

85 WYEVERNE ROAD, CARDIFF - DESIGN & ACCESS STATEMENT.

It is envisaged there will be a positive impact in regard to the proposed works. The property currently consists of a four bedroom HMO which has become in need of upgrading to provide a better quality accommodation and additional bedrooms.

The main elevation fronting Wyeverne Road will benefit from the stone features being cleaned and repaired where defective.

The rear elevation will be enhanced by the introduction of a new extension that will give the rear a slightly contemporary appearance which suits modern living whilst maintaining a symmetry and similar relationship with adjacent rear annexes.

Overall the aim of the development is to sympathetically restore/extend the house.

The site is located along the southern side of Wyeverne Road which consists of two storey terrace and semi terraced properties many of which have attic conversions with rear facing dormers.

The applicants vision for the development of the house is to create a new restored and refurbishment Sui Generis dwelling which fits sympathetically with the existing street-scene of similar restored/improved dwellings dwellings.

The internal layout has been designed to be mindful of the neighbouring properties and amenity spaces.

Land Use Policy - the site is located in a highly sustainable location within the defined settlement limits and as such it is considered that the principle of the proposal is supported by both PPW and the Development Plan.

The site is well located in terms immediate access to a range of shops, services, public transport, sport and recreation and employment opportunities, all within convenient walking distance. The principle of the proposal therefore complies with key objectives related to health and well-being, sustainability and climate change.

Amenities - the design of the new dwelling is such that it will not have a significant impact upon the privacy and amenity considerations of the neighbouring properties. The new extension structure has been designed so that its a similar and appropriate scale to many neighbouring properties.

The proposals have been carefully considered in the context of the surrounding residential character. As such, the type of materials proposed to be used, it's traditional finishing and appearance as well as its layout will complement the existing residential character.

The access to the dwelling will be in accordance with the current building regulations in terms of level thresholds, door widths and Part M facilities.