

Design and Acces Statement for Ghyll Farm Egremor CA222UA

Windows Doors and In Roof Solar Panels

We would like to remove the current 1970's double glazed Aluminium and pvc casement style windows and doors, and replace with a more heritage style upvc sliding sash window as per Ecostyle brochure provided.

The current windows being over 40 years old are starting to fail and the white paint/ powder coating is beginning to peel, and some of the double glazed units are now misting inside.

We have spoke to Sam Woodford and agree with him for the single vertical Astragal glazing bars and the run through sash horn option.

Colourwise we would like to use either white upvc or the cream foiled option. Preferring the cream foil.

As for the front door which has faded in colour and the lever handlelocking mechanism only works some of the time, we would like to replace with a quality timber door in the same style (6 panel) with glazed toplight. And to use a more modern multi point locking mechanism but with a more traditional slam shut lock which does not use lever handles. And obviously a letterbox, knocker maybe a pull handle to the outside.

The rear elevation of the property suffers from the brunt of the prevailing weather from the west coast and the upvc windows would bear up well to this onslaught.

We also want to install a new electric Far Infra Red under floor heating system to replace the coal fired back boiler which feeds radiators to the bottom 2 floors. The In Roof Solar Panels to the rear of the property will dramatically reduce the heating costs. We also believe it is a much better way to heat the property as the system heats the fabric of the building instead of the convection radiator which heats the air, which in turn then heats the room. We would keep the floors heated to a minimum of 15 degrees which will help reduce any damp and condensation forming due to the constant heating and cooling of the house. As well as removing the need for insightly radiators in every room.