

Direct Access Statement

Home Improvements - Windows

Features on the existing site:

- **Buildings** – Semi Detached property set over three floors built approximately 1880+. The building is in a poor state of repair and requires extensive improvement works to both the exterior and interior;
- **Gardens** – property has a front garden space with paved driveway to the side of the property leading to an attached garage. At the rear is a large flat garden, both garden areas have established foliage.
- **Boundaries** – Original wall to the front of the property in red brick in need of repair following a third party crashing their car into it and one side leaning towards the pedestrian walkway that adjoins. Original wrought iron railings are missing.

Concrete posted, wooden panelled fence to both sides of the property. And a red brick wall to the rear

- **Adjoining Buildings** – garage adjoining side of the property, kitchen extension and storage area (in need of demolition and rebuilding due to subsidence)adjoin the back of the property.

How access issues have been addressed:

- **Approaches to and around site, including transport links** – No change;
- **Car- parking, setting down points, location of dropped kerbs (if required)** – Goods will be delivered via house driveway which includes a dropped kerb for use of tail-lift and pump truck if required, although this is not envisaged as windows will be ordered in stages
- **All other entrances** – No change;
- **General horizontal/vertical circulation and layout arrangements** – no change.
- **Facilities within the building** – Existing WC facilities, access to drinking water and COVID provisions to include sanitising hand gel and wash, separate towels etc.

Details of the layout of proposed development:

Application is to replace existing windows and place one new one as indicated on the plans(number 3 on extension plans)

Details of the scale/appearance of the proposed development:

No change to the scale of the development.

Change in appearance to extension building to add in a new kitchen window to enable more natural light and provide an aesthetic balance to the appearance.

Details of the landscaping in the proposed development:

No change, application is to replace/add windows only

How Heritage Assets issues have been addressed:

- **The assets affected** – 13 Caerau Crescent is a property in a conservation area.
- **Asset significance** – the property is in a conservation area of special architectural interest, the character and appearance of which it is desirable to preserve or enhance
- **Impact of the proposals on the asset** - replacement and new windows have been chosen to enhance and improve the appearance of the building, with the design being more in keeping with the age of the property and other properties in the same area. At the same time the replacement/new windows will provide a substantial improvement to energy efficiency.