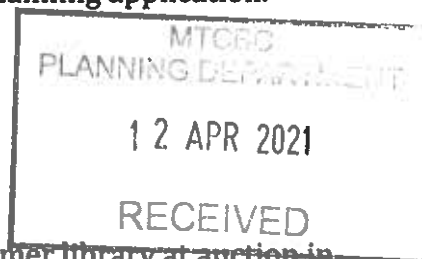


**Design and access statement for the change of use planning application.
Former Library, Tyntaldwyn Rd, Troedyrhiw.**

Applicant: Jonathan Cholewka

Agent: Louise Taylor

Date: 05/04/2021



The applicant Jonathan Cholewka purchased the former library at auction in 2014 with the intention to create a three bedroom family dwelling with large garden and parking spaces. Works on the building and the planning application began soon after the purchase in 2014 but many things have lead to the extreme delay of their completion. Following a stroke that Jonathan had ten days before the birth of our twins it was decided that a serious effort to complete works was necessary and we are hoping to move in with our three children and dog in June.

Since the purchase of the Former library, close contact has been kept with the residents in it's vicinity and we feel that our plans to retain this beautiful old building and it's garden rather than demolish it and squeeze the land for profit from multiple dwellings is welcome amongst them. Providing on site parking is of importance to them as well due to the current parking issues on Tyntaldwyn rd. One parking spot lost in the proposed development due to access required on the eastern side of the dwelling will result in the gain of three parking spaces on site with a net gain of two spaces. Please refer to accompanying sheet P.

The front door of the dwelling will be replaced with something similar to the current door, in white UPVC. The toilet window will be replaced with a similar window in white UPVC. All windows replaced will be of a higher heat conserving value and windows that aren't replaced currently will be replaced as soon as funds allow and in order to create better energy efficiency in the dwelling. The window furthest to the east on the north elevation will be removed and replaced with a unit that will create a larger window in reception room two as well as a window in the bedroom above. The window in the kitchen will be replaced with a unit that will create a French door on to the garden as well as a window in the bedroom above. These units will be in Anthracite grey UPVC and toughened for safety. The plan is to replace all other windows on the north elevation with the same anthracite grey UPVC units to match the others and to increase energy efficiency in the dwelling.

The entire inner perimeter of the building has been stud insulated with ecotherm, all stud walls, all floors and the roof have also been insulated. The old gas heaters have been replaced by an energy efficient gas boiler, under floor heating in the bathroom, kitchen and reception room one, a radiator at either end of reception room one, a wood burner in reception room one, a radiator in the corridor, landing, bathroom, reception room two and each of the bedrooms. It is our intention to reduce the carbon footprint of the dwelling by installing solar panels and tubes in the near future. Considerations to the environment have been key to our build and materials used and as far as the budget allows the hope is to improve on the already substantial energy efficiency improvements already made in the dwelling.

Further to the carbon footprint of the dwelling itself the aim of the garden space will to add to the local habitat for wildlife, to grow native tree saplings from local seed for local tree planting projects, to compost, provide bug hotels, a hedgehog house, pond, birdbath, bird feeding stations and boxes for bats, owls and birds. The garden will be planted with a few small native trees to feed local wildlife nectar and fruit. The flowerbed will consist of both native and cultivated plants. Slow worms have been seen on the land and the aim is to aid their conservation by providing a safe habitat for them also.

In terms of the design and layout of the dwelling, the aim is to create a warm yet spacious family home consisting of:

Two children's bedrooms

A large master bedroom

A family bathroom

A downstairs toilet

A kitchen with island

Two reception rooms

A ground floor corridor with staircase

An upstairs landing with open balustrade

The open balustrade of the upstairs landing will give an airy feel to the space and make full use of the light from the beautiful triple arch window on the south elevation. The open plan kitchen and reception room one will make for inclusive and spacious family living. Reception room two could be used in many ways including an office, guest living, studio and storage. The aim is for the dwelling to provide ample living areas for the family to enjoy together as well as having individual space. The dimensions of the dwelling allow both the ability to enjoy space whilst still being cosy and easy to heat.

To conclude, to the best of this client's ability and knowledge all considerations for this application for change of use have been made and all building regulations followed along the way. Over the years since the purchase of the former library we have grown fond of the local residents and local area and look forward to making the library our home.

