

DESIGN STATEMENT

27 MILLS LANE, LONGSTANTON, CB24 3DG

1. INTRODUCTION

My wife and I have purchased this property which is intended as our primary and final residence for our retirement taking account our decreasing health. My wife suffers from COPD, and other health issues, and has mobility problems, holds a Blue Badge Parking permit and has difficulty with climbing stairs.

The property to which the planning application applies is a single-story property better suited for people with mobility issues as it is devoid of internal stairs. Prior to residing in this property we plan to upgrade and modify the property for improved mobility and better EPC heating and insulation standards.

This planning application covers part of the upgrades proposed with the justification explained herein.

2. GARAGE ADDITION

A large garage is required to allow packing, unpacking and access to vehicles in a closed environment protected from wind, rain and extreme temperatures which make it extremely difficult for COPD sufferers.

There is currently space adjacent to the existing porch to accommodate a single garage, however this does not provide adequate space for a disabled person to safely access vehicles.

The existing garage is not easily accessible without significant modification. Further it is intended to use this space to install air handling equipment to filter and purify air in the house, heating equipment, storage and office space.

3. UTILITY SPACE

Space behind the garage has been allowed for Utility Space which will be connected to the kitchen, garage and porch at same level to allow unimpeded access.

4. PORCH & WHEELCHAIR ACCESS

Consideration is being given to adding a porch and making the entrance wheelchair accessible. This is currently not shown on the floor plans as this will be further detailed during detail design and reflected in the detail design submission. It is expected that the porch extension will be small and within the allowance of permitted development.

5. BATHROOM & ENSUITE

The bathroom fittings will be changed to take account of mobility requirements.

6. WALLS & DOORS

During detail design consideration will be given to modification to walls and doors/thresholds to take account mobility requirements.

7. FUTURE ACTION

Once outline planning approval has been obtained, detail design will then proceed to complete the design of the entire property which will then be progressed with Planning and Building Control in accordance with the requirements.