

Design and Access Statement.

10 Cambrian Grove, Gravesend, DA11 0PU.

Amount:

The proposal is to convert the existing garage to habitable accommodation, to provide a disabled access bedroom and wet-room for the owner. Currently the owner is having to have her bed in the lounge due to not being able to climb the stairs.

Layout:

The proposed conversion will see the existing garage door removed and replaced with an in-keeping window, set within face brickwork to match the existing brickwork as far as reasonably practicable. The internal doors will be widened to 900mm to facilitate wheelchair access, along with a suitably equipped wet-room.

Scale:

The proposal is to create an additional disabled access ground floor bedroom and wet-room of approximately 14.5m²

Landscaping:

There will be no additional landscaping issues, as the front garden was converted into an additional parking space many years ago.

Appearance and access:

The property is a 2 storey end of terrace house with brickwork finish and a tiled roof. The proposal is to convert the garage as previously detailed.

The property is not within conservation area.

There will be parking for 2 no cars off road. The property was built originally with 1 off road parking space and another in the garage. As previously detailed, the owners removed the small front garden and created another off road parking space. It is worth noting that the other 3 properties in the same terrace have done the same.

The total off road parking spaces will therefore be the same now as when the property was originally built, so the conversion of the garage will not have an adverse effect on the existing parking arrangements.