REFURBISHMENT WORKS AT:

14 ABBEY WALK

CROWLAND

LINCOLNSHIRE

PE6 0EP

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 4 replacement windows at 14 Abbey Walk, 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 Lincolnshire and within Crowland Conservation Area. Crawford is one of the most south towns in Lincolnshire, close to Peterborough. It is categorised to be within 'The Fens', the most rural of the county. The area is residential and benefits from being half a mile from the town of Peterborough, with plenty of museums, theatres, gardens, restaurants, pubs, and much more.

The Applicant, Mr. Brock, is the owner of the property which forms part of a terraced building, forming 4 properties. The building, as a whole, consists of windows and doors constructed using PVCu and show signs of being past their primal condition.

The Applicant and Agent are seeking to replace 4 of the windows servicing the property on the front and rear 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 the south Lincolnshire area.

The area surrounding the property is very residential and thrives on the aesthetic of its Victorian character. For example, the site benefits from neighbouring a wealth of architecturally important buildings which contribute to defining the unique character of the area. The site is within walking distance of the local tavern and is surrounded by delicate scenery. Crowland also has 35 sites of archaeological interest from various period, listed by Historic England. Strategically, the property also benefits from being close to the town of Peterborough, with a variety of shops and restaurants.



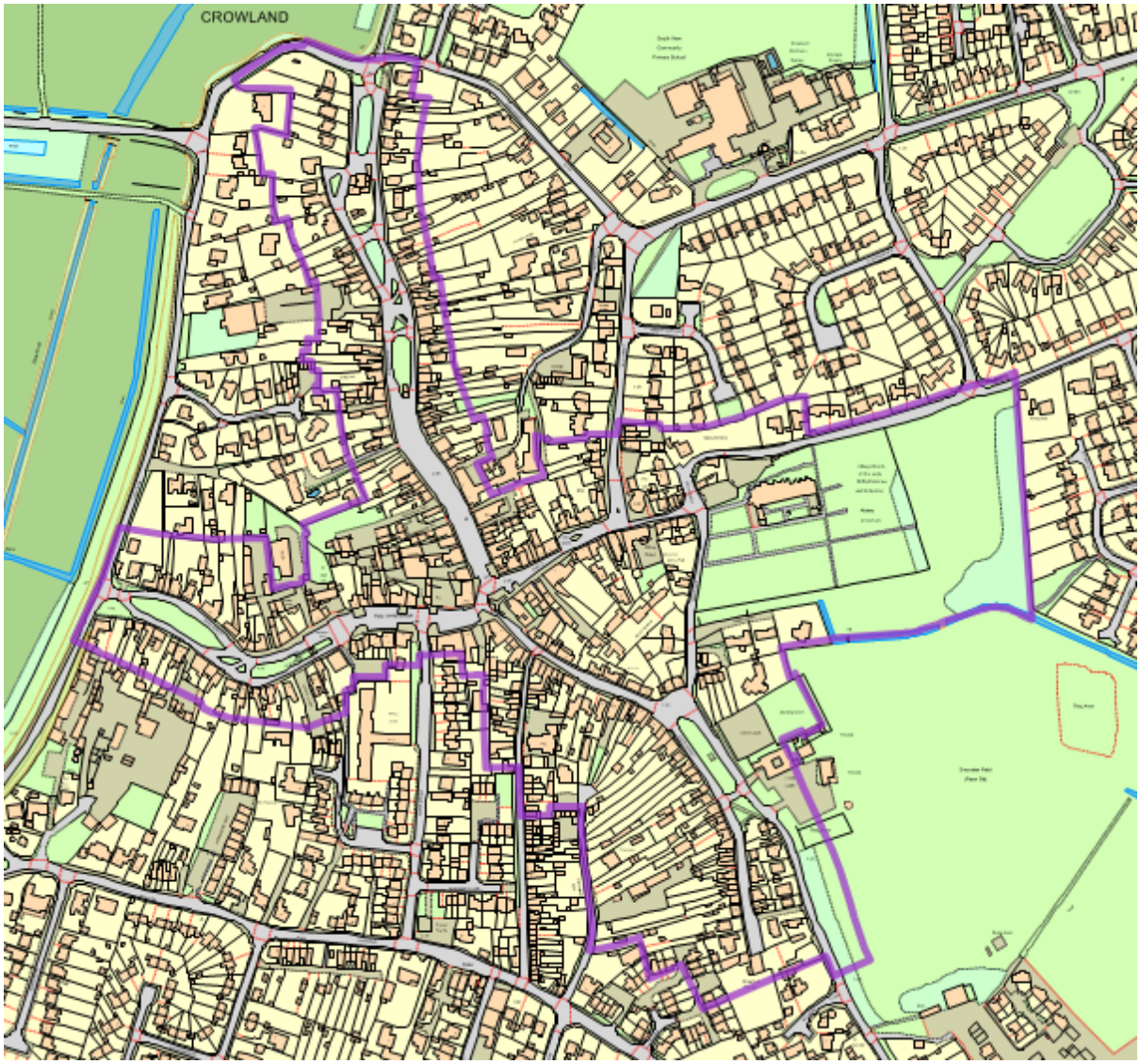
Legend

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

CONSERVATION AREA – HISTORY OF THE AREA

The Conservation Area contains buildings dating from the early 8th century to the present day. Crowland consists of 35 listed buildings, including a grade I listed Crowland Abbey at the north end of Snowden Field. 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. Importantly, throughout the Conservation Area there are a few new modern built developments of varying levels of architectural merit.



Legend

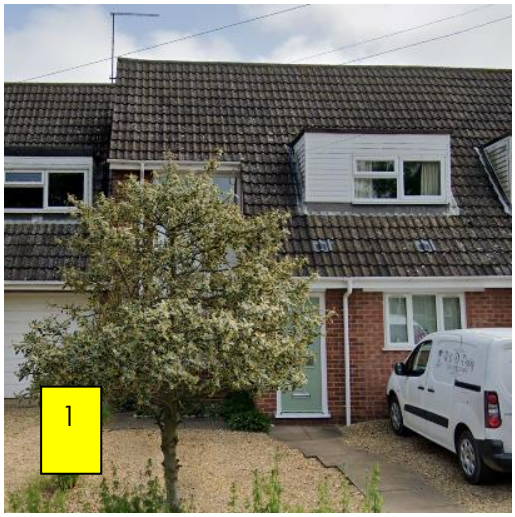
- Purple shows Crowland Conservation Area
- Red shows areas of previous applications.

NEIGHBOURING PROPERTIES

ALBION STREET

Albion Street is one of the nearby roads to the property, within the conservation area. The area contains many residential buildings that have PVCu windows and doors, like the Applicant's property. The street has houses of different styles but all using similar materials. Image 1 shows one style of building along Albion Street. The windows are white PVCu however, the property has gone for a front door in Chartwell green PVCu.

Image 2 shows a bungalow on Albion Street using the same materials, with a white PVCu door. However, the house shown in image 3 shows the use of a slightly different brick, still in keeping with the overall area. The front door at the property is, again, PVCu but the style is Georgian, differing from the rest of the windows at the property. The overall look still does not negatively impact the street scene.







NEIGHBOURING PROPERTIES – CONTINUED

REFORM STREET

The properties lining this road are less important in shaping the character of the area than those on Albion Street. Houses on Reform Street follow the more traditional look of the area although most have adapted to today's building regulation standards by switching out their timber frames for PVCu, shown in image 1.

Image 2 shows a detached property that does not follow the same design as the rest of the street but still uses PVCu in a rosewood colour, tying in with the appearance of Reform Street.

The property in image 3 shows a PVCu door with timer-framed winodws. The windows show the defects of poorly maintained timber, whilst the door appears to be in great condition. On the other hand, image 4 shows 4 properties, each similar in style but different in design. All the properties have PVCu windows apart from the second house on the left, with rosewood painted timber windows.









PREVIOUS APPROVALS

A similar application was granted at George and Angel Public House, 2 North Street, with the replacement of their ground floor windows and main entrance door. Waybeth House, Reform Street (shown previously in image 1) received approval for a side extension. 38 South Street was also granted permission to replace the external doors and windows, including roof lights.

THE BUILDING – EXISTING PROPERTY

The building at the centre of this application is a two-storey building containing 4 subdivided residential units. It is a late 20th century build but upholds the design of the surrounding area, due to Crowland's variety of architectural styles.

The property already has white PVCu windows and doors. Image 1 shows 3 of the windows the Applicant would like to replace, at the rear elevation of the property. Image 2 shows the current state of one of the frames at the rear elevation from an interior perspective. This will be repaired within the proposed works.

The current state of the windows shows their desperate need of replacement. They are showing clear signs of being past their prime condition and would benefit from an update, enhancing the appearance and security of the house.



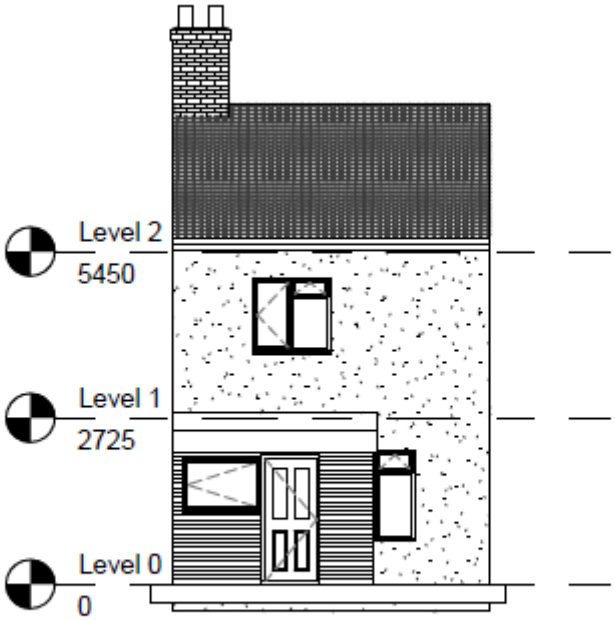




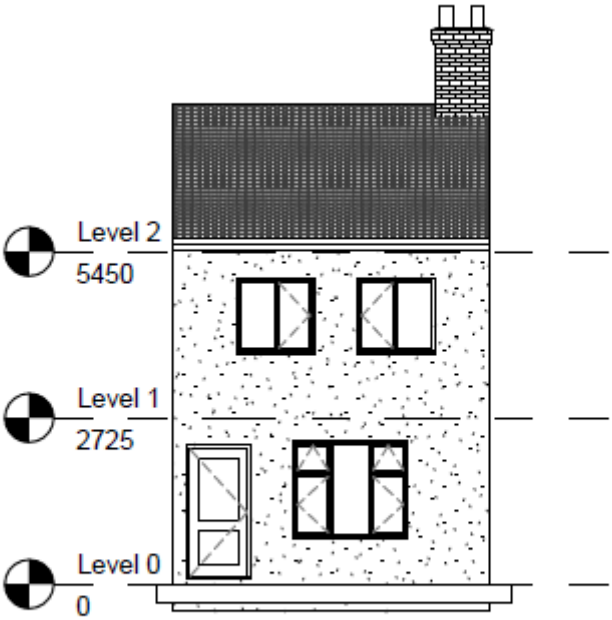
The Street Scene objective and impact

The property resides in a secondary road, off the B1040. It is nearby to Snowden Field, so the overall look of the building does not impact any street scene. The building is in keeping with the area, however, does not necessarily need to uptake the design any nearby properties besides the additional elevations, within the secondary road.

CAD DRAWINGS OF THE APPLICATION BUILDING



1 Front Existing
1 : 100



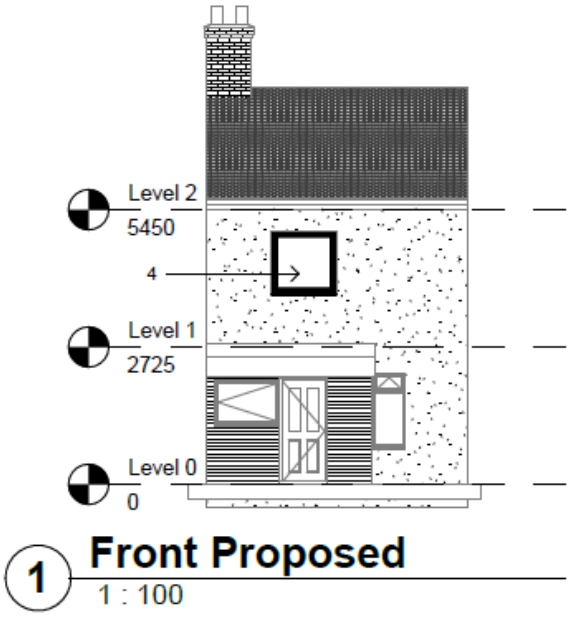
2 Rear Existing
1 : 100

THE PROPOSED WORKS

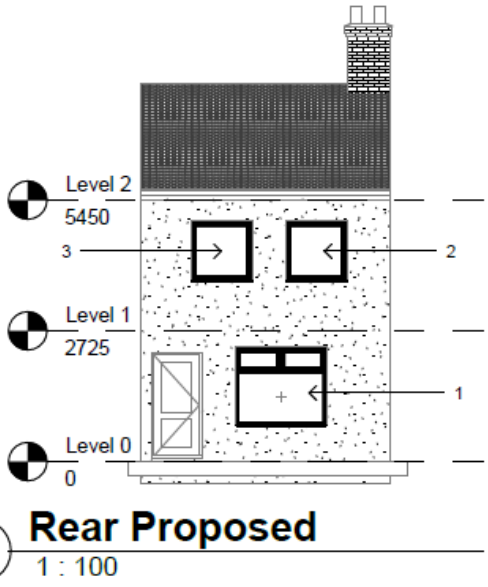
The Applicant is seeking approval to replace 4 windows at the property – these are highlighted below on the drawings.

The current windows are PVCu although they are past their prime condition. The property will certainly benefit from the use of new 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.



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 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.

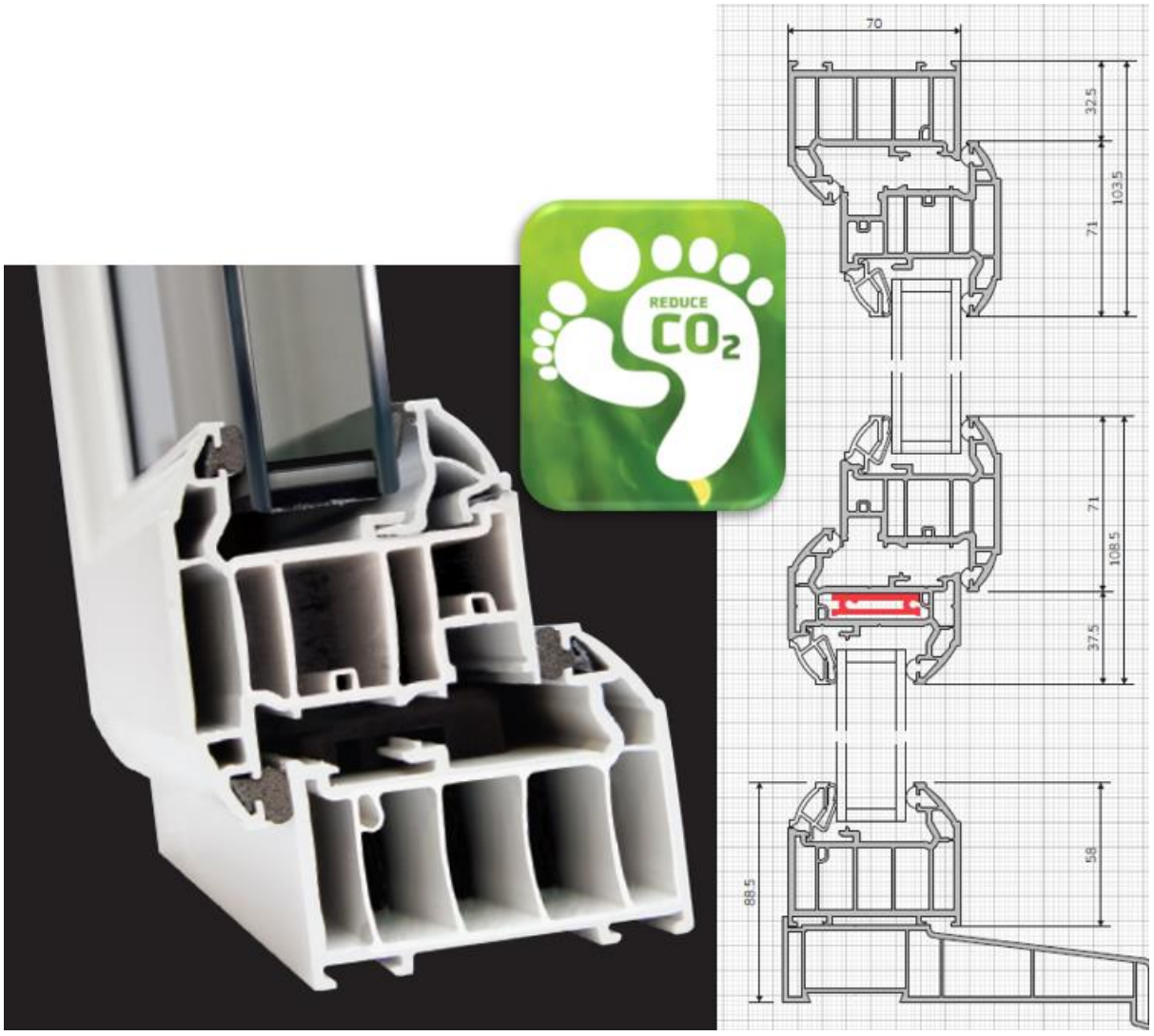
By encouraging environmentally responsible business practices, we can make a difference together.

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



CONCLUSION

To summarise the contents of this application, this property would benefit from switching out windows for new ones. 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.

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