

DESIGN AND ACCESS STATEMENT
INC. HERTIGATE STATEMENT
09-04-2024

**PROPOSED EXTENSION AND ALTERATIONS AND REPLACEMENT OF
EXISTING WINDOWS TO UPVC SASH WINDOWS AT
30A BARTON ROAD ELY**

Introduction:

This Statement has been prepared to support and assist the householder planning application for the rear extension and alterations to the existing detached dwelling at 30A Barton Road Ely as a modified scheme to previously approved scheme Ref. No. 23/00510/ful, also included in this application is the replacement of the existing UPVC casement windows to UPVC sash windows to the existing house. The property is in the East Cambridgeshire district, within the conservation area of Ely.

DESIGN:

Use: The existing use is a residential 3 storey detached dwelling

Amount: The new extended house has a new footprint area of 17.5m², with the existing dwelling having a footprint area of 82m²

Layout: The existing dwelling is has a gravel parking area to the front with access to the adopted highway, the new extension is to be a first floor extension above the existing porch extension added approximately 10 years ago, with a further single storey rear extension to the rear of the existing property detailed on enclosed drawings.

Scale: The proposed extension first floor front extension and a flat roof rear extension. The proposed front extension has an eaves height of 3.96m and ridge height of 5.35m, with the existing dwelling ridge height being 8.5m

Landscaping: The property has an existing mature garden which it is intended to retain.

Appearance: The existing dwelling is constructed in buff white brickwork with a interlocking concrete tile roof; the proposed extension is to be constructed in materials to match the existing.

- Materials:** It is proposed to form the new extension using brickwork to match terracotta tiling hanging also matching with the existing arrangement to the front of the current dwelling to match the existing, with UPVC windows finished to match existing and bi fold door also in Aluminium finish to match window colour.
- Access:** The site is accessed from the existing adopted road ways from Barton Road as described above for both vehicular and pedestrians serving the existing surrounding residential community of Ely

HERITAGE STATEMENT:

The dwelling is falls within Ely conservation area surrounded by mainly residential dwellings, it is not a listed building nor are there any schedule monuments on the site, the dwelling is circa 1920 with a vehicular access to the front off Barton Road, with a shared access drive to the rear detached garage within the 30m long rear garden.

The existing dwelling is a pleasant Edwardian House whose character will not be changed by the proposals enhancements.

The closest listed buildings to the site are the property, is in the rear garden of 11 Cambridge Road and is separated from the site by the properties at 29b and c St Marys Court, it is a grade II listed building as detailed below first listed in June 1972.

CAMBRIDGE ROAD 1. 1082 No 11 TL 5580 4/83

2. A C18 range of brick cottages, now 1 tenement. (Haddenham bricks). 1 storey and attics 3 window range, double-hung sashes with glazing bars, in flush eased frames, with panelled shutters. A 6-panel door with the upper panels glazed has a stucco doorcase with pilasters and cornice. A double raised brick band runs above the windows. Roof C20 tiled, with 3 gabled dormers, casements with, leaded lights and a high square chimney stack.

Listing NGR: TL5358580086

The alteration to the dwelling that we are applying for are all minimal and therefore have no impact on the above described listed building or the street scene to the existing conservation area. Therefore the heritage asset is conserved with the character and appearance of the conservation area will not be effected by this rear existing that will be constructed in external materials to match the existing and surrounding residential dwellings with the renovation enhancing the dwelling and its surrounding area.

**APPENDIX A (DOOR AND WINDOW DETAILS FOR
EXTENSION)**

FEATURING SMART'S NEW

**QUICK
GLAZE** BEAD



Images shown illustrate a type of application suitable for the product and are not binding in technical specification or detail.

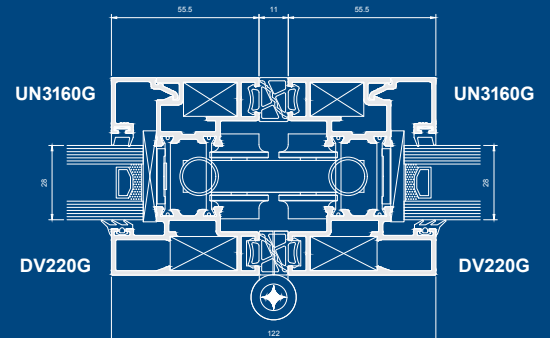
smart
architectural aluminium

Visofold 1000 Slim

Smart's Visofold system is the UK's most popular aluminium bi-fold door range, with the latest addition, the new Visofold 1000 Slim, delivering a range of benefits for the fabricator, installer and end user. Featuring new slimmer profiles, the sightlines of Visofold 1000 have been reduced by 10mm to 122mm, to make the glazed area even larger, an important consideration for projects both large and small.

For installers, the Visofold 1000 Slim's new, Quick-Glaze Bead featuring integrated gasket are simply tapped-in on site, without the need to use a wedge gasket, making the installation and glazing process faster, more straightforward and more cost effective.

Visofold 1000 Slim sash profiles are now available with optional integrated gaskets designed to speed the fabrication process. Note, DV220G & DV221G sashes when used with UN3160G Quick Glazed Bead are suitable for 28.8mm glazing only.



- Featuring Smart's Quick-Glaze Bead UN3160G with integrated gasket
- New sash profiles DV220G & DV221G with integrated gasket
- Quicker fabrication and installation, saving costs
- Quick-Glaze Beads designed to be easy to remove
- Slim sightlines
- U Values up to 1.5 W/m²K
- Security tested to PAS 24: 2016
- Weather tested to BS 6375 Part 1: 2009



BES 668681



FM21582



EMS554307



OHS571955



ENMS634370



Visofold 1000 Slim

Available in a range of opening configurations to suit any application, Visofold 1000 Slim doors can be folded internally or externally. Providing large uninterrupted openings, the door's flexibility makes it the ideal choice for both residential and light commercial projects, with its new slim lines providing maximum light and space to give unimpeded views. The highly-versatile, easy-to-operate system is the perfect option for even the largest project, capable of opening up an entire wall, yet presenting a contemporary, elegant, glazed façade when closed.

Kitemarked and security-tested to the PAS24 standard, Visofold 1000 Slim feature a thermal break to deliver enhanced thermal performance and energy efficiency. Security is assured by multi-point locking mechanisms on the main opening sashes, and shoot-bolt locks on the 'floating' mullions and the doors can have either a low or rebated threshold. Visofold 1000 Slim doors are available in a choice of standard and non-standard colours, including dual colour and Smart's unique Sensations range of textured finishes.

Slim line sashes now available with option of integrated gasket



QUICK GLAZE BEAD
Available in Natural colours
White (WP), Black (BL) &
Anthracite Grey (KL005)

Application

- ◆ All general light use applications, including light commercial

Features

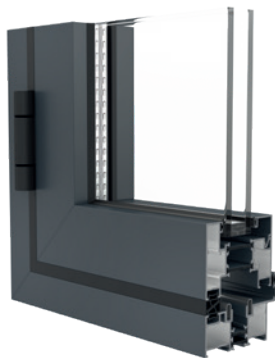
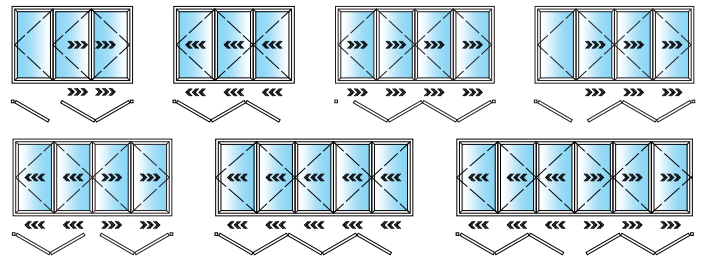
- ◆ Suitable for residential/retail/light commercial applications
- ◆ Attractive, slim-line profiles offer reduced sightlines
- ◆ Main profiles available in either square or rounded edge options
- ◆ A range of hardware choices is available, including bespoke painted accessories
- ◆ Lock mechanism available with domestic style 'lift-up' handle and an adjustable, one-piece keep
- ◆ Manufactured using Smarts punch tooling
- ◆ Fabricated using mitred corners
- ◆ Single or dual colour, marine quality powder coat as standard*
- ◆ Smart is a Qualicoat Approved painter

*Marine guarantee applied for separately. Qualicoat is a quality-label organisation established to maintain and promote the quality of coating on aluminium and its alloys.



Visofold 1000 Slim

Shown with ACDV251 Lever/Lever handles in polished chrome



Threshold Section

DV14 Outer Frame, DV220 Sash,
UN3160G Quick-Glaze Bead



Locking Style Section

DV14 outer frame, DV220 Sash, UN3160G Quick-Glaze Bead,
DV76 Rebate



Head Section

DV14 outer frame, DV220 Sash,
UN3160G Quick-Glaze Bead

Visofold 1000 Slim	Max Width (mm)	Max Height (mm)	Max Sash Weight	Glass (mm)	Typical Sightline (mm)	Frame Depth (mm)	Security	U Value	Air	Water	Wind
For sizes outside these parameters, contact the Smart Technical Support team											
When using DV220G & DV221G	1200mm (Sash widths over 900mm require ACDV295)	2500mm (dependant on site conditions*)	100kg	28	122	70	PAS24:2016	1.5W/m ² K (1.0 centre panel)	Class 4, 600Pa	Class E, 750Pa	Class 4, 1800Pa

REHAU TOTAL70c Casement Window (Chamfered)

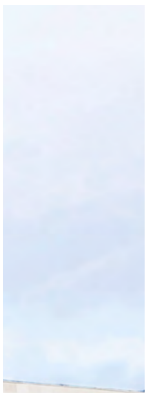
- 1 Larger reinforcement chambers allow for additional strength / rigidity when necessary
- 2 Optional features include a part sculptured T Sash
- 3 Ideal replacement for British timber Casement Windows due to 70mm depth
- 4 4mm to 44mm double or triple glazing
- 5 Wide range of styles and combinations eg. French, Bay and Bow windows
- 6 Can achieve U-Values of 0.8 W/m²K using the triple glazed Argon sealed units.
- 7 Complies with Building Regulations



Feature	Specification
Profile depth	70mm
Maximum window size	900 x 1500mm (Side Hung) 1300 x 1000 (Top Hung)
Thermal performance	Can achieve 0.8 W/m ² K
Maximum sash weight	40kg
Glass width	4 – 44mm
Accreditations	See page 60

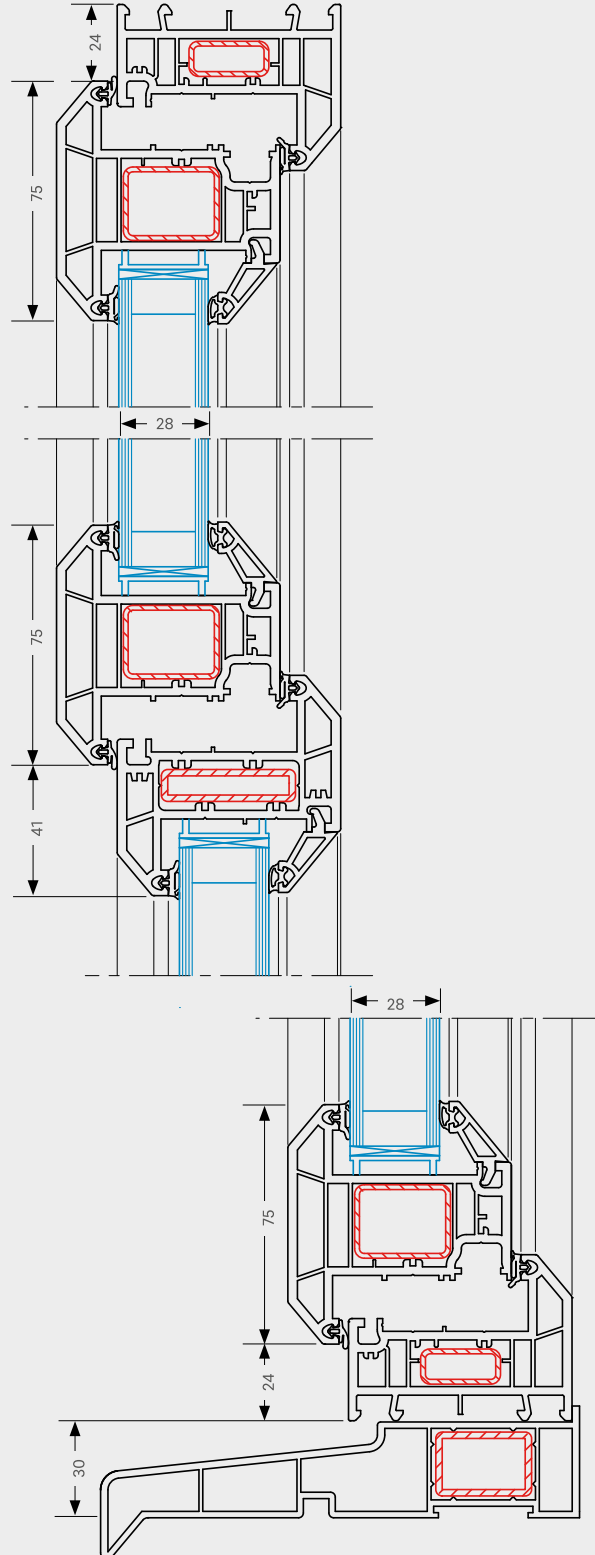


Exceptional levels of energy efficiency as well as a choice of aesthetics.



Casement Windows TOTAL70

Below: Vertical Section (Chamfered)



Detailed drawings are available on request