REFURBISHMENT WORKS AT:

51 WEST END

COSTESSEY

NORWICH

NR8 5AJ

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 windows at 51 West End, 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 Norwich and within Old Costessey Conservation Area. The pattern of the parish is influenced by two rivers: the Wensum in the north and the Tud which forms a natural "boundary" between what is now Old and New Costessey. The area is residential and benefits from being close to Norwich City centre, with plenty of museums, gardens, restaurants, pubs, and much more.

The Applicant, Mrs. Spalding, is the owner of the property, *forming two residential areas in which the owner resides in both*. The building consists of windows and doors constructed using Timber and would benefit from being replaced.

The Applicant and Agent are seeking to replace 18 of the windows servicing the property on the front, side, and rear elevation. 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 within Norfolk.

The area surrounding the property is very residential and thrives on the aesthetic of its Victorian 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 site is within walking distance of the local pub and is surrounded by delicate scenery. West End also has 10 sites of archaeological interest from various periods within the parish of Costessey, listed by Historic England. Strategically, the property also benefits from being close to Norwich City centre, with a variety of shops and restaurants.

Legend

- Red shows an estate benefiting from the use of modern materials.
- Green shows the Applicant's property.

CONSERVATION AREA – HISTORY OF THE AREA

The Conservation Area contains buildings dating from the 16th Century to the present day. Costessey consists of 51 listed buildings, including a grade II listed Remains of Costessey Hall, east of the parish. Despite being a residential part of the city, the Conservation Area contains a mix of architectural styles and building usages including shops, churches, and modern restaurants.

The Conservation Area contains some of the area's best examples of timber-framed and pantile roofed buildings. Most of which compromise a very large green area within the parish.

Importantly, throughout the Conservation Area there are a few new modern built developments of varying levels of architectural merit.

NEIGHBOURING PROPERTIES

THE STREET

The Street is a nearby road from the Applicant's property, within Old Costessey Conservation area.

Many properties along The Street are built more recently, meaning modern materials are a given, see images 1 and 2. However, some properties remain original to the area, as seen in the property in image 3, with thatched rooves and timber-framed windows and doors.

The images below give an illustration of how contemporary buildings, along this road, have utilised PVCu windows, without drastically detracting from the character of the area.

NEIGHBOURING PROPERTIES – CONTINUED

CLEVES WAY

Nearby, is a quieter secondary road. The properties lining this road are less important in shaping the character of the area than those on The Street. Cleves Way is one of the nearby roads to the property. The area contains many residential buildings that use PVCu windows and doors. The road consists of more recently built residential properties that use modern materials, typically constructed from brick with PVCu and pantile rooves. This is shown in in the images below.

The images below illustrate the continuation of the Victorian styled buildings found throughout Old Costessey. Image 1 shows a Georgian casement styled window whereas, the others follow a sash-styled window. Each image shows properties differing in appearance, although they follow a similar design.

PREVIOUS APPROVALS

Similar applications nearby to the Applicant's property. 8 Parklands had granted approval to extend an existing dormer window, as well as replacing a garage door with a double glazed PVCu window. 20 Parklands had approval for two-storey front, rear, and side extensions with a single storey detached garage. Along the same road as the Applicant's property, 78 West End had approval for a single storey rear extension.

THE BUILDING – EXISTING PROPERTY

The building at the centre of this application is a two-storey building containing two residential units. It is a late 20th century build but upholds the design of the surrounding area, with the hardwood timber-framed windows and doors. This references the architectural design around Old Costessey.

Image 1 shows the east elevation of Applicant's property, making it clearer to see the original cottage and the house extension together.

Image 2 shows the newer section of the property, connected to the cottage. The building stays in keeping with the cottage by using timber windows although, they are passed their prime condition, shown more clearly in image 3.

The house in image 4 is the neighbour's property, sharing one driveway. The property uses PVCu windows with a cream finish, in keeping with the Applicant's property. This portrays how the Applicant's proposal will not negatively impact the area or appearance of the property.

The Street Scene objective and impact

The property resides on West End sharing a driveway with one other property. It isn't too easily seen from cars passing by due to a garage obscuring the line of sight, although it can be seen when intentionally looking into the drive, so the overall look of the building does not necessarily impact any street scene. The building is in keeping with the area, however, does not necessarily need to uptake the design any nearby properties besides the additional elevation, within the land.

CAD DRAWINGS OF THE APPLICATION BUILDING

Front Elevation - Not to Scale

Rear Elevation – Not to Scale

THE PROPOSED WORKS

The Applicant is seeking approval to replace 18 windows at the property – these are highlighted below on the drawings.

The current windows were installed using the predominant material at the time. 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 road nearby.

The existing windows are showing signs of being passed their prime condition. The rating of the glazing is subpar and falls short of current building standards, providing insufficient levels of thermal and acoustic performance.

Front elevation – not to scale.

Rear elevation – note 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 windows.

The Applicant currently has timber- framed windows which, in this case and in most cases, are single-glazed. Single-glazed windows are poor insulators of heat, letting the heat from inside by and allowing the outside cold in. The proposed replacement windows and 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 road which can cause 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 in 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 DAMPNESS, 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 1st impact of our actions on the environment, but the 2nd, 3rd & 4th 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.

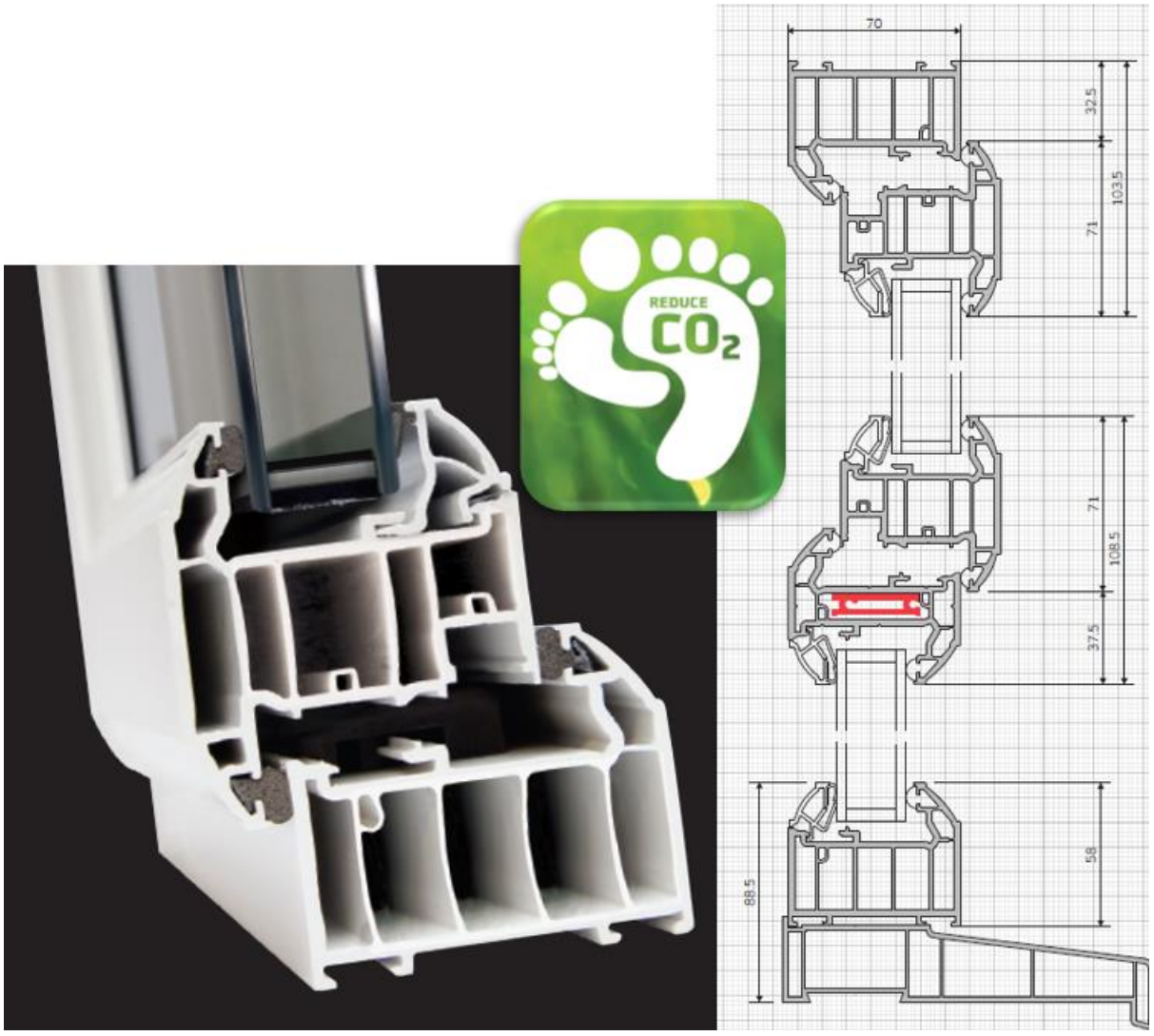
By encouraging environmentally responsible business practices, we can make a difference together.

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.



SOME OF OUR ACCREDITATIONS

CONCLUSION

To summarise the contents of this application, this property would benefit from switching out their timber-framed windows to PVCu sash-styled windows. The proposed works will conserve energy within the home, as well as increase soundproofing and aesthetics. 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 aesthetic and appearance on the street.

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