Design & Assess Statement

Includes Supporting Documentation and Sustainability Statement

REFURBISHMENT WORKS AT:

30 Auburn Court

Church Road

Caversham

Reading

RG4 7AJ

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 and door at 30 Auburn Court, Church Road, Caversham, Reading, RG4 7AJ , 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 Caversham, under Reading Borough Council. There are several local amenities a walk or short drive, such as shops, schools and health care including doctor surgeries, dentist and opticians. The proposed location is in a residential area.

The applicants, Mr & Mrs Kordzinski, are the owners of the property, which is a building subdivided into flats.

The applicant and agent are seeking to replace windows and door at the front, side and rear elevations of the property.

Environment – Site Location and Surrounding Area

The property location is situated within Caversham, Reading.

Legend:

- Red shows the applicant's property.

Neighbouring Properties

Auburn Court.

Auburn Court, the applicant's area, has a consistent style of properties. The surrounding buildings showcase PVCu windows as shown in the below images.

Church Rd.

Church Rd, is a primary road leading to the applicants street, the street holds a variety of property styles. The images below give an illustration of other dwellings along this road, have utilised PVCu windows.

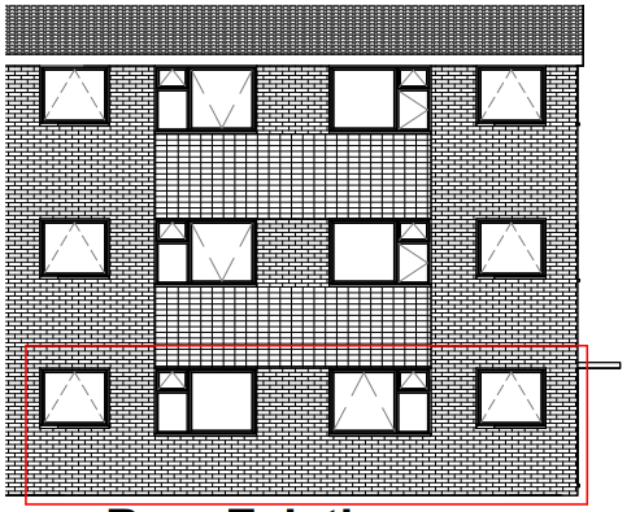
The building – Existing property

The building at the centre of this application is a building subdivided into flats.

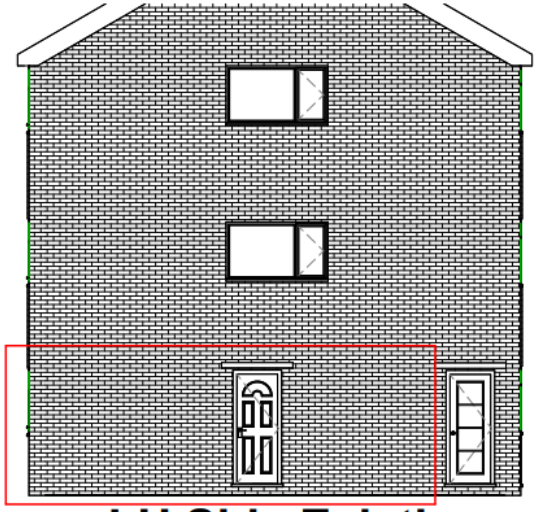
The Street Scene objective and impact

The property resides in a designated residential location. The proposed works are on the front, side and rear elevations of the property. As the proposed works are in keeping with other surrounding properties it does not suggest the property and street scene will be impacted by the proposed works.

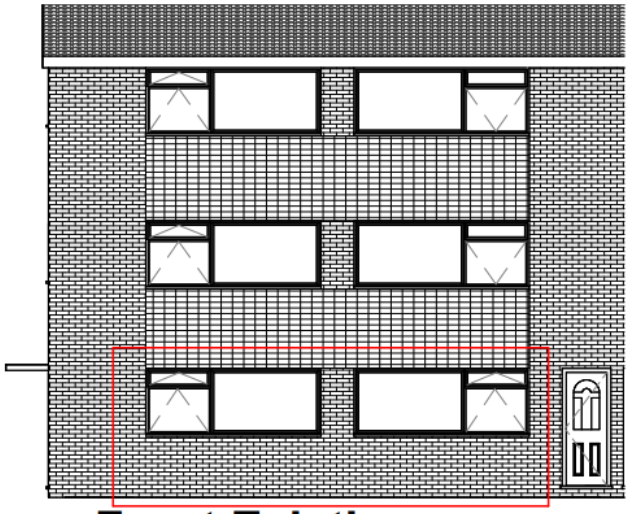
CAD Drawings of the Application building



Rear Existing



LH Side Existing



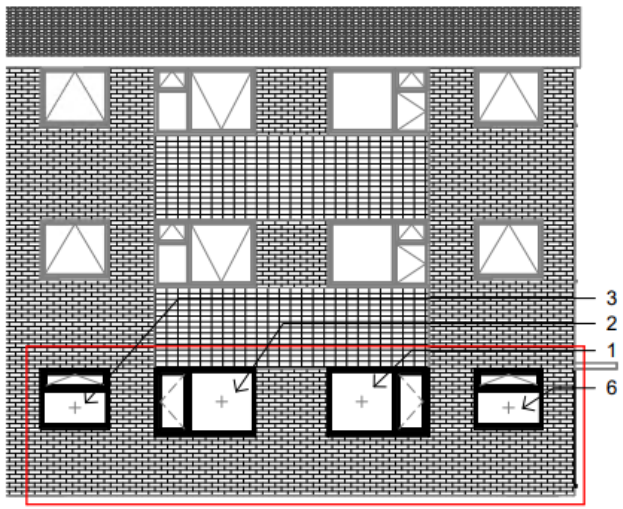
Front Existing

The Proposed Works

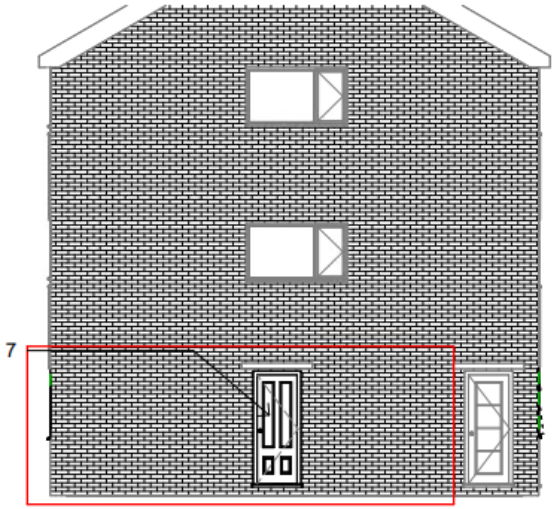
The applicant is proposing to replace windows and door at the front, side and rear elevations of the property. -These are highlighted below on the drawings (please note the drawings show the frames thicker due to them being highlighted).

Please refer to the specification for the chosen windows and door options.

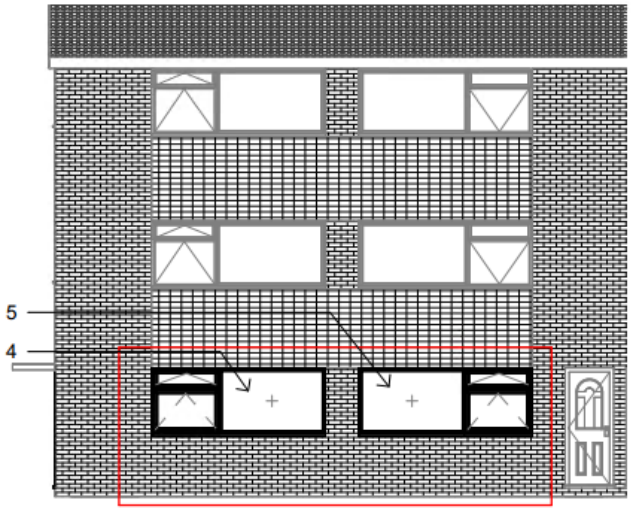
This application does not seek to alter the existing access arrangements to the building and overall land curtilage.



Rear Proposed



LH Side Proposed



Front Proposed

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.

Simpler recycling – New DEFRA recycling regulations.

First Home Improvements are committed to maintaining environmentally responsible business practices, with the new simpler recycling first home improvements are making sure we eliminate wasteful practices harming the environment.

First home improvements are placing organic wate and dry recyclables separately for disposal and collection. Along with all hazardous waste being correctly disposed.

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.'

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

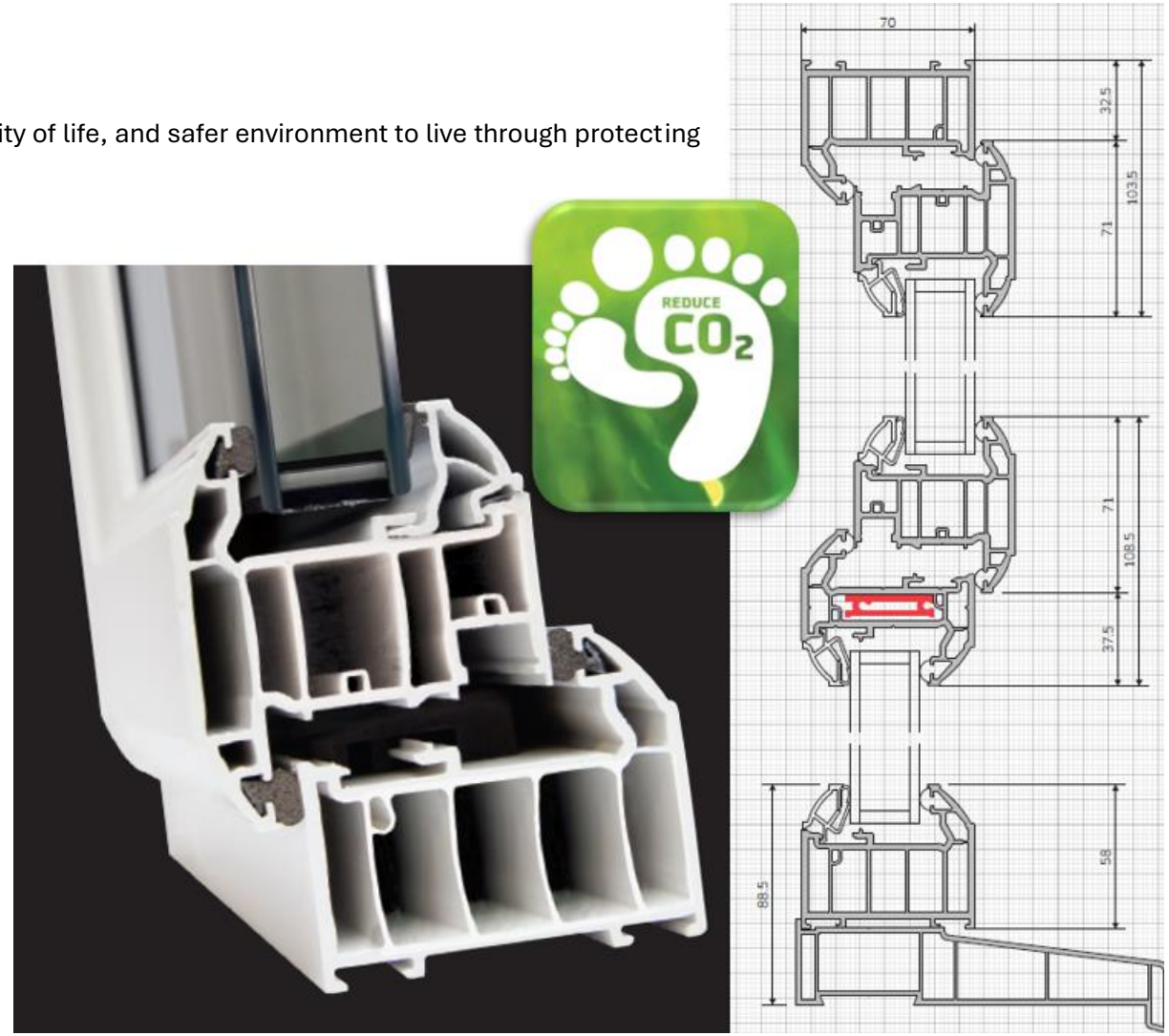
The owners and any interested parties have been encouraged to consider the below 3 approaches and implement wherever possible and or legislatively instructed to do so in instances of egress windows.

- 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

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.

Conclusion

To summarise the contents of this application, the applicant is seeking to replace windows and door at the front, side and rear elevations of the property with a high quality 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.

Some of our Accreditations

Gold Trusted Service Award 2019 feefo

BFRC

FENSA Reg No: 31960

MADE IN BRITAIN

bsi BS 4873:2016 PAS 24:2016 KM 738050

bsi BS EN12608:2016 PAS 24:2016 KM 738049

bsi BS EN 12608:2016 KM 738048

bsi BS EN12608:2016 PAS 24:2016 KM 738047

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WINDOW RECYCLING Scheme

Environment Agency

energy saving trust endorsed product

GGF Glass and Glazing Federation