

Design & Access Statement

For

70 Rhosddu Road, Wrexham

1. Access

The proposed works will not result in any changes to the means of access to the property or any other properties.

2. Character

The existing painted render on the property has become tired with age suffering from stains, cracks, loose render and general build-up of dirt. The proposal is to render the property to a similar colour to the existing, thus not changing the overall look of the building. The new render offers superb weather resistance, high impact resistance and have a 30 year life expectancy therefore providing a low maintenance solution for the residents.

The existing "Spring Road" will be removed from the existing floor mounted brackets and securely fixed to the wall to provide an overall improvement of the appearance of the existing road sign.

All which will have a positive effect to the community and environment.

3. Environmental Sustainability

External wall insulation is an innovative solution for older homes which don't have cavity walls. The External Wall Insulation acts as a shell, protecting the property from the elements and helping to retain the warmth on the inside, while in warmer climates it can also help to maintain a cooler internal environment. In addition to all this, it saves energy, reduces fuel bills and helps towards the reduction in carbon emissions, associated with the dwelling.

Key Items as follows:-

- Reduce unnecessary heat loss & CO² emissions
- Increasing thermal performance
- Reduce condensation
- Protect and prolong the external fabric of a building
- Offer high impact resistance
- Offer superb weather resistance
- Low maintenance
- Have a 30 year life expectancy
- Have a positive effect on the environment
- External wall insulation helps to make a property warmer, more weather-tight and a wide choice of colours and textures can enhance the appearance substantially.
- According to research by the Energy Saving Trust, adding insulation to a solid brick property can reduce annual heating bills by up to £270.

4. Community Safety

All existing windows will be retained thus maintaining the existing level of natural surveillance of the street scene. The proposals will not result in any changes to existing boundary treatment therefore the security of the site will be unaffected.

5. Movement to/from Site

The proposals will not change the demand for parking or how people travel to/from the site.