

REFURBISHMENT WORKS AT:
THE PAVILION HOUSE, THE STREET
RICKINGHALL
DISS
NORFOLK
IP22 1DY

Supporting Documentation
Design & Assess Statement
Sustainability Statement
FIRST
HOME IMPROVEMENTS LTD



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 door at The Pavilion House, 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 Diss, within Botesdale/Rickinghall Conservation Area. The villages of Rickinghall and Botesdale have become merged into a single settlement along about a mile of former main road six miles south-west of the Norfolk market town of Diss, in the northern part of Mid Suffolk District. The area is residential and benefits from being a short commute to Diss Town Centre, with plenty of museums, gardens, restaurants, pubs, and much more.

The Applicant, Mr. De Kewer Eagle, is the owner of the property which forms a detached building. The building, as a whole, consists of timber framed windows, showing clear sign of wear.

The Applicants and Agent are seeking to replace the door servicing the property on the ground-floor front 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.

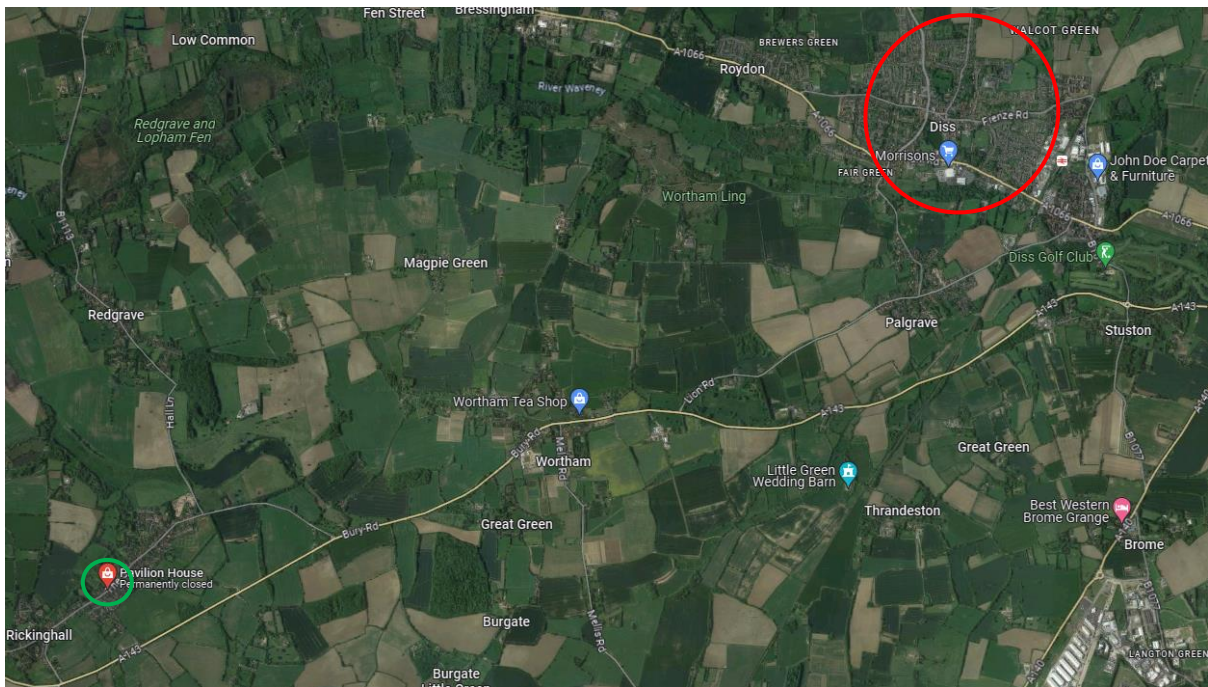
ENVIRONMENT – SITE LOCATION AND SURROUNDING AREA

The property location is situated within Diss.

The area surrounding the property is very residential and thrives on the aesthetic of its Victorian 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 pub as well as the local supermarket. Strategically, the property also benefits from being close to the Diss town centre, with a variety of shops and restaurants.

Rickinghall has 70 sites of archaeological interest, listed by Historic England.



Legend

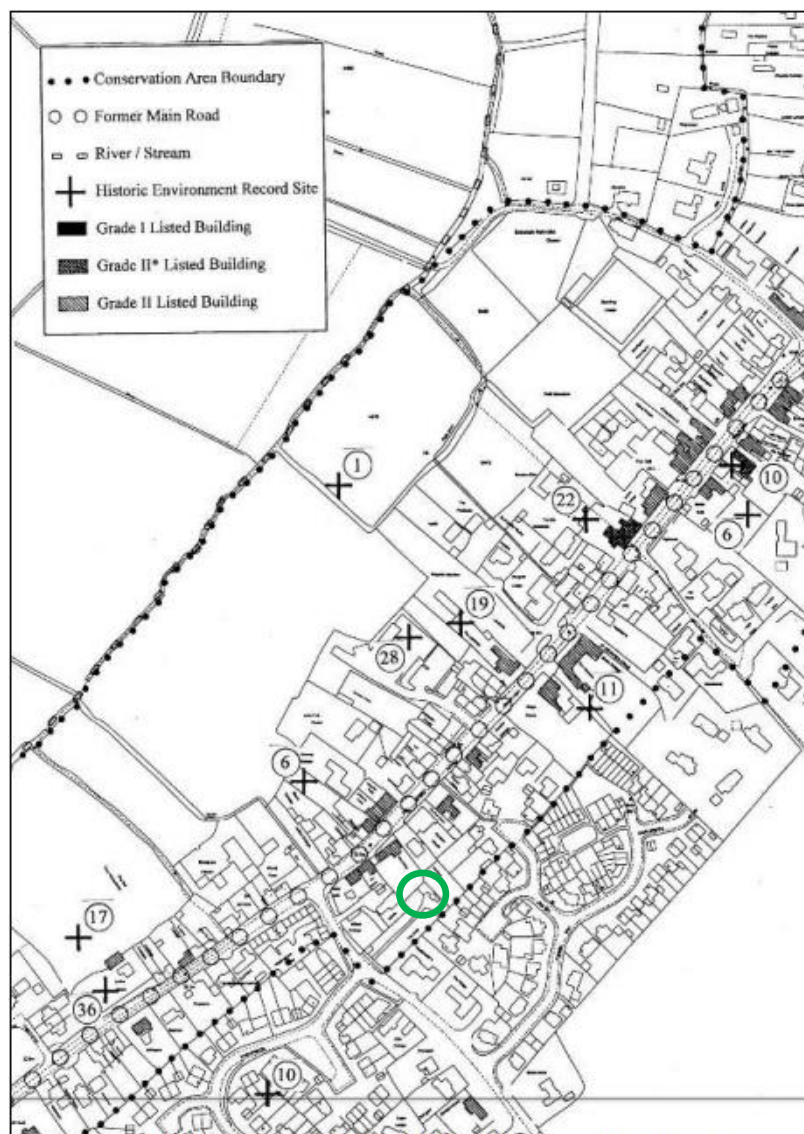
- Red shows Diss town centre.
- Green shows the Applicant's property.

HISTORY OF THE AREA

The Conservation Area contains structures of archaeological interest dating from the Mesolithic and Neolithic times to the present day. Rickinghall consists of 70 listed buildings, including a grade II listed Pump House next to the Applicant's property. 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 part of The Street

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



Legend

- Green shows the Applicant's property.

NEIGHBOURING PROPERTIES

The Street

The Applicant's road contains buildings or varying designs and styles. Some residential properties within the area utilise PVCu windows.

Image 1 shows a large property with a grey painted door and standard casement white PVCu windows. The window design appears to not show a traditional style but does not detract from the area.

Image 2 shows a blue rendered property, a style or colour not commonly seen in the area. The property, again, shows standard casement windows in the same style as those seen in the property in image 1. The property also shows a single glazed, black painted timber door.

Finally, the property in image 2 shows a pink rendered property with faux sash windows. The windows consist of Georgian bars to create a traditional feel, tying in with other buildings around the area.

Following the use of modern material, all properties remain in keeping with the area.



NEIGHBOURING PROPERTIES – CONTINUED

Gardenhouse Lane

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. Houses on Gardenhouse Lane stem away from the traditional build within the area and are emphasised by their smaller, less ornate features. See images below.

The properties lining this road are outside of the Conservation Area and are solely built using modern materials. Image 1 shows a property with rosewood PVCu windows, and a rosewood painted timber door. The property also shows an added skylight on the roof.

The properties shown in images 2 and 3 shows whites standard casement windows. In image 2 the property also shows a white composite door. The property in image 3 shows a larger detached, newly built home. The windows show an astragal bar across to create a more traditional look. The property also shows a green composite door with a green garage door.



Previous Approvals

Similar applications nearby the Applicant's property have previously been granted permission. Cloister Cottage, The Street had permission for the erection of a single side extension, reinstatement of chimney and changes to fenestration and render. Rayleigh Cottage, The Street had approval to replace the existing roof covering with clay tiles.

THE BUILDING – EXISTING PROPERTY

The building at the centre of this application is a two-storey detached building. It is a 20th century build but upholds the design of the surrounding area and consists of timber windows and doors.

The images below show the door to be replaced which is clearly dated and could use an upgrade to tie the house together.



The Street Scene objective and impact

The property resides within a conservation area although, the majority of the surrounding buildings have replaced their windows with PVCu and remain in keeping with the area. The door replacement will positively enhance the design of the building without negatively impacting the street scene. Other buildings using PVCu within their properties proves modern materials do not detract from the buildings or the area.

CAD DRAWINGS OF THE APPLICATION BUILDING



1 **Front Existing**

1 : 100

THE PROPOSED WORKS

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

The current doors were installed when the building was first constructed and made 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.



2 Front Proposed
1 : 100

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 door at the property.

The Applicant currently has timber- frames 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 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, timber frames 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.



Example taken from Applicant's property:



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 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.

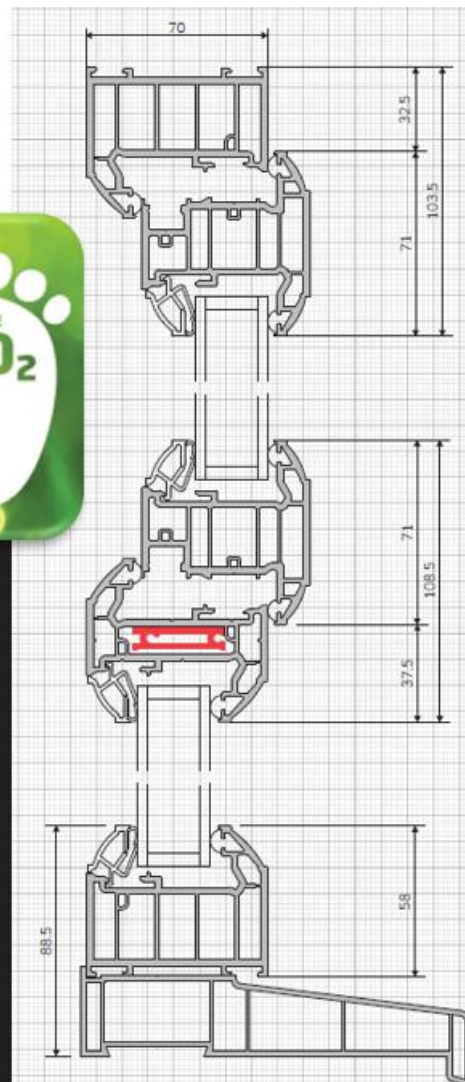
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STANDARD CASEMENT WINDOW KEY BENEFITS

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.

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

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To summarise the contents of this application, this property would benefit from switching out their timber-framed doors to PVCu. 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.