

DESIGN & ACCESS STATEMENT

Bryn Maelor is attached to the Stiwt Theatre, which was built in 1926 and has since been modernised. Bryn Maelor is an adjoined building which has been used as various business over the years and has housed Rhos Community Council for almost twenty years. The external windows and doors have been changed; however, this was many years ago.

The use of the building/landscaping will not change, and the windows and door replacements will be in a like for like manner so the external appearance of Bryn Maelor will not change in any way. There is no conservation area nearby.

Access to Bryn Maelor is off a quiet residential road and then into the Stiwt's large car park so there is appropriate space/parking for the works which would be carried out by a singular window contactor.

The historical and architectural importance of the listed building has been considered when designing the new windows/doors as in them being an almost exact replica and so as not to change the appearance/character in any way. development.