REFURBISHMENT WORKS AT:

4 St. Ives Road

Houghton

Huntingdon

PE28 2BJ

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 of windows and door at 4 St. Ives Road, Houghton, Huntingdon, PE28 2BJ, 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 the parish of Hemingford Grey & Houghton under Huntingdonshire District Council. Directly surrounding the site location, there are several local amenities such as shops, schools and health care including doctor surgeries, dentist and opticians. The proposed site is a short drive from major road links and transport links via railway stations. The proposed location is in a residential area.

The applicant, Mrs Gerrans, is the owner of the property, which is a three-story terraced house. The building consists of timber framed windows and doors.

The applicant and agent are seeking to replace windows at the front and rear elevation, along with the replacement of external front door.

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ENVIRONMENT – SITE LOCATION AND SURROUNDING AREA

The property location is situated within Houghton.



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Legend

- Red shows the applicant's property.

HISTORY OF THE AREA

Houghton is a village and a parish in St. Ives district, Huntingdon located in Cambridgeshire. The village stands on the river Ouse and was historically an agricultural community, with much of its early economy tied to farming and milling. In 1935 the two villages of Houghton and Wyton were united to form the civil parish of Houghton and Wyton.

The village's most notable historical landmark is Houghton Mill, a watermill that is thought to have dated back to the 17th century. The current mill, managed by the National Trust, was a significant part of the local economy, grinding corn for the area and later serving as a sawmill. The mill survived attempts to dismantle it in the 1930s, thanks to local preservation efforts, and today it operates as a working mill and museum. Other distinctive features that make the village a popular visitor destination include Houghton Equestrian Centre, Huntingdon Garden Centre, the river Great Ouse and its flood meadows, plus the range of historic houses and cottages.

During the Middle Ages, Houghton grew as a rural settlement, benefitting from its proximity to both the river and the market town of Huntingdon. The village's parish church, St. Mary's, has Norman origins, with parts of the structure dating back to 1090, although it was heavily restored in the 19th century.

The village expanded slightly during the Victorian period, but it largely retained its rural character. In the 20th century, Houghton became increasingly popular as a residential area for people working in nearby cities like Cambridge and Peterborough.

Today, Houghton is known for its scenic location and historical features, particularly its well-preserved Georgian and thatched cottages. Along with neighbouring Wyton, the village is part of the combined civil parish of Houghton and Wyton and continues to attract visitors for its tranquil charm and historic significance.

NEIGHBOURING PROPERTIES

St. Ives Road.

St. Ives Road, the applicant's road, has a variety of buildings with different appearances. The area contains many residential buildings that benefit from PVCu doors and windows, like the applicant's property request. Other buildings show off the areas style, in keeping with the design of the local area, as shown in images below.






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Huntingdon Rd.

Huntingdon Rd, is a road that follows off St. Ives Road. The properties lining the road are of similar appearance of applicant's property.

The images below give an illustration of other dwellings along the road, have utilised PVCu windows and doors.





THE BUILDING – EXISTING PROPERTY

The building at the centre of this application is a three-story terraced house. The building has wooden windows and door.

Planning in the area

– The proposed site area has previously had planning approved in the area for similar improvements to properties. For instance,

- 21/00672/HHFUL - Proposed garden office with PVCu double glazed windows and PVCu double glazed door.

The Street Scene objective and impact

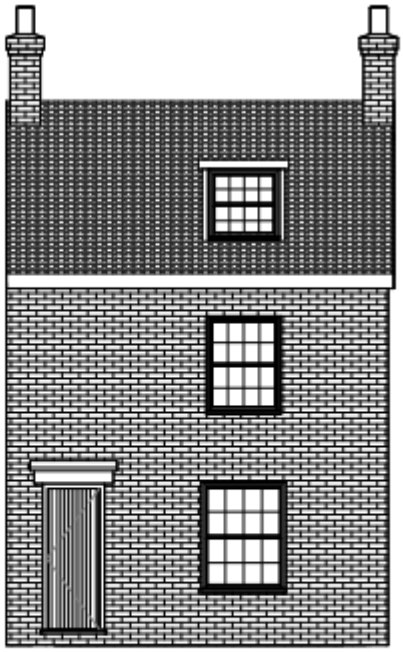
The property resides in a designated residential location. The proposed works are on the front and rear elevation of the property. As the proposed works are in keeping with other surrounding properties that have upgraded their windows and doors, it does not suggest the property and street scene will be impacted by proposed work.

In particularly the properties on Huntingdon Rd, such as 1, 2, 4 and 5 west end Cottages. These properties have a very similar appearance as the proposed property but have PVCu windows and benefit from the improvement to their properties.

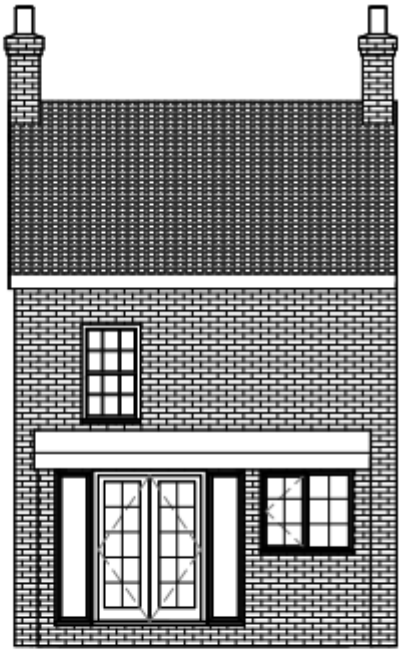




CAD DRAWINGS OF THE APPLICATION BUILDING



1 **Front Existing**
1 : 100



2 **Rear Existing**
1 : 100

THE PROPOSED WORKS

The applicant is seeking approval to replace 4 windows, and the front external door. -These are highlighted below on the drawings.

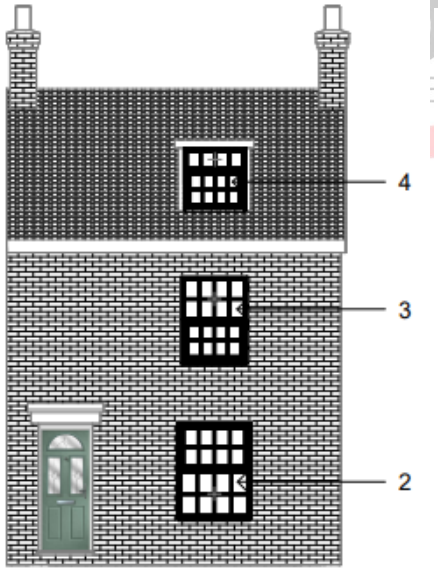
The applicant would like for the replacement windows and doors to be PVCu, this is different from the original windows and doors the property currently has but keeping with the area with the many properties that have upgraded and benefited from PVCu windows and doors.

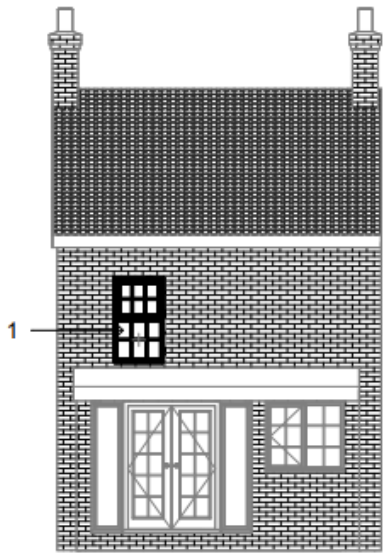
The proposal for the replacement of the external front door is for a composite PVCu.

The current windows were installed 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.

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

Please refer to the specification for the chosen window options and doors.





3 **Front Proposed** 1 : 100

4 **Rear Proposed** 1 : 100

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

TIMBER-FRAMED DOORS

As noted previously, the applicant is seeking to replace the windows and external door at the property.

The applicant currently has external timber doors which, in this case and in most cases are poor insulators of heat, letting the heat from inside by and allowing the outside cold in. The proposed replacement composite door 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 windows and doors 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 composite doors and PVCu windows, however, give that acoustic comfort with their secure finish and installation, as well as their double glazing. First Home Improvements' PVCu windows and doors 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.

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DAMPNESS, MOULD, AND MILDEW

Timber doors are susceptible to water damage. In Britain, this is a priority focus. Wooden frames allow for vapour to percolate onto the doors or windows, if not properly maintained. This adds the point that timber-framed doors and windows are high maintenance whereas PVCu doors and windows only need to be wiped down to clean off any dirt or residue, resulting in a low-maintenance door and a cleaner looking property.

Condensation can cause dampness which can affect the surrounding area and eventually lead damage to the wooden doors or 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 and doors 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 and doors. PVCu doors 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.

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FIRE SAFETY STATEMENT

Fire safety of and within developments is deemed as significant from the outset for any successful improvement, development, or refurbishment of our customers' homes to always ensure the safety of the occupants and any visitors to their property.

First Home Improvements always take an all-inclusive approach to design consultation, engaging with the property owners and interested parties, which considers the importance of fire prevention and the location, use, occupancy, operation of the building, construction materials, passive and active fire safety measure, and management to notify of the most appropriate fire safety strategy for the property. Under no circumstances will we allow the existing arrangements within the property to become worse and will always encourage improvement whenever possible to do so.

The purpose of this document is to meet the requirements of planning control as detailed in Planning Policy. Nevertheless, the requirements of Approved Document B of 'The Building Regulations' will have also been considered.

The owners, occupiers, and any user of a property have been encouraged to adopt their own evacuation plan, policy, and arrangement. In terms of fire evacuation and an assembly point, this shall be known to all occupants with any early warning systems and or assembly points be known and positioned at a suitable distance from the property.

It is reminded any controllable alterations to the property will comply with Building Regulations and in particularly, the guidance contained in Approved Document B – Fire Safety of 'The Building Regulations.'

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Means of Escape – Replacement Windows

To provide egress windows in all suitable locations, be unobstructed and an openable area that complies with.

- Minimum height of 450mm and minimum width of 450mm
- Achieving a minimum area of 0.33m2
- The bottom of the openable area not greater than 1100mm above the floor level

The windows will enable the occupants to reach the designated safe place free from the danger of fire and smoke.

Means of Escape – Conservatories & Extension

Where there is a means of escape from a first-floor level, this will not be compromised by the addition of a ground floor conservatory or extension. Experience and time have shown the addition of a well-designed conservatory or extension below a window is regarded in the majority of instance to aid a person's evacuation or descent.

As standard, the glazing is manufactured with a maintenance safety loading – this exhibits allowance and consideration being made for a person to be provided with temporary access to the roof/glazing for cleaning purposes and multifunctionally provides a means of escape in the event of an emergency*

'A Guide to Good Practice' in the specification and installation of conservatories within the United Kingdom, section 5.9.1' April 2016, provided by The Glass & Glazing Federation, states the following in this regard; 'The roof covering and profiles need to be Class 1 rated to BS 476 part &, (similar AA rated to part 3-or classed TP(a) or TP(b) or BS 476:3 2004. There is compliant polycarbonate, glass products and profiles on the market.

Means of Escape – Early Warning & Prevention

The owners and any interested parties have been encouraged to consider the below 3 approaches and implement wherever possible and or legislatively instructed to do so in instances of egress windows.

- To provide early warning heat and smoke detectors at every storey level, at half landing levels adjacent habitable rooms, and all habitable rooms. A heat detector is also required in the kitchen. Smoke detection system should be mains operated and linked smoke alarm detection to BS 5446 – 1:200 mains powered with battery backup.
- To provide a protected fire sterile escape route achieving a minimum of 30 minutes protection to enable safe exit from the premises. This should include considering protecting stairwells and passageways being clear of obstruction.
- Consideration should also be given to the provision of in-home fire extinguishers and blankets.

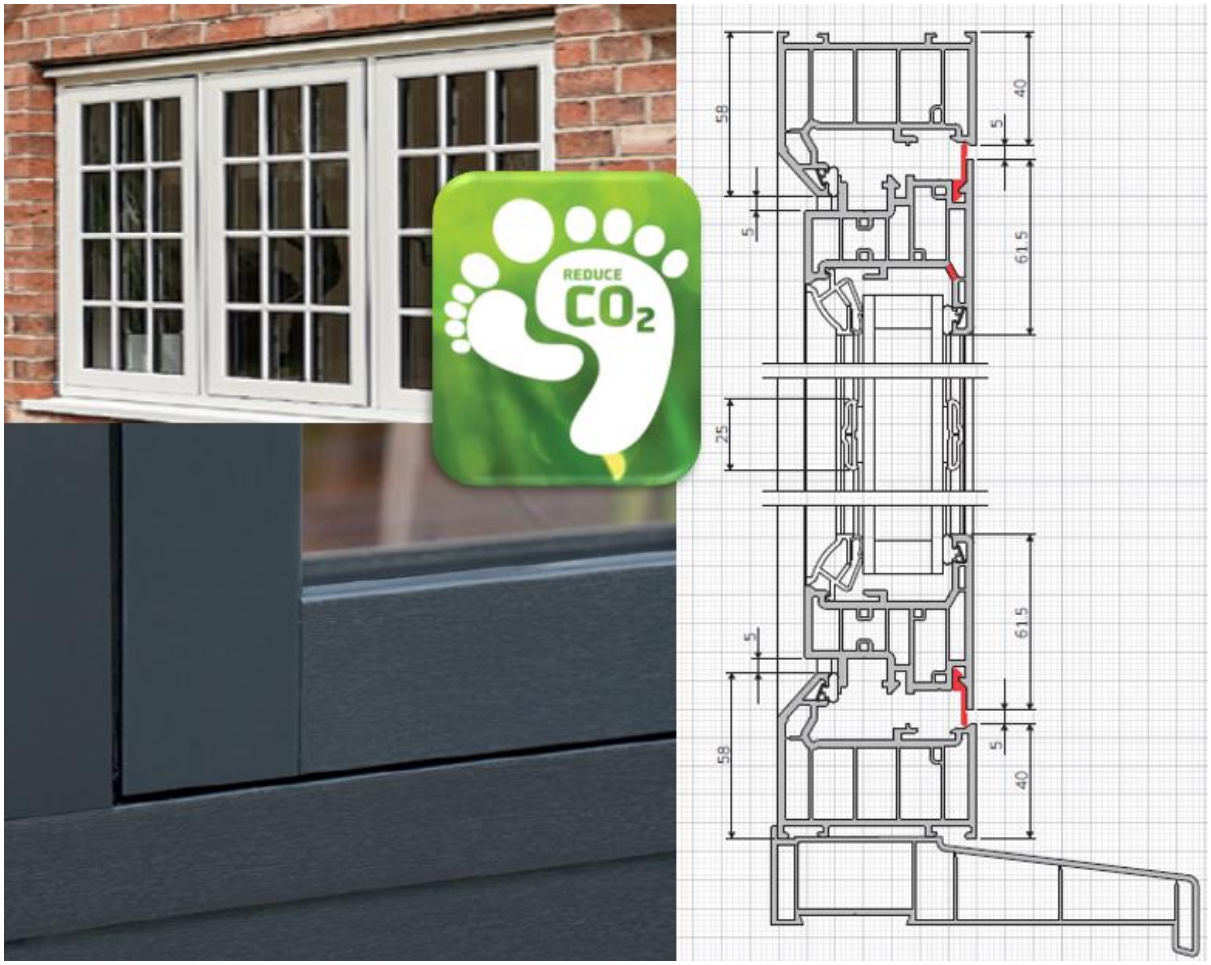
* When safely lowered with weight spread

FLUSH 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
- Traditional look with Modern technology
- 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
- Mechanical joints

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.





SOME OF OUR ACCREDITATIONS



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Conclusion

To summarise the contents of this application, this property would benefit from replacing their timber windows and door to a higher quality PVCu windows. Along with the replacement of external door to a secure 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.