

REFURBISHMENT WORKS AT:

125 WEBB RISE

STEVENAGE

HERTFORDSHIRE

SG1 5QF

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 and composite door at 125 Webb Rise, 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 in Stevenage, within Bedfordshire. Surrounded by the leafy countryside of Hertfordshire, Stevenage is a town steeped in rich heritage and culture, with a long history spanning back to Saxon times. The area is residential and benefits from 1.3 miles from Stevenage centre, with plenty of museums, gardens, restaurants, pubs, and much more.

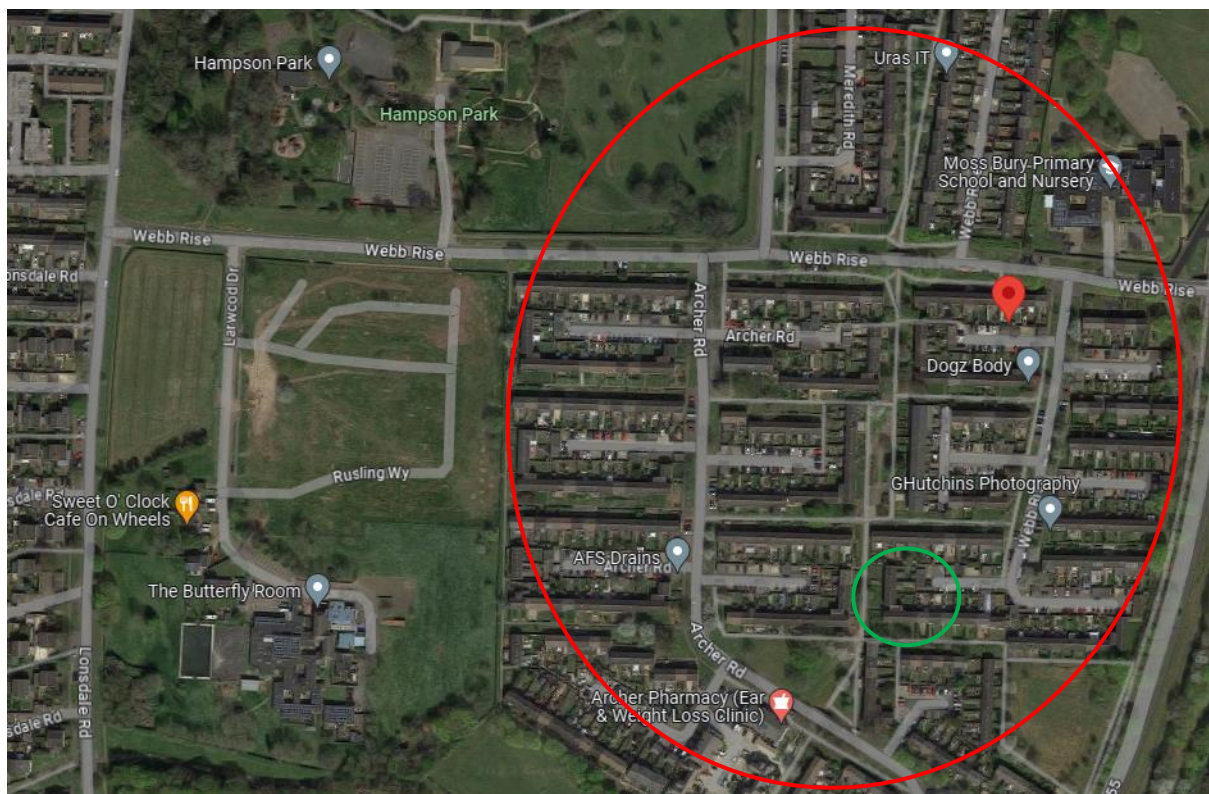
The Applicant, Mr. Shipp, is the owner of the property which forms part of a block of flats, 2 residential units. The building, as a whole, consists of windows constructed using PVCu.

The Applicant and Agent are seeking to replace 4 of the windows servicing the property on the front and rear elevation and the composite door on the side 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 Hertfordshire.

The area surrounding the property is very residential and follows the aesthetic 70s terraced housing. For example, the site benefits from neighbouring 3 architecturally important buildings which contribute to defining the unique character of the area, listed by Historic England. The site is within walking distance of the local cafe and is surrounded by greenery. Strategically, the property also benefits from being close to the centre of Stevenage, with a variety of shops and restaurants.



Legend

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

HISTORY OF THE AREA

Stevenage contains 160 listed buildings, including a grade II* listed 156 High Street, near the centre. Despite being a residential part of the city, the area contains a mix of architectural styles and building usages including shops, churches, and modern restaurants.

NEIGHBOURING PROPERTIES

Webb Rise

Webb Rise, where the Applicant's property resides, contains residential buildings constructed using modern materials. See images below.

All properties found on Webb Rise show similar appearances.

Image 1 shows a property with Georgian bars on the windows, remaining in keeping with the surrounding area.

The property in image 2 shows black panelling, whilst most houses use different colours or style. This can be compared to the properties shown in image 3.

The properties shown in image 3 all seem similar but show variations in style. All properties here show different panelling but do not detract from the aesthetic of the area. The house on the left shows the installation of a conservatory with the first-floor windows on the property matching the property in the middle. However, the property on the right shows windows on the first floor with different fenestrations to the others. This, again, does not negatively impact the design of the area.



NEIGHBOURING PROPERTIES – CONTINUED

Raleigh Crescent

Nearby, is another quiet road. The properties lining this road show a similar style to those on Webb Rise. See image below.

Properties along Raleigh Crescent are New Build terraced houses. Image 1 shows the typical style of property found in the area.

The Property in image 2 shows white painted timber windows on the house, whilst the porch and front door are brown painted timber.

Image 3 shows another property lining Raleigh Crescent. The property remains in keeping with the surrounding area, whilst using Georgian bars on the PVCu windows and a slate grey painted front door.



Previous Approvals

Applications nearby have previously obtained approval. 105 Webb Rise had approval for a single-storey rear extension, 111 Webb Rise had approval for the erection of an open sided structure, and 99 Webb Rise had approval for a rear conservatory. Furthermore, 69 Raleigh Crescent were granted approval for the erection of a front porch. 76 Raleigh Crescent had approval for the demolition of a garage to construct a two-storey side extension. Finally, 155 Raleigh Crescent also had approvals to construct a front porch.

THE BUILDING – EXISTING PROPERTY

The building at the centre of this application is a two-storey building containing two subdivided residential units. It is a late 20th century build but upholds the design of the surrounding area, utilising the PVCu windows and doors, referencing the design of the surrounding area.

The Applicant lives in a ground floor flat where the front door lies on the side elevation. See image 3.

The building complies with the appearance of the area, utilising modern materials.



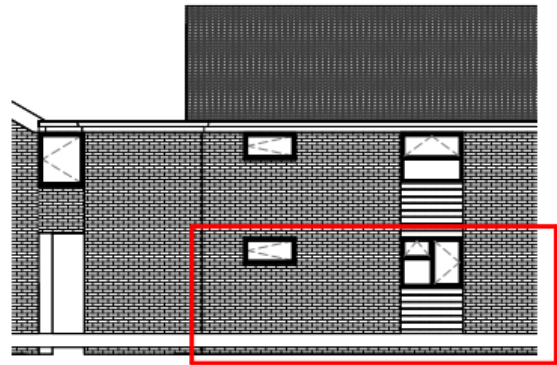
The Street Scene objective and impact

The Applicant's property can only be accessed through a footpath or from the rear, off a cul-de-sac. The building already uses white PVCu so the street scene will not be impacted.

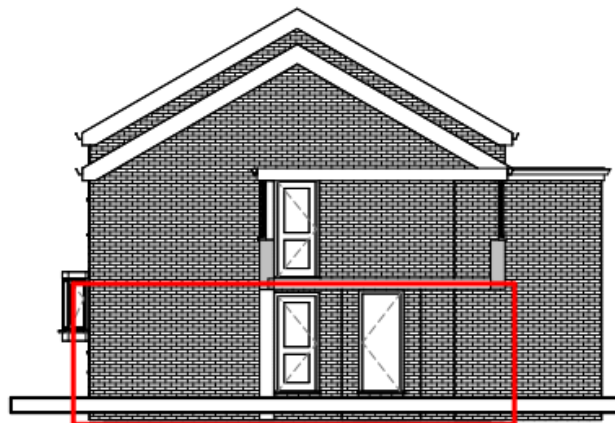
CAD DRAWINGS OF THE APPLICATION BUILDING



1 **Front Existing**
1 : 100



2 **Rear Existing**
1 : 100

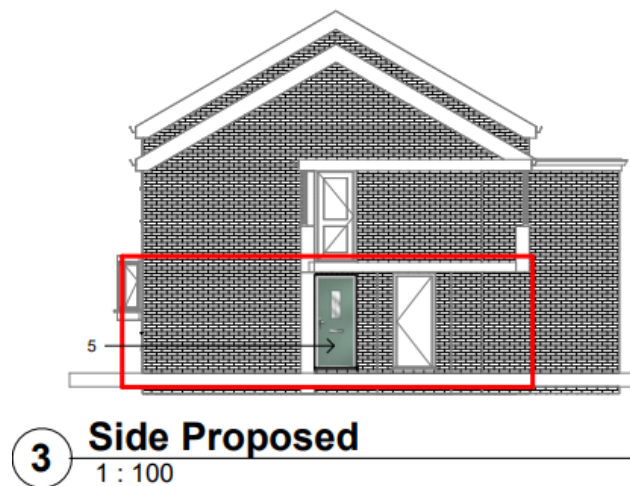
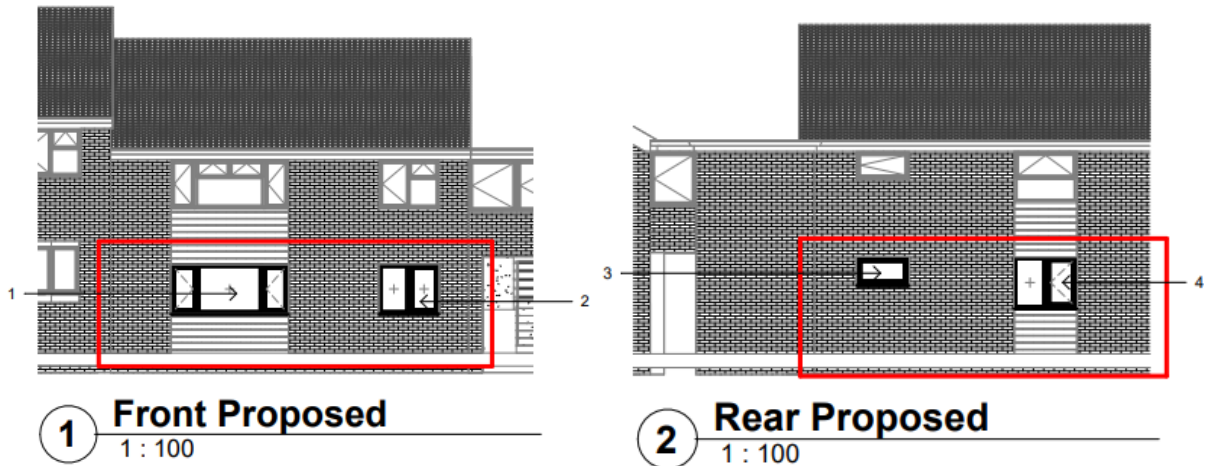


3 **Side Existing**
1 : 100

THE PROPOSED WORKS

The Applicant is seeking approval to replace 4 windows and composite door at the property – these are highlighted below on the drawings.

The current windows were installed predominant material, PVCu. However, it would certainly benefit from current PVCu with higher performance glazing. Not only for the sole purpose of insulation, but for security as well as reducing the effects of noise pollution and increasing the aesthetic of the property.



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

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 Framework 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.

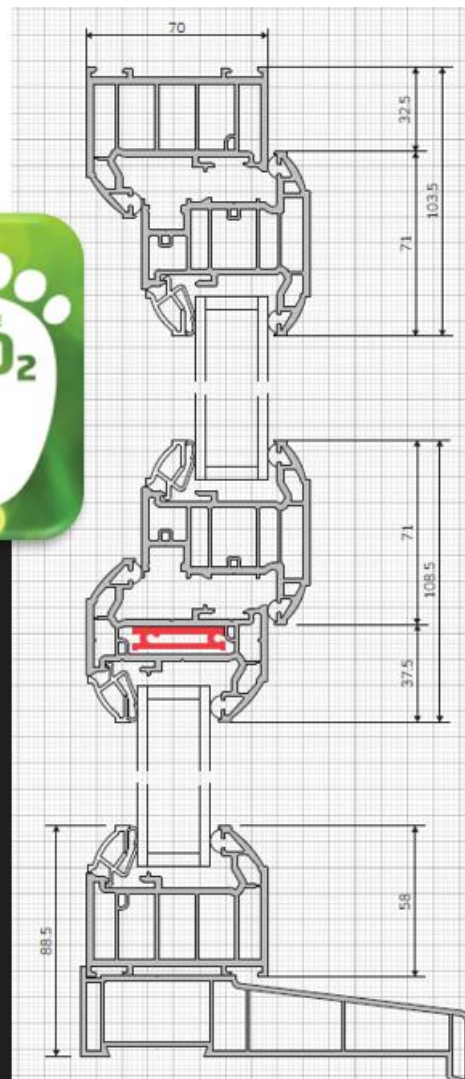


STANDARD CASEMENT WINDOW KEY BENEFITS

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.



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

APPROVED BY LOCKSMITHS

Approved for Design

APPROVED BY THE POLICE

APPROVED BY BRITISH STANDARDS

ULTION

TRUSTED TO PROTECT

96% would re-commend 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 pressures 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 replacing their PVCu windows and composite door. 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.