

**REFURBISHMENT WORKS AT:**

**42 MENZIES AVENUE**

**BASILDON**

**ESSEX**

**SS15 6SX**

**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 42 Menzies Avenue, 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 Basildon, within Essex. Description of Area. The area is residential and benefits from being a short commute to Basildon Town Centre, with plenty of restaurants, pubs, and much more.

The Applicant, Miss Eifert, is the tenant of the property which forms part of a flat block. The building, as a whole, consists of PVCu windows and doors.

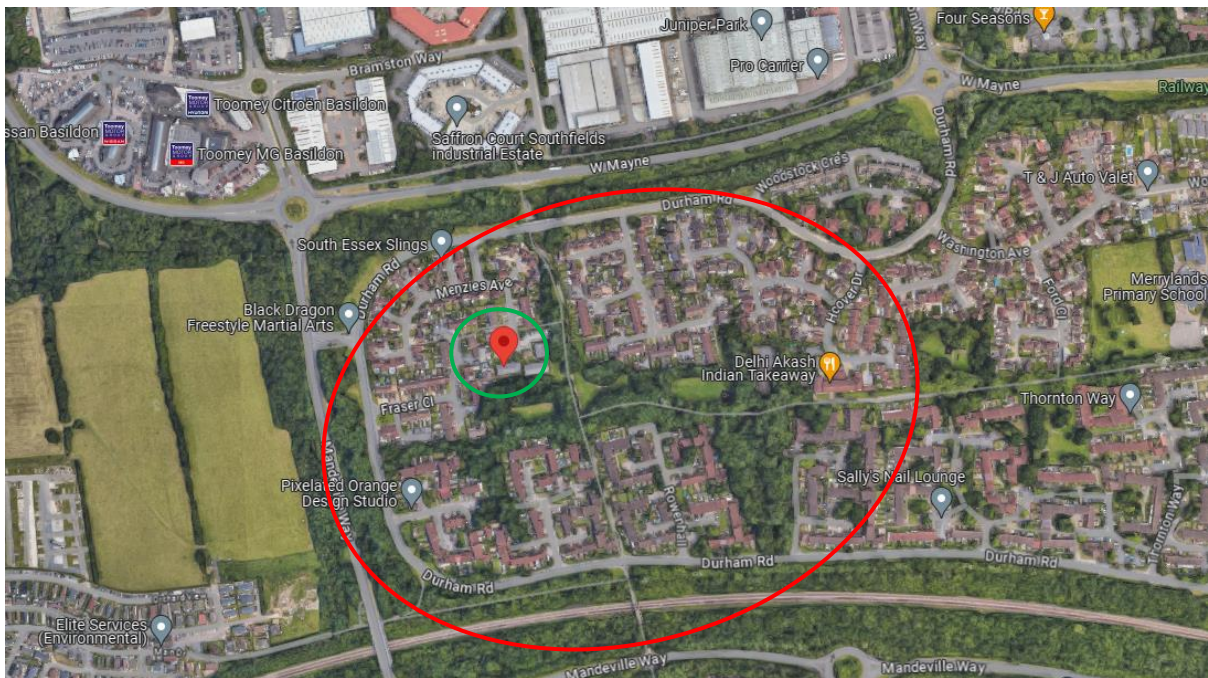
The Applicant and Agent are seeking to replace 4 windows servicing the property on the first-floor front and rear elevations. Whilst continuing to recognise the importance of the proposed work this is continuing to enhance the important character of the property. This is further elaborated throughout this document.

## ENVIRONMENT – SITE LOCATION AND SURROUNDING AREA

The property location is situated within Essex.

The area surrounding the property is very residential and thrives on the aesthetic of its New Build character. For example, the site benefits from neighbouring some architecturally important buildings which contribute to defining the unique character of the area. The site is within walking distance of the local takeaway as well as the local pub.

Basildon has 131 sites of archaeological interest, listed by Historic England, including a grade II listed Church of St Nicholas, nearby to the Applicant's property. Strategically, the property also benefits from being close to the Basildon town centre, with a variety of shops and restaurants.



### Legend

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

## NEIGHBOURING PROPERTIES

### Menzies Avenue

Menzies Avenue, the Applicant's road, contains many residential buildings that have PVCu windows like the Applicant's property. See images below.

The property in image 1 shows white standard casement windows with Georgian bars, whilst the property in image 2 shows white standard casement windows with a grid. Both properties are in keeping with the area.

Contrary to this, the property in image 3 shows standard casement windows without astragal bars and in a rosewood finish. Again, this property remains in keeping with the area.



## NEIGHBOURING PROPERTIES – CONTINUED

Fraser Close

Nearby, is another secondary road, Fraser Close. The properties lining this road hold similar characteristics to those on Menzies Avenue.

Image 1 shows another property with standard casement window. The windows here have an astragal bar across the middle, a style not seen around the area but remaining in keeping.

The property in image 2 shows a black replacement PVCu window on the ground floor, whilst the upstairs shows the old, white PVCu window. These windows do detract from the street scene although, both remain in keeping with the surrounding area.

Finally, image 3 shows a property consisting of white, standard casement windows and no astragal bars. The exterior also shows a cream render on the first floor front elevation.



Previous Approvals

Applications nearby were previously granted permission. 55 Menzies Avenue had permission for a first floor front extension above an existing porch, whilst 70 Menzies Avenue had permission for a first floor front extension over an existing single storey projection. Furthermore, 5 Fraser Close were granted permission for the conversion of an existing garage into a second kitchen. 49 Fraser Close had approval for a first floor rear extension and garage conversion. Finally, 35 Fraser Close were granted approval for the establishment of lawfulness for a proposed single storey rear extension and rear dormer.

## THE BUILDING – EXISTING PROPERTY

The building at the centre of this application is a three-storey building. It is a late 20<sup>th</sup> century build but upholds the design of the surrounding area, utilising PVCu windows and doors.

The building as a whole consists of white PVCu windows in a standard casement. The front and rear elevations show evidence of previous window replacements. The first floor shown in image 2 and the first and second floor in image 1 show a slightly different fenestration with an astragal bar however, these do not detract from the appearance of the building.



### The Street Scene objective and impact

The property resides in a secondary road, so it's not often viewed from people passing by. The building also already shows different styled windows and proves it does not drastically affect the street scene. Furthermore, the proposed windows will remain in keeping with the design of the building and will remain a similar style to the Applicant's existing windows.

# CAD DRAWINGS OF THE APPLICATION BUILDING



**1** Front Existing  
1:100

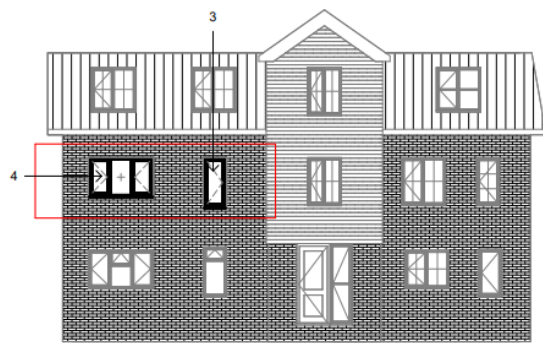


**2** Rear Existing  
1:100

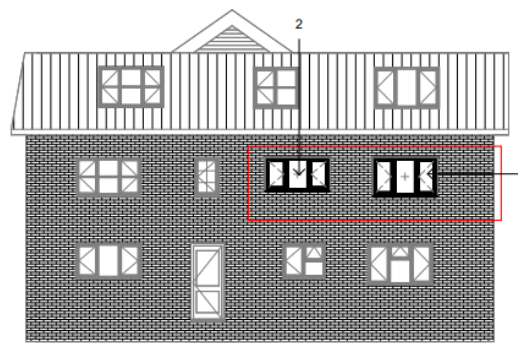
## THE PROPOSED WORKS

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

The current windows were installed when the building was first constructed and made using the predominant PVCu at the time. Had the building been constructed more recently, it would have certainly benefited from the use of 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.



**1** Front Proposed  
1 : 100



**2** Rear Proposed  
1 : 100

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 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.

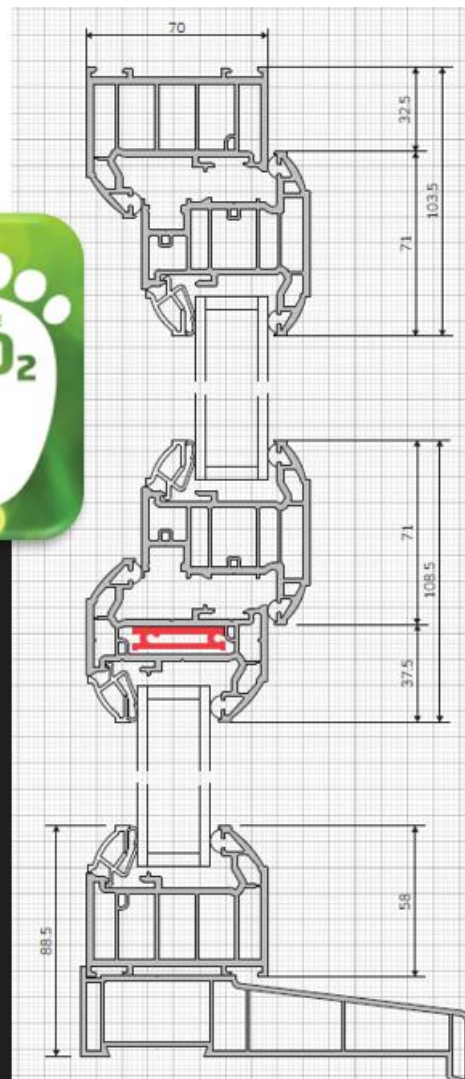


## STANDARD CASEMENT WINDOW KEY BENEFITS

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.



## 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 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.