

# Design Statement

Belmont Residential Care Home

Stone Street, Stanford North, Ashford TN25 6DF

26 April 2017

Belmont is a large detached registered 6 bed registered care home, constructed in traditional materials, masonry walls, timber floor and tiled roof with a separate outbuilding within the property. The proposed scheme is to convert the Existing Auxiliary outbuilding into a 1 Bed Self-contained Unit for C2 for care use. Consisting of 1 Bedroom, Bathroom, and Kitchen/Living Room with a separate private garden area.

The property is located on a rectangular site and therefore has the benefit of a front, side, and rear garden which is clearly bounded by boundary timber fencing. Access to the property is gained directly from the private drive way from Stone Street.

Works will comprise of a light internal refurbishment.

Works to provide 1no supported living unit & will include complete refurbishment including amendment to and new M&E services, new internal walls, doors and new finishes throughout.

The external landscaped areas will provide a separate fenced off Private Garden at the rear.

The approach to the main entrance of the building from the main house is made by the rear approximately 3m wide with ramps to all doors.

There are currently no parking restrictions, ample parking within the property.

The care home will remain as one use class of C2.

As an organisation we have been receiving more enquires for individuals with complex needs that require an individual residential service. The proposed scheme becomes a perfect fit to provide a self-contained unit where there is an opportunity for an individual to reside in supported living and separate from the main house residential support, such as the opportunity that we currently have highlighted within the Design Statement.

A majority of these individuals requiring self-contained accommodation in a core and cluster residential service are often referred to us as needing critical and substantial support. In our experience gathered from previous assessments these individuals often require high levels of support. Previously, we have responded by providing and offering this type of support, tailoring the service to an individual, such as the work we proposing converting the outbuilding.

The change as described above will not affect surrounding neighbours, nor will it cause any detrimental impact in the area.

The safety and security of the existing building is good, this will be maintained by the proposals.

This application is made to confirm that the use is lawful. No Change to the exterior is proposed. The works would not materially alter the use of the building from that of a Class C2 Care Home of the use classes' order 1987 (as amended).



Existing Proposed Outbuilding