

Design and Access statement

for

Lwyn Yr Eos Hous, Abercanid, Merthyr Tydfil. CF48 1YR



DESIGN STATEMENT

The proposal aims to remove an existing glass lean to roof and replace with a flat roof with a glass lantern. The patio doors are proposed to be replaced with bifold doors and it is also proposed to change the window in the study to match the existing windows and replace the existing windows to the front first and second floors.

ACCESSIBILITY

This proposal has no impact on access arrangements within the site.

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

The nature of this development is such that it will have no impact on the movement to, from or within the site.

CHARACTER

Amount:

The proposed works will not increase the internal footprint of the building.

Scale:

No changes.

Layout:

The proposed changes are hoped to create a habitable family room as the current sunroom is cold and damp. The current roof leaks and the patio doors are in poor condition.

Appearance:

The current external walls will be rendered, aluminium bifold door in white and new windows to front study also the first and second floor.

Landscape Design:

The proposed changes are to the sunroom located to the left side of the property which is barely visible from the street.

COMMUNITY SAFETY

The proposed development has no impact on community safety.

ENVIRONMENTAL SUSTAINABILITY

This is the primary driver behind the replacement of the windows, roof and doors, with new high performance low U-Value double glazed units.