



**Application for Planning Permission**  
**for**  
**Door & Window Replacement and Re-Roofing Works**  
**to**  
**Flats 36 – 58, Lime Tree Avenue,**  
**New Earswick, YO32 4BE**

**DESIGN AND ACCESS STATEMENT**

**JULY 2022**

## Introduction

This Design and Access Statement has been prepared on behalf of Joseph Rowntree Housing Trust (JRHT) to support the application for Planning Permission for the proposed door & window replacement and re-roofing works to flats 36 - 58 Lime Tree Avenue, New Earswick, to:

1. replace the existing glazed, timber communal entrance doors and, private rear / balcony doors with new double glazed insulated composite doors.
2. replace timber framed windows with new double glazed, uPVC windows.
3. replace existing roof tiles with new clay roof tiles.

This property was constructed during the 1980's and JRHT are seeking to improve the thermal performance of the flats to modern standards.

As the properties are flats and do not have permitted development rights, planning permission is sought for the proposed works described above.

## The Current Position

Some of the occupiers of the Trust's properties are on low incomes or are elderly and living on state pensions, a number are inevitably already experiencing fuel poverty and may not be able to run their heating systems optimally (or to do so may have to make savings elsewhere, for example, food).

As part of its longstanding and ongoing modernisation programme, The Trust set a target of raising the SAP score of its stock from the average of 65 (band D) assessed in 2007 to 81 (band B). In setting this target it was acknowledged that additional work would be necessary to improve the poorest performing dwellings by a greater amount if it was to be achieved.

The 1980's construction of these flats on Lime Tree Avenue includes some insulation within the building fabric, meaning that while these properties may

not be amongst the poorest performing dwellings work is, however, required to improve the energy efficiency of the properties.

### **Replacement Doors**

New composite insulated doors and frames are proposed to replace the existing glazed timber doors. The new doors and frames will include full weather stripping and a multi-point locking mechanism. All glazed panels will be double-glazed. The replacement insulated doors will provide greatly enhanced energy-efficiency and thermal comfort in the dwellings and improved security for the residents. All the new door sets will be installed into the existing structural openings.

### **Replacement Windows**

New uPVC framed casement window units are proposed to replace the timber framed windows. The new windows and frames will include shoot bolts and locking handles. All windows will be double-glazed. Similarly to the doors, the replacement windows will provide greatly enhanced energy-efficiency and thermal comfort in the dwellings and improved security for the residents. All the new windows will be installed into the existing structural openings.

### **Replacement Roof Tiles**

It is proposed to re-roof the flats by replacing the existing Gaelic roof tiles with new Wienerberger Gaelic Natural Red clay roof tiles. The replacement roof tiles will help ensure the building envelope is weather tight, increasing the life span of the property.

### **Design Implications**

Although Lime Tree Avenue is within the New Earswick Conservation Area, the flats themselves are not listed. The New Earswick Conservation Area is not subject to any conditions from an Article 4 Direction. The door and window replacements are not considered to adversely alter the buildings character but will improve security and the thermal performance of the building.

## **Summary**

The Trust is seeking to improve its housing stock to deliver affordable warmth for its residents as well as contributing to the government's target for reducing carbon emissions by 80% by 2050.

Replacement of the existing door and windows with high performance insulated composite door sets and uPVC framed double glazed windows will improve the energy efficiency and thermal comfort of these properties for the residents.

The proposed changes will not cause harm to the appearance of the existing properties.

**Joseph Rowntree Housing Trust**

**BSB Architecture**

**July 2022**