

Ms Jeanette Jenkins
26 Mayna Parc
Petherwin Gate
Launceston
Cornwall
PL15 8PZ

DESIGN AND ACCESS STATEMENT



Existing kitchen



Existing kitchen

Introduction

A detached bungalow of cavity blockwork construction, partly stone faced. The proposed works are required to provide a safe means of wheelchair access within the property and into/out of the property.

Use

The existing use of 26 Mayna Parc is as a residential dwelling. There are no changes of use proposed.

Amount of Development

The proposal is to adapt the existing kitchen layout and extend the existing kitchen by constructing a new single storey, flat roof, extension to the left of the property to provide a wheelchair accessible kitchen and wheelchair escape route/access from the kitchen to the garden.

Extension external measurements 1055mm x 3973mm – 4.19sq.m.

Indicative Layout

The proposal is to reconfigure the existing kitchen layout and extend to enable wheelchair access within the kitchen. Sections of wheelchair accessible worktops to be provided with inset shallow profile sink and inset hob. Pull out larder unit and slide and glide oven.

A new external door with wheelchair accessible threshold to open out onto a level decking area linked to the existing external ramp to provide access to garden and an escape route from the kitchen in the event of an emergency.

Landscaping

Existing garden area to the left of the property will be reduced to facilitate the extension and decking platform.

Appearance

The external finish of the existing property is rendered with some areas of exposed stonework. Brown PVCu double glazed windows and door and tiled roof.

The proposed extension to be of blockwork construction with rendered finish and flat roof. Brown PVCu double glazing to match existing.

Level platform and ramp to match the existing timber decking with timber handrail and glass balustrade.

Access

No changes proposed to existing vehicle access.