

Amended 19.09.2023

REFURBISHMENT WORKS AT:  
*WITHY COTTAGE,  
GEESTON ROAD,  
KETTON,  
STAMFORD  
PE9 3RH*

Supporting Documentation  
Design & Assess Statement  
Sustainability Statement



# INTRODUCTION - THE SITE, THE INTENTION, AND THE AMBITION

The purpose of this Design & Access Statement is to illustrate to the Local Planning Authority the Applicant's proposed replacement skylight roof and French doors (into bi-folding doors), on the side elevation, as well as a replacement front door and a garden room extension on the rear elevation, at Withy Cottage. This is pursuant to the requirements of Section 327(b) of the Town and Country Planning Act 1990 and Article 4(c) of the Town and Country Planning (General Development Procedure) Order 1995.

The approach adopted to produce this Design and Access Statement is in accordance with Circular (2006) as well as the guidance produced by CABE, 'Design and Access Statements – How to write, read and use them' (2006).

This document is intended to be a positive and useful tool for the discussion between the Applicant, Agent, and Local Authority about the proposed works to accompany the submission of a Planning Application.

The proposed application location is situated south-west of Stamford and within Ketton Conservation Area. It is within the 'Middle Valley East' of the 'Welland Valley' character area, as identified within the Rutland Landscape Character Assessment (2003). A relatively busy, agricultural, modern landscape, consisting of many settlements and distinctive valley profiles. The area is residential and benefits from being in close proximity to a local poultry, Ketton C of E Primary School, The Railway Inn Pub, as well as being a short drive away from the nearby town of Stamford with plenty of shops and restaurants.

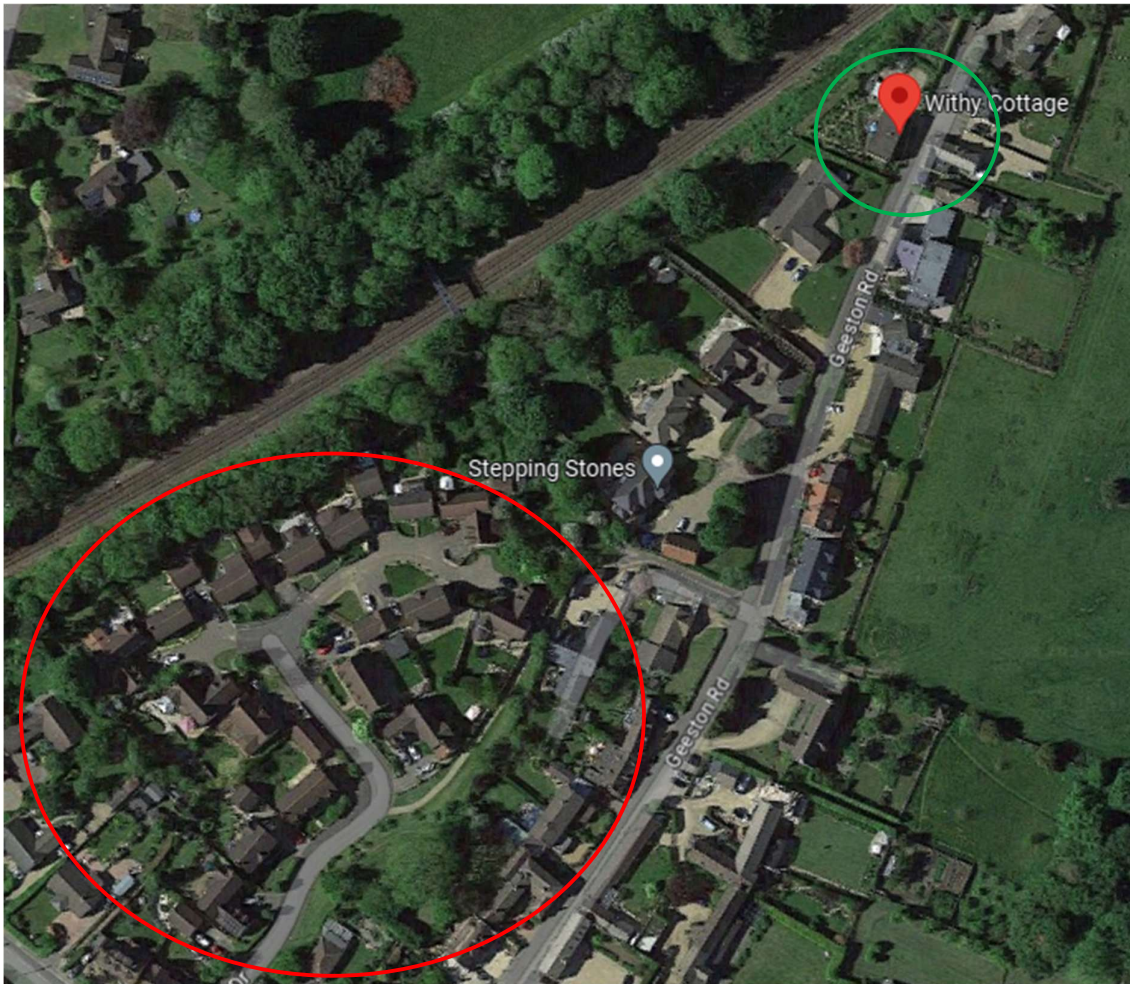
The Applicant, Mr. Burnside, is the perspective owner of the property which forms part of a healthy collection of cottages along Geeston Road, utilising the attractive aesthetic of a Collywestern roof. The building, as a whole, consists of timber windows with a cream painted finish.

The Applicant and Agent are seeking to replace the skylight section on the roof above the kitchen, the French doors on the side elevation with larger bi-folding doors, the front door, and add in a single storey garden extension to the side of the property. Whilst continuing to recognise the importance of the proposed work, this is continuing to enhance the important character of the property. This is further elaborated throughout this document.

## ENVIRONMENT – SITE LOCATION AND SURROUNDING AREA

The property location is situated south-west of Stamford on the Stamford Road (A6121).

*The area surrounding the property is very residential and thrives on the aesthetic of its medieval character. For example, the site benefits from neighbouring a wealth of architecturally important buildings which contribute to defining the unique character of the area. The surrounding area utilises the aesthetic importance of Ketton Stone, and most portray a design in keeping with this. There is clear architectural historic interest in the form of a linear grouping of predominantly upland farmsteads and cottages with a cohesive vernacular character.*



### Legend

- Red shows a more recently built estate integrating more modern materials.
- Green shows the Applicant's property.

## CONSERVATION AREA – HISTORY OF THE AREA

The Conservation Area contains buildings dating from 11<sup>th</sup> century to the present day. Ketton consists of 106 listed buildings, including a grade II\* listed Priory. The area, as a whole, displays the extensive use of natural Ketton stone, adding to the beauty and importance of the conservation area.

The Conservation Area contains historic villages, consisting of predominantly 17<sup>th</sup>/18<sup>th</sup> century cottages and detached houses.

Importantly, throughout the Conservation Area there are a few new modern built developments, in keeping with the architectural merit of Ketton.



# NEIGHBOURING PROPERTIES

## HOLMES DRIVE

Holmes Drive is one of the nearby roads to the property, within the conservation area. The area contains many residential buildings that use Ketton stone, like the Applicant's property. This area is a newer estate, following the conservation area design, that strays away from the Collywestern slate and timber windows.

Holmes Drive consists of residential buildings that are all similar to each other whilst owing to their uniqueness. Each house also uses a sash styled PVCu windows, adding to the character of the area.

Image 2 shows a house that's, again, in keeping with the conservation area design and appearance, that has had approval for a single storey extension to the side elevation.

Image 3 shows a house that has gone for a differently styled front porch that still fits in with the surrounding area style and character.



## NEIGHBOURING PROPERTIES – CONTINUED

### BARROWDEN ROAD

Barrowden Road is another nearby road to the Applicant's. The properties lining this road are less similar in appearance to each other, as well as to those on Holmes Drive. Houses further down on Barrowden Road slightly stem away from the traditional build within the area and are emphasised by their smoother, more contemporary appearance. See images below.

Many properties along Barrowden Road use modern materials to keep up to standard with today's regulation. However, again, images 2 and 4 show the persistent aesthetic of sash-styled windows.

Image 1 shows another property along Barrowden Road however, it doesn't use sash-styled windows or Ketton stone. The house in image 1 completely stems away from the aesthetical appearance of Ketton as a whole, especially with the use of cladding on part of the house. The stem away is also shown in the house in image 3. This house, again, does not use sash-styled windows or Ketton stone. Instead, it has tilted walls on the primary elevation, infilled with windows.



## PREVIOUS APPROVALS

As mentioned before, 16 Holmes Drive, Ketton, Rutland, nearby to the application property, has previously been approved planning permission for a single storey extension. 6 Holmes Drive has been approved the demolition of an existing conservatory to replace it with a garden room, similar to what our Applicant is proposing. Along the same road as the application property, 8 Geeston Road has been given approval for a double garage and single storey, rear extension. This shows it has already been investigated and approved, in proximity to the application property.

## THE BUILDING – EXISTING PROPERTY

The building at the centre of this application is a two-storey building, built with the natural materials of Ketton stone and Timber. It is a late 20<sup>th</sup> century build but upholds the design of the surrounding area, using the hardwood timber-framed windows and doors. This references the architectural design around Ketton. The property is also a product of a property conversion, resulting in 2 properties on, what was, one land.

The rear of the property contains less architectural features of note. Image 1 shows the use of Cotswolds brick on the application property, differing to the typical use of Ketton shown. This portrays the integration of other materials.

The property has timber windows throughout, including on the two sets of French doors on the rear elevation. The timber windows appear to be moderately maintained although there does appear to be early signs of wear as image 3 shows.

Image 4 shows the roof the Applicant would like to replace. The timber base shows signs of wear, meaning it will fail to maintain insulation efficiently.



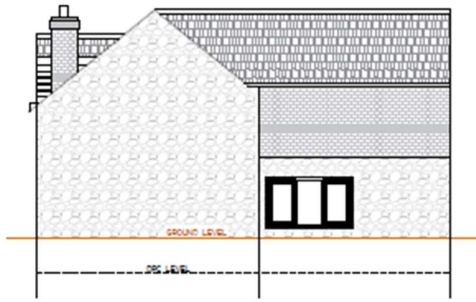


## The Street Scene objective and impact

The property resides off of the main road leading to Ketton road. It is alongside the railway tracks, with a few neighbouring cottages of similar appearances and some with modern additions to the original cottage. The building is in keeping with the road and overall area, however, does not necessarily need to uptake the design of any nearby properties as others show this does not need to be the case. The proposal within this application will not impact the street scene as the works will be to the rear elevation, facing fields away from the roadside.

# CAD DRAWINGS OF THE APPLICATION BUILDING

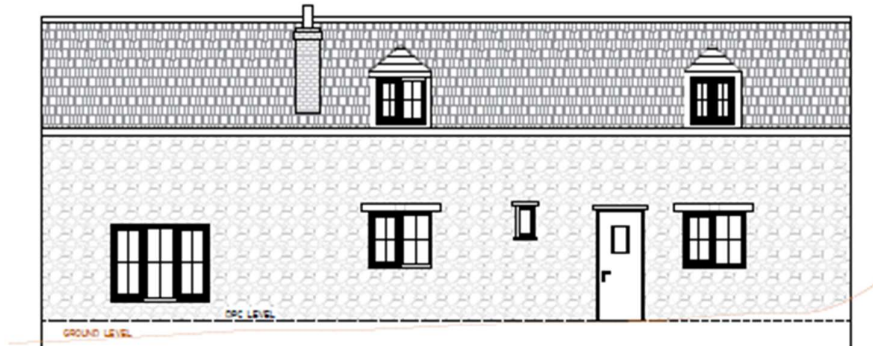
Existing side elevation – not to scale.



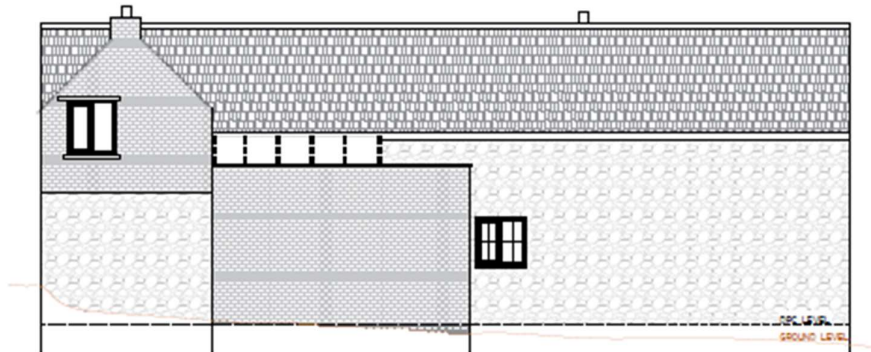
Existing side elevation – not to scale.



Existing front elevation - not to scale.



Existing rear elevation - not to scale.



## THE PROPOSED WORKS

The Applicant is seeking approval to replace the skylight roof, the front door, toilet window and the French doors (with larger bi-folding doors) at the property – these are highlighted below on the drawings.

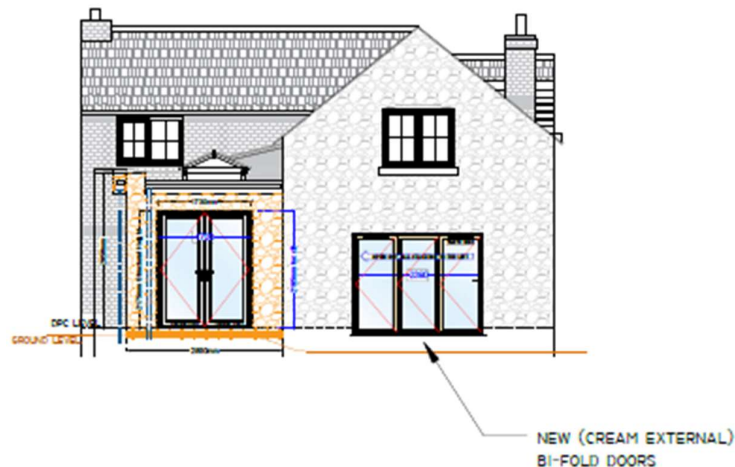
The replacement door will be a new pvcu stable door, with a cream outer frame and a golden oak door sash. This will be in keeping with the existing frames with a cottage style.

The current windows were using the predominant material at the time of construction, this being the use of timber frames with poor quality glazing. Had the building been constructed more recently, it would have certainly benefited from the use of current common materials such as PVCu and higher performance glazing. Not only for the sole purpose of insulation, but for security as well as reducing the effects of noise pollution caused from the trains nearby.

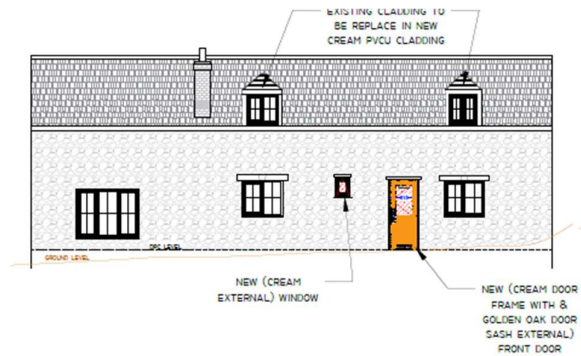
The existing windows are showing early signs of being passed their prime condition, rotting and flaking. The rating of the glazing is subpar and falls short of current building standards, providing insufficient levels of thermal and acoustic performance. The existing toilet window is at its worst and will be replaced in a cream pvcu outer frame with a new opening added.

The proposed single storey flat roof rear extension will offer the home more space and open the views to the garden. This will increase the kitchen and dining area to offer a more usable room for the family. The proposed walls will be in matching with the existing brick and stone walls to the property. The proposed extension has a flat roof to keep the height of the extension as low as possible. 2 cream pvcu windows to the side have been set high to keep the privacy for both properties with a small lantern to the middle of the roof. Cream pvcu French door to the middle of the extension.

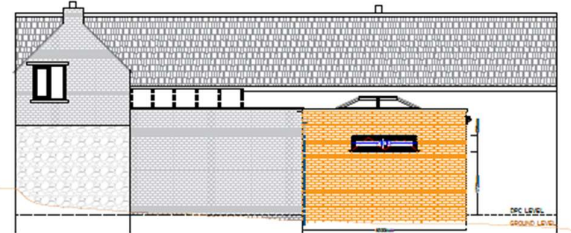
Side elevation – not to scale.



Front elevation – not to scale.



Rear elevation – not to scale.



This application does not seek to alter the existing access arrangements to the building and overall land curtilage.

## TIMBER-FRAMED WINDOWS

As noted previously, the Applicant is seeking to replace the French doors to the side elevation and the skylight roof.

The Application property currently has double glazed timber-framed windows. Due to the decaying structure, these windows are becoming poor insulators. The proposed replacement roof and bi-folding doors will utilise the benefits of high-performance double glazing, increasing the thermal comfort levels within the property when coupled with the multichambered PVCu mainframe. This is in line with current building standards and can reduce the wasted energy of the room by up to 30%.

Furthermore, the applicant lives alongside a railway track causing plenty of noise pollution within their home. Timber windows are, typically, not very good at blocking out or minimising noise passing through, meaning they don't provide acoustic comfort to anyone in the property. PVCu windows, however, give that acoustic comfort with their secure finish and installation, as well as their double glazing. First Home Improvements' PVCu windows are designed to reduce the power of soundwaves travelling through the glass, all whilst preserving the heating or cooling energy in the home. This ensures that energy is conserved and energy loss is kept to a minimum.



## DAMPNESS, MOULD, AND MILDEW

Timber windows are susceptible to water damage. In Britain, this is a priority focus. Wooden frames allow for vapour to percolate onto the windows, if not properly maintained. This adds the point that timber-framed windows are high maintenance whereas PVCu windows only need to be wiped down to clean off any dirt or residue, resulting in a low-maintenance window and a cleaner looking frame.

Condensation can cause dampness which can affect the surrounding area and eventually lead to blown plaster. This can damage furniture as well as windows, whilst also being detrimental to health. Living in a home affected by damp can cause physical harm to the health of people with weak immune systems and can also be associated with poor mental health. Although condensation will usually dry over the course of the day, it can soak into nearby surfaces. It does not pose a risk to health itself, but it can develop into other problems within the home that may lead to future health risks.

Additionally, poorly maintained timber eventually leads to mould. Mould can not only cause damage to your windows but can also lead to serious health problems, especially to those who are sensitive to allergens that moulds produce. Common ailments are cold-like as well as skin rashes, but mould can also affect the immune system. Those with asthma can be more seriously, and even fatally, effected. Long-term exposure can exacerbate the risk and some people risk developing respiratory health issues, which is why it is important to stay on top of the maintenance of windows.

Alongside mould, mildew also affects the health of anyone who has undergone prolonged exposure. Mildew is a fungus and is easier to spot than mould but remains a result of poor quality, poorly maintained, or old windows. PVCu windows are sustainable, secure, and low maintenance which massively reduces any risk of these problems becoming an issue.

## EXAMPLES OF HARM CAUSED BY DAMPNES, MOULD, AND MILDEW



## NATIONAL PLANNING POLICY FRAMEWORK – OVER ARCHING PRINCIPLES

It is reminded the purpose of the National Planning Policy Framework and system is to contribute towards the achievement of sustainable development. At its highest level, the objective of sustainable development, improvement, and refurbishment can be summarised as meeting the needs of the present without compromising the past and the ability of current and future generations to meet their own needs.

Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

### **economic objective**

- to help build a strong, responsive, and competitive economy by ensuring that sufficient land of the right types is available in the right places, at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.

### **social objective**

- to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.

- Foster well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

**an environmental objective**

- to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

It should be recognised these principal objectives are core to the deliverance of sustainable development and should be pursued in a positive way. Whilst they do not provide the criteria against which every decision can or should be judged, it is at the heart of the National Planning Policy Frame that presumptuous decision-taking will be made in favour of sustainable development, improvement, and refurbishment.

The decision-taking reminds the approving of applications, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework when taken as a whole.

## SUSTAINABILITY STATEMENT

Here at First Home Improvements, we do not just consider the 1<sup>st</sup> impact of our actions on the environment, but the 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> as well. We are fully committed to continuing to improve our processes to adopt a more sustainable future to conserve resources and energy for us all wherever possible.

As one of the leading suppliers of PVCu home improvement products in our industry we recognise the impact we have on the environment and take proactive steps to minimise waste, recycle when practical, reuse wherever possible and reduce CO2 emissions everywhere we can.

### SUSTAINABILITY - WE RECYCLE AND PROVIDE A+ ENERGY RATED PRODUCTS

While it is important to remember vinyl-based materials do consume energy during its production, the effective performance is much longer than that of traditional materials without the need for additional maintenance or servicing. For example, the revarnishing of a wooden window. This means that, once installed, the additional consumption of energy, raw materials, chemicals, and even CO2 emissions traveling back and forth can be prevented from entering the waste chain of materials and resources.



Even more impressively, PVCu can be recycled multiple times and does not need to be placed into landfill.

Fact - it takes less raw energy to recycle than it does to make in the 1st place.

Our A+ energy rated product range does in fact contain recycled waste materials to improve the thermal efficiency. Contained within the unseen multi-chambered frame is a series of vinyl-based linings to capture the retention of heat, prevent thermal bridging, and prevent expelling of heat and energy from our customer's home. This means rooms can be kept at a better comfort level without having to turn the heating up!

Working with and licenced by the Environment Agency, we are certified and registered as an upper tier waste carrier. This means we are trusted to remove and dispose of waste materials and products in the most environmentally friendly way possible. Each window, door, or otherwise we remove is transferred back to one of our waste disposal sites and broken down to ensure all recyclable materials, such as wood, glass, metals, and plastics, can be sent for processing and returned into the supply chain for reuse as recycled materials.

Fact – last year we recycled nearly 500 tonnes of PVCu alone.

## THINKING GREEN AND ENVIRONMENTAL AWARENESS – EVOLVING AND REDUCING OUR CARBON FOOTPRINT

We want to improve our environmental performance and maximise energy efficiency across our business to reduce our overall usage.

The following are some strategies we have committed to across our business to proactively lead our teams to reduce the overall environmental impact we have.

- All conventional lighting is being upgraded to low emitting diode (LED) lights.
- Replacement of fleet vehicles with fully Electric or Hybrid options
- Installation of Electric vehicle charging stations.
- Limiting the speed of our fuel-based installation vehicles to the most efficient 50mph
- Upgrading our buildings to reduce heat loss through aging roofs, windows, and doors.
- Providing recycling stations to all our building and offices
- Removal of printers across the business to reduce paper waste.
- Upgrading of our eCommunications infrastructure to reduce unnecessary travel and paper waste.
- Encouraging a business wide 'Switch It Off' campaign for unused electrical goods.














- Upgrading to timers, economical thermostats, and movement detectors to reduce energy consumption.

By encouraging environmentally responsible business practices, we can make a difference together.

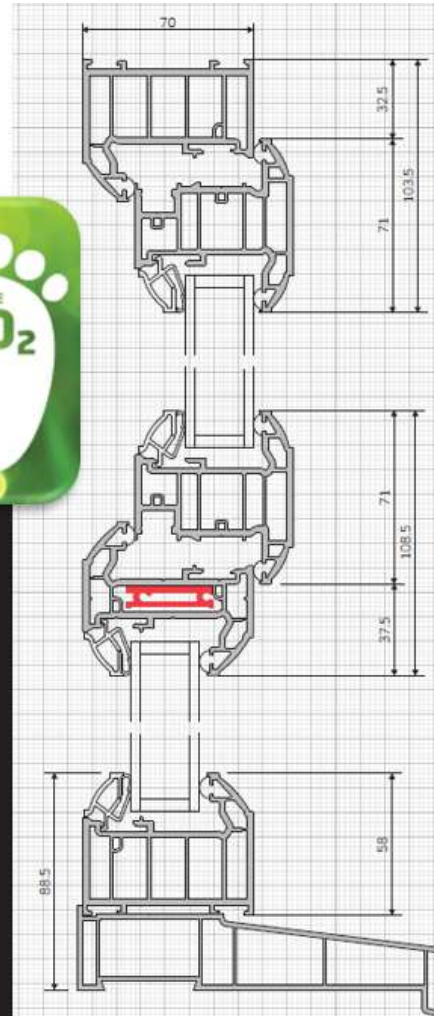
## STANDARD CASEMENT WINDOW KEY BENEFITS

Providing the occupants with a more sustainable home, improved quality of life, and safer environment to live through protecting the fabric of the home and minimising waste and pollution.

-  A+ Thermal Performance
-  Conservation of Fuel & Power
-  Reduces wasted home energy usage by up to 30%
-  Advanced Security – Yale Blade Lock
-  Absorption of Noise Pollution
-  Increased acoustic insulation
-  Removing damp and up to 80% condensation
-  Preventing respiratory problems
-  Fully welded framework

See scaled plans accompanying this application for specific associated details.





## COMPOSITE DOOR KEY FEATURES

Securing the occupants with a more sustainable home, improved quality of life, and safer environment to live through protecting the fabric of the home and minimising waste and pollution.

- A+ Thermal Performance
- Safe & Secure
- Kerb Side Appeal
- A+ Thermal Performance
- Conservation of Fuel & Power
- Reduces wasted home energy usage by
- Advanced Security – Yale Blade Lock
- Absorption of Noise Pollution
- Increased acoustic insulation
- Removing damp and up to 80% condensation
- Preventing respiratory problems

See scaled plans accompanying this application for specific associated details.





## MEET ULTION



ULTION

### TRUSTED TO PROTECT

96% would recommend to friends and family. £1,000 how much we'll give you if you're burgled by snapping.

### DOUBLE THE SACRIFICIAL PROTECTION



89% of locks are broken by snapping.

Lock snapping is the most common method of burglary technique because it is quick, quiet and requires little skill. Ultion is designed to snap safely and in a controlled way.

### INTRODUCING LOCKDOWN MODE™

A hidden lock activates when attack is detected.



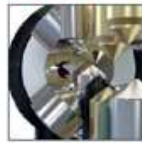
### POWERED BY MOLYBDENUM



25% denser than iron.

Molybdenum is used in high-strength super-alloys. Its sixth highest melting point of any alloy and ability to withstand pressure up to 300,000 pounds per square inch are why it features in the production of military air craft and housing the attack lock in Ultion.

### 11 PINS

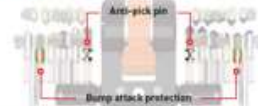


294,970 Unique key combinations.

2x the average pins of other locks.

### ALL-NEW ANTI-PICK PIN

<2% of locks are broken into via picking or bumping. But we've got you covered just in case.



### 20 POINTS DRILL PROTECTION



13% of locks are broken into via drilling.

Each pin and plate is made from hardened steel, precisely positioned to protect against attempts at drilling your Ultion lock.

### SELF-CLEANING KEYWAY



Every time you use an Ultion key, the contoured keyway cleans away any dust and debris before it enters your lock, preventing future mechanical faults like jamming.

SOME OF OUR ACCREDITATIONS



BS 4873:2016  
PAS 24:2016  
KM 738050



BS EN12608:2016  
PAS 24:2016  
KM 738049



BS EN 12608:2016  
KM 738048



BS EN12608:2016  
PAS 24:2016  
KM 738047



## CONCLUSION

To summarise the contents of this application, this property would benefit from switching out their timber-framed French doors to bi-folding doors as this will increase the aesthetic overall. The skylight roof also benefits from replacement as this the old timber is showing signs of decay, resulting in poor insulation and soundproofing. The proposed works will conserve energy within the home, as well as increase soundproofing. The proposal is in keeping with the National Planning Policy Framework (NPPF) and does not negatively impact the street scene or surrounding area but positively enhances the value and appearance on the street.