

# Design & Access Statement For



July 2022

By  
Andrew Munro Bsc(Hons) B.Arch RIBA

On behalf of  
Three 6 T Architects



## Introduction.

This statement forms part of an application for Householder planning & demolition in a conservation area consent for the demolition of a failing timber conservatory and the construction of a new rear extension.

Alyn cottage is a substantial property set in its own grounds which has been extended over the years.

The planning application is made up as follows :-

1. Drawing numbers  
21-01008-001 Rev P1,  
21-1008-010 Rev P1,  
21-1008-011 Rev P1,  
21-1008-101 Rev P1,  
21-1008-110 Rev P1 &  
21-1008-111 Rev P1
2. Completed application form
3. Design & Access Statement
4. Heritage Impact Statement

## Proposed Alterations and Justification for the works

The proposals within this application are for the demolition of a timber conservatory and the construction of a new extension to replace it.

The current conservatory is starting to fail and its life expectancy is nearing its end as it appears to be a late 70's, early 80's construction. Its current form of construction means that it is very energy inefficient and is no longer suitable for general use.

The proposed extension will be built from modern materials and construction methods and it will provide a thermal performance in line with the newly increase Building Regulations.

## Appearance and Character

Refer to Heritage Impact Statement

## Conclusion

We believe that this application should be granted for the following reasons;

- The existing conservatory is at it end of its design life
- The new extension will be to the latest "U" values and modern construction methods providing a habitable space suitable for use whilst ensuring the climate impact is in line with government targets.

- The extension has been designed in a style which is in keeping with the current dwelling.

On the basis of the above design access statement we believe that the scheme should be acceptable and thus receive planning approval.