

LBC – DESIGN & ACCESS STATEMENT

**Name and
Address of
Site:**

Douglas House Church Street Penycae LL14 2RY

Contact Details

Name

Michael Davies

Address

Douglas House Church Street Penycae

Post Code

LL14 2RL

Description of Development

Alterations to a grade 11 listed building: form structural opening on ground floor between kitchen and lounge, moving of timber stud wall in bathroom and removal of overlaying quarry floor tiles in ground floor utility
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Accessibility

The works are all internal and will not affect the current access into the building

Environmental Sustainability

Sustainable Development remains a key objective of the owners and it our intention to maintain the current high standards as agreed with the local authority The alterations to the stud wall will enable a shower unit to be installed in both the bathroom and the en-suite to reduce water demand

Character

The alterations are all intended to maintain the character and features of the original rooms. See photo of structural opening showing how this will be achieved.

Community Safety

As the work is all of an internal nature, this is not applicable to this application

Movement to, from and within the development

Access is not to be altered in this application and is thus to be maintained as existing