

AMENDED

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ORCHARD HOUSE, TREVALYN MANOR, ROSSETT

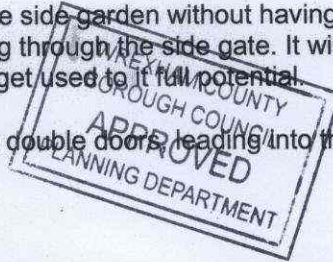
JOB NO. 1218

ACCESSIBILITY

This is a private dwelling all access to and from the site was dealt with in the original planning approval.

The new door will provide a straight through access to the side garden without having to access it through the utilities or walking out the back door and going through the side gate. It will allow them to use more of their garden space which a present doesn't get used to it full potential.

Access to the sun room will be provided from the kitchen double doors leading into the rear garden.



ENVIRONMENTAL SUSTAINABILITY

All products to be used in the construction of the sun room will be robust and see the building live through. The doors which lead to the garden will be made of timber.

The waste water from the roof can be dispersed over the large garden area.

No Landscaping will be provided as part of this application, but a tree is to be removed and replanted within the estate.

CHARACTER

Proposed extension is to create a sun room and new doorway from living room to garden area.

The new door which leads to the garden area will be in timber and paint to match the existing. The style of door will be similar to the existing double doors on the rear elevation. The impact on the building will be minimal and will look like a doorway was always there.

The new sun room will be of a modern construction, using aluminium fascia and gutters with full height glazing; this will reflect the lift construction on the manor house adjacent to the property and replicate the former glass house which once stood here, to limit the extent of alteration to the existing structure, the external wall of the existing, to be enclosed within the extension, will not be plastered, and the brickwork will remain fair-faced.

In my opinion the proposal does not affect the character of the building and the more contemporary, simplistic design, minimises the visual appearance of the extension and provides a clear yet sympathetic distinction between the different phases of development on the site

COMMUNITY SAFETY

This is a private dwelling with wall gardens and private court yard. The proposed sun room will not affect the safety of the community.

MOVEMENT TO AND FROM SITE WITHIN THE DEVELOPMENT

The house is on private grounds with security gates to the front which lead to the main road. The grounds have large access roads from when the site was redevelopment.

The house is L shaped with a central court yard to the front, as you enter the house there is a reception room to the left and kitchen to the right. The kitchen leads on to further rooms and upstairs, access to the sun room will be via the double doors within the kitchen.