faces the parking area.

**Design**

The proposed One Bedroom Studio Apartment will be formed by extending the existing double garage by 4260mm in length, all as can be seen on drawing 2266/1

The design avoids overlooking having no glazing to the North-West boundary. The main windows being on the front South-West Elevation overlooking the drive and carpark area. The Kitchen window and Bedroom windows look towards the Main Care Home on the South-East Elevation.

The proposed Studio Apartment will have rendered elevations under a natural slate roof to blend with the existing.

**Improving the Area**

The proposal will put this building back into having a useful purpose as it currently is only being used as a Store Room.

**Landscaping and Planting**

The existing side and rear boundary fences to remain unchanged and the scheme does

not affect the existing site entrance or driveway.

The new front elevation will have flowering shrubs in tubs providing screening from the parking area.

**Car Parking and Setting Down Points**

Dedicated car parking and setting down points will be provided. Although drive areas will mainly be in tarmac a dedicated paved path suitable for a wheelchair access to a level entry point at the property will be provided.

The entrance ramp will be max gradient 1:15 to allow for wheelchair access to the front door. This will provide level access into the apartment.

**Sanitary Accommodation**

A Shower Room with WC will be provided and will comply with the requirements of M4 from Approved Document. Internal and external doors will be 826mm wide for ease of manoeuvrability.

**Disabilities**

The property will be designed so that access is easy and level. Spacious access with wide door openings, suitably designed kitchen worktops to accommodate a wheelchair user and document M disabled shower room design with grab rails and call point alarm.

**Sustainability Statement**

My client is committed to reduce his carbon footprint and the design will seek to use sustainable locally sourced materials that will achieve a U value that is above the minimum standard.

For further details please refer to drawing 2266/1