

Conversion of existing garage and enlargement of cloakroom to new bedroom and bathroom**DESIGN & ACCESS STATEMENT and HERITAGE STATEMENT****INTRODUCTION**

This statement is prepared under the requirements of article 6 of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010 and Dover District Councils Local plan policies. The requirements are applied as appropriate to this development proposal and may not incorporate all the elements if they are not applicable.

USE and SITE HISTORY

The site is situated at 7 Harvey Avenue, Walmer. The dwelling is located within the conservation area covering the former Marine Barracks. The complex is a designated conservation area with the curtilage having listed building status. There have been two previous planning permissions for the dwelling. Addition of a ground floor cloakroom within the existing garage and a glazed conservatory in the rear garden.

AMOUNT

The aim is to create a bedroom and bathroom within the existing garage to allow the elderly owners to be able to sleep on the ground floor and not having to frequently use the staircase. The current staircase has 20 steps to the first floor and Mr Knight has complex medical conditions which make anything strenuous very difficult. The owners are both over 80 years of age and a move of property would now be too stressful for both of them. The garage has been used by the owners solely for storage purposes since the Barracks were converted in 2002 - the garage doors are so narrow that access by a car would be very difficult. The owners only have one car, and we have a designated parking bay immediately opposite the garage.

LAYOUT

The layout has been derived from a client brief and careful consideration has been taken so as to minimise any works to the external appearance of the building. One small window has been shown on the side of the garage overlooking a shared access between Numbers 6 and 7 Harvey Avenue. The owners at 6 Harvey Avenue have been consulted and have no objections. The window has been designed as a timber top hung opening window at a 1.7m cill height. The shared access is closed off by an existing gate and therefore the window cannot be seen from the existing street scene. The inside of the roof of the existing garage would need to be insulated and finished, with the existing timber truss left exposed in the bedroom and bathroom.

MEDICAL ISSUES

Mr Knight is 84 years of age and has coronary artery disease and acute angina. In 1991 Mr Knight underwent angioplasty, and in 2003 stents were inserted in three arteries. In 2022 he had an angiogram, but the cardiologist told him that further procedures or surgery were not possible, and consequently Mr Knight now takes a combination of medicines for his complex condition. Mr Knight currently sleeps on a sofa on the ground floor.

LANDSCAPING

N/A

APPEARANCE

The proposed window will be of timber construction, thin double glazing and painted white to match the existing front and rear windows. The existing garage doors will be kept in situ and sealed shut, therefore still having the appearance of a garage.

ACCESS

No alterations to the access to the site are required within this application.

BIODIVERSITY

N/A

SUSTAINABILITY

The proposed works will be built using modern building techniques using sustainable products where possible. A high level of insulation will be incorporated into the design to enhance the overall thermal characteristics of the existing garage.

Impact on the Listed building and conservation area

The proposals would have no negative impacts onto the conservation area or to any listed buildings located nearby. The small window inserted into the side of the garage would not be visible from any other viewpoint apart from the shared access itself.

CONCLUSION

The proposals are in context with the area and would allow the elderly owners to stay in the property and to sleep on the ground floor level and help minimise Mr Knights medical conditions.



Photograph showing front of garage/dwelling



Photograph showing side of garage and shared access between Numbers 6 and 7 Harvey Ave



Photograph showing garage doors, to be closed and sealed shut to keep appearance of a garage



Photograph showing existing timber truss to be left exposed within bedroom and bathroom.