

**THEIS
+ KHAN**



Householder Planning Application
Design and Access Statement

67 Mount Ephraim, Tunbridge Wells, Kent TN4 8BG

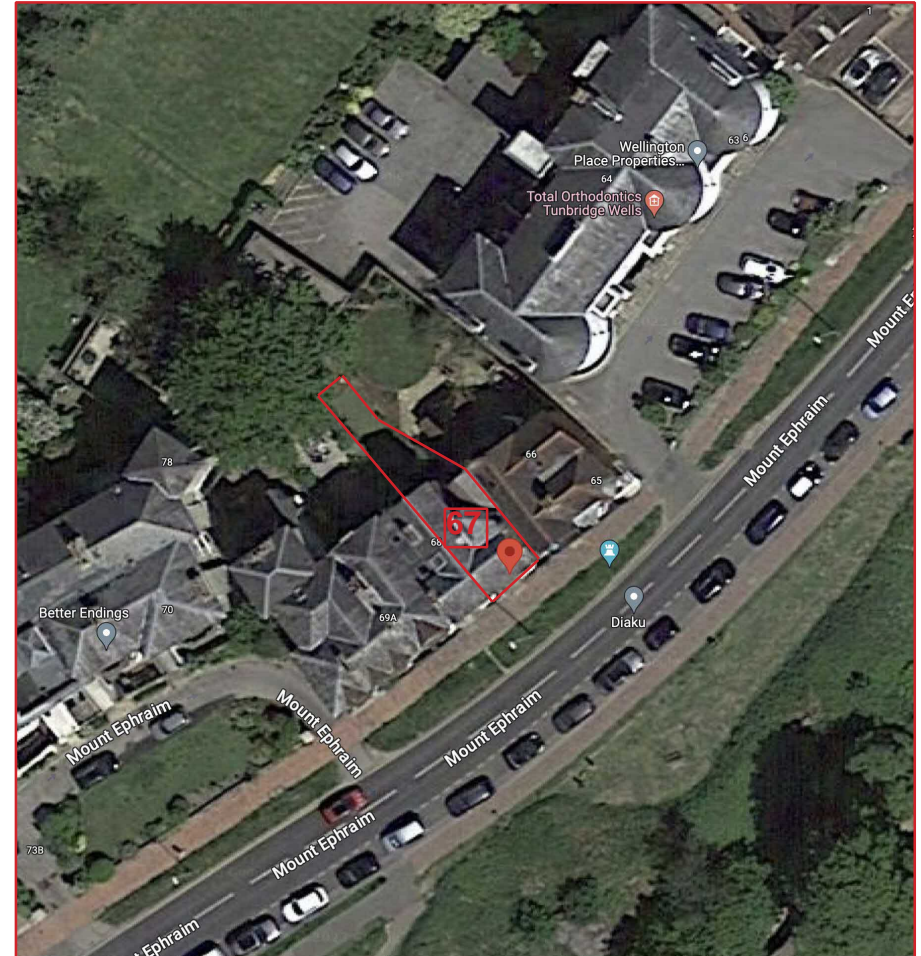
October 2023

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Location Plan



— site boundary

Design and Access Statement

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1.0 Introduction

1.0.1 This Design and Access statement has been prepared by Theis + Khan architects to support a householder planning application at 67 Mount Ephraim.

1.1 The Site

1.1.1 The site is located on Mount Ephraim, Tunbridge Wells which is in the Tunbridge Wells Conservation area. The application concerns the area immediately adjacent to the ground floor kitchen door and access to the rear garden only.

1.1.2 The full site address is:
67 Mount Ephraim,
Tunbridge Wells,
Kent
TN4 8BG

1.2 Proposed Work

This submission is seeking planning consent for the following work to the **ground floor rear garden access**:

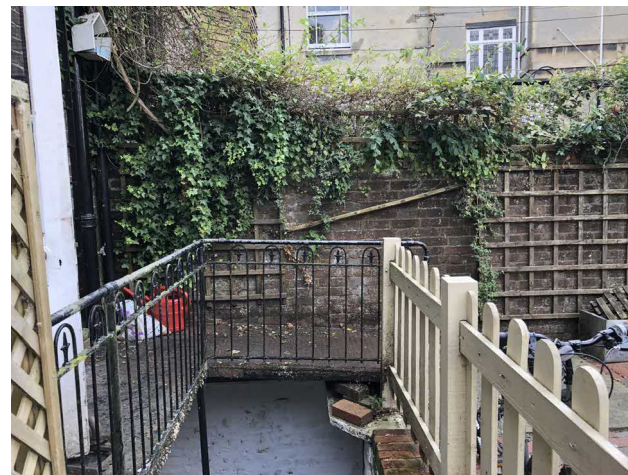
- renewal of the existing ground floor metal balcony deck with a new composite timber deck.
- renewal of the existing metal and timber balustrades with new glass and timber balustrades
- repair works to the basement retaining wall and staircase



view of rear elevation and garden access



view from kitchen door to garden



view of current garden access

2.0 Brief Description of Development

2.1 Design Brief

2.1.1 The aim of the proposal is to rationalise the access to the garden from the main house and create level access.

Access to the garden is currently along an existing steel balcony which is past its useful life and needs replacing. The levels to the garden are currently uneven so the new deck will be level and meet existing ground levels to allow full accessibility. The balcony will be extended slightly to the return to create a discreet bin storage area as there is no external storage area at the front of the house.

The basement retaining wall is failing and needs work to reinforce it whilst retaining the existing staircase down to the basement area. The existing balustrading will be replaced with glass and timber panels.

2.2 Use

2.2.1 The main house will continue to be used as a single family dwelling.

2.3 Amount

The internal and external floor areas are unaffected by the proposals.

2.4 Layout

2.4.1 All proposed works relate exclusively to the external ground floor area adjacent to the main house. The proposed plan rationalises the main house garden access. An adjustment to the current layout includes redirecting the route to the garden lawn towards the North east to combine the bin access with the garden and basement access

2.5 Scale and Appearance

2.5.1 The proposed alterations will enhance the existing Victorian house by rationalising the layout and using a coherent palette of materials including glass, metal and timber.

2.6 Access

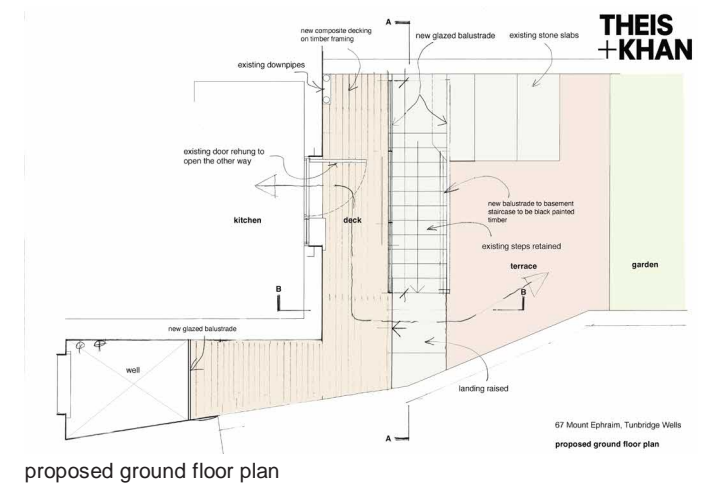
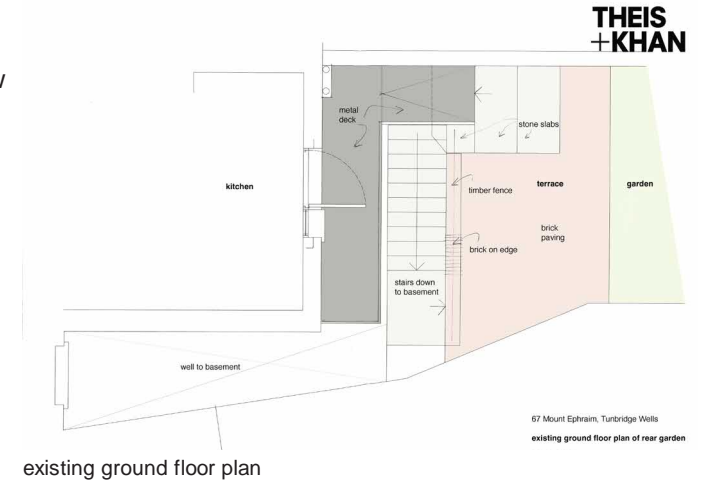
2.6.1 The existing access to the garden will be designed to ensure a complete level access route between the main house and garden.

2.7 Landscape

2.7.1 Proposed landscape works will link the main house with the garden in a new rational way giving level access

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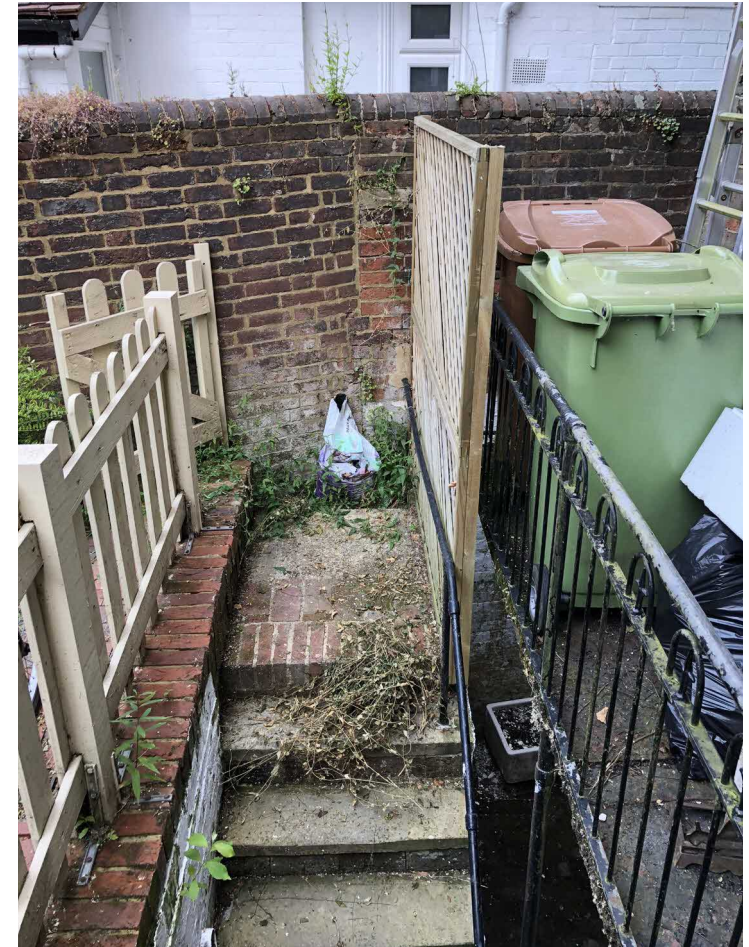
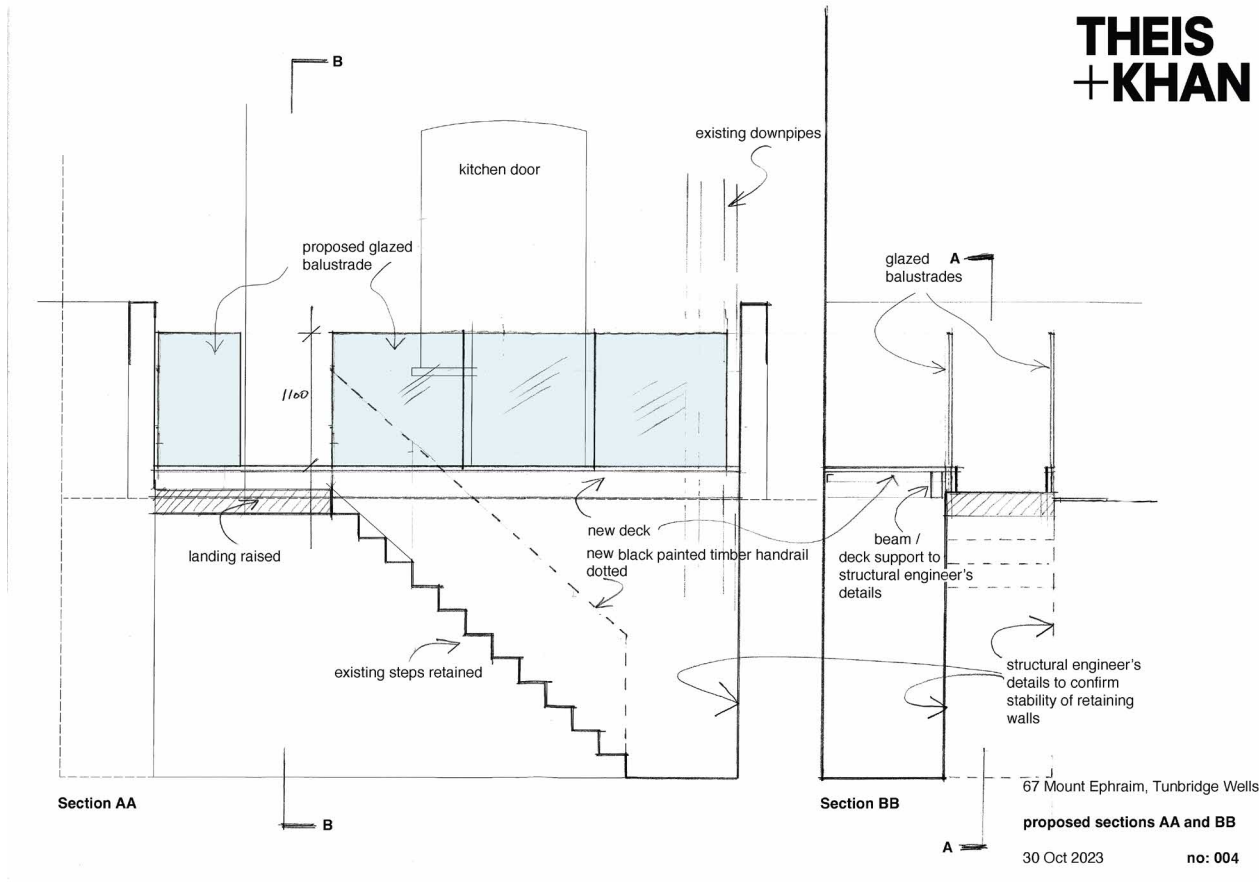
to the existing lawn area.

2.8 Sustainability

2.8.1 The new garden access will make the garden a more attractive place and will encourage the family to grow plants and vegetables for their own consumption.

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view of the existing balcony, bins and staircase to basement