REFURBISHMENT WORKS AT:

16 DEVONSHIRE WAY

HAYES

GREATER LONDON

UB4 0JA

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 windows and patio doors at 16 Devonshire Way, 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 Hayes, within Greater London. Hayes has a long and fascinating history that dates back to the Anglo-Saxon period. The area was originally a small rural settlement, which developed into a thriving industrial centre during the 19th and 20th centuries. Hayes was home to several notable companies, including EMI and Nestle, which contributed to the area's growth and prosperity. The area is residential and benefits from being a short commute to Uxbridge Town Centre, with plenty of museums, gardens, restaurants, pubs, and much more.

The Applicant, Miss Ukegbu, is the tenant of the property which forms part of a block of flats. The building, as a whole, consists of PVCu windows and timber doors.

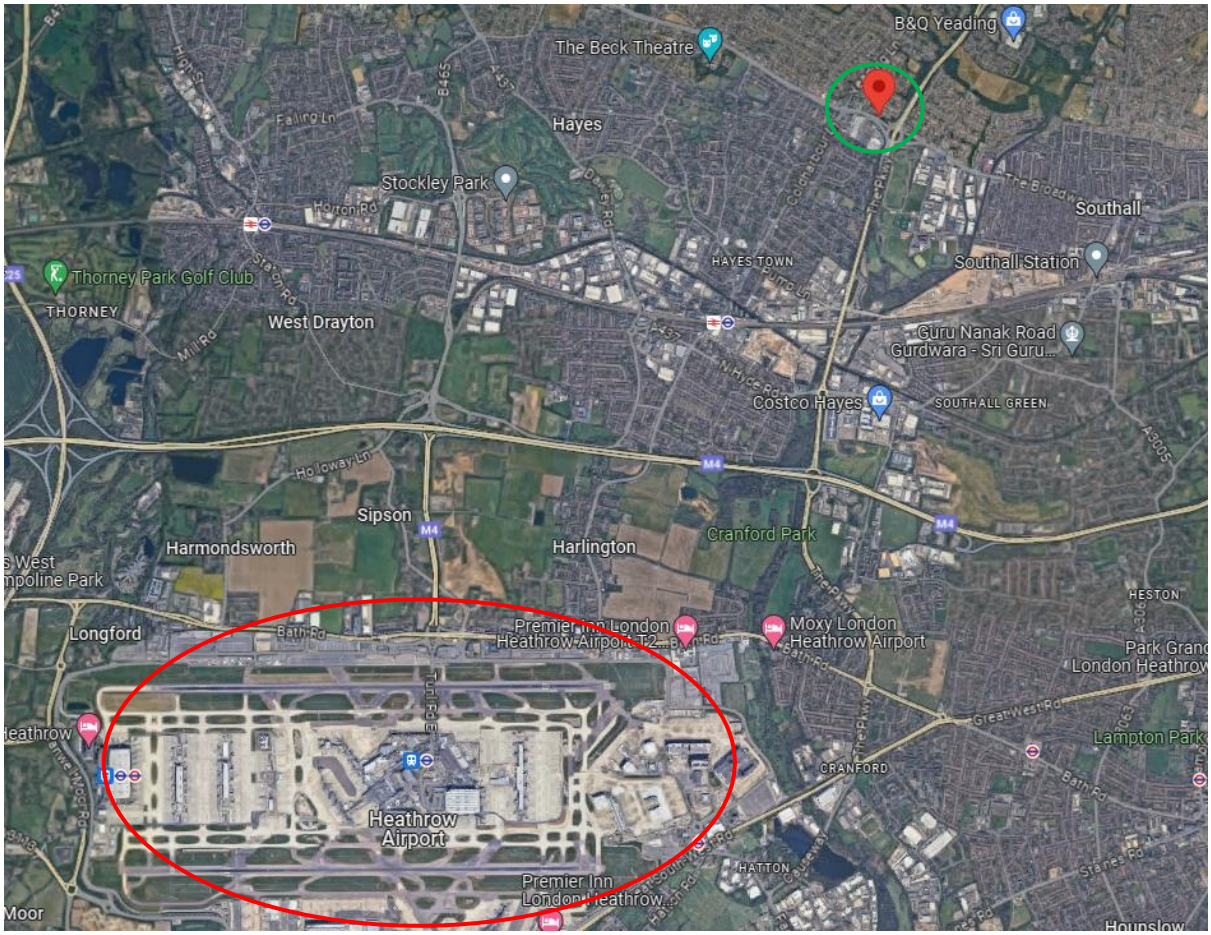
The Applicant and Agent are seeking to replace 4 windows and the patio doors servicing the property on the first-floor front and rear elevations. Whilst continuing to recognise the importance of the proposed work this is continuing to enhance the important character of the property. This is further elaborated throughout this document.

ENVIRONMENT – SITE LOCATION AND SURROUNDING AREA

The property location is situated within Hillingdon.

The area surrounding the property is very residential and thrives on the aesthetic of its Edwardian 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 a few restaurants. Hayes has 74 sites of archaeological interest, listed by Historic England, including a grade II listed Church of St. George nearby the Applicant's property. Strategically, the property also benefits from being close to the Uxbridge town centre, with a variety of shops and restaurants.



Legend

- Red shows Heathrow Airport, constructed using modern materials.
- Green shows the Applicant's property.

NEIGHBOURING PROPERTIES

Devonshire Way

Devonshire Way, the Applicant's road, contains many residential buildings that have PVCu windows, like the Applicant's property.

Many properties lining Devonshire Road have replaced the patio doors. The properties in images 1 and 2 have replaced their patio doors with French doors, in keeping with the area as many other properties have also done this.

Image 3 shows a property that has kept the original style of a patio door. The Applicant is proposing to do the same whilst upgrading the windows to modern PVCu.

Previous Approvals

Applications nearby have previously been granted permission. Land rear of 40-54 Cranborne Waye and adjacent 1-6 Devonshire Way were granted permission for the demolition and construction management plan and the erection of a three-storey building compromising 6 two-bedroom flats with associated parking.

THE BUILDING – EXISTING PROPERTY

The building at the centre of this application is a three-storey flat block. It is a late 20th century build but upholds the design of the surrounding area, utilising PVCu windows.

The windows on the front elevation, including other properties, do not all currently match. The proposed window on the front elevation for the Applicant's property will have a slightly different fenestration to the existing although it will remain in keeping with the design of the area.

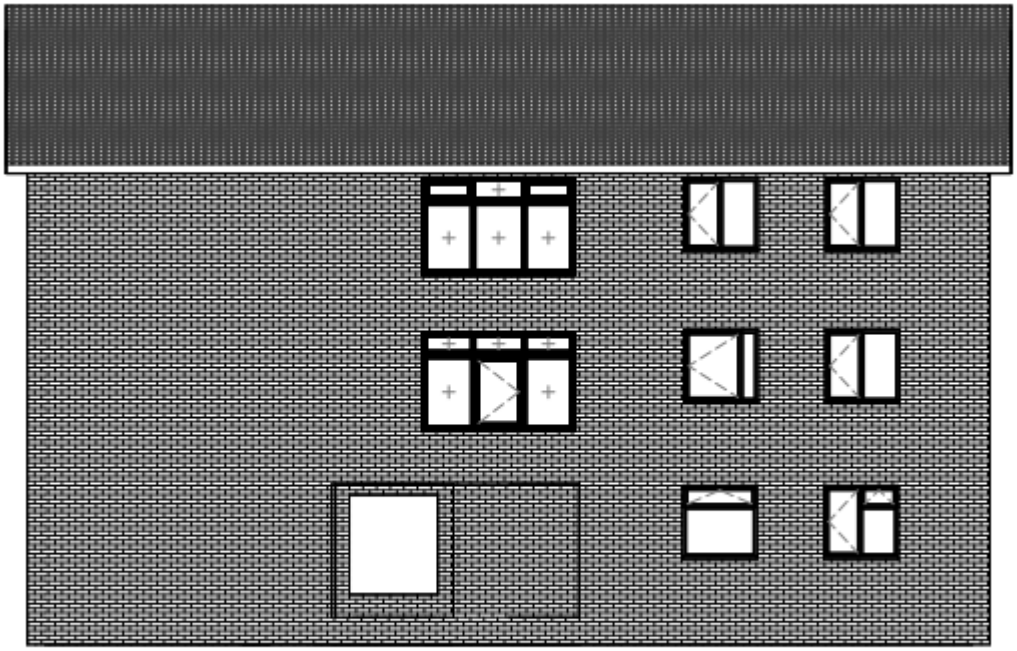
The proposed windows on the rear elevation will not differ from the current.

The Street Scene objective and impact

Along the road, different French doors and patio doors can already be seen. Different properties also show varying fenestrations of standard PVCu windows. Therefore, the street scene will not be negatively whilst the property is positively enhanced.

CAD DRAWINGS OF THE APPLICATION BUILDING

1 **Front**
1 : 100



2 **Rear**
1 : 100

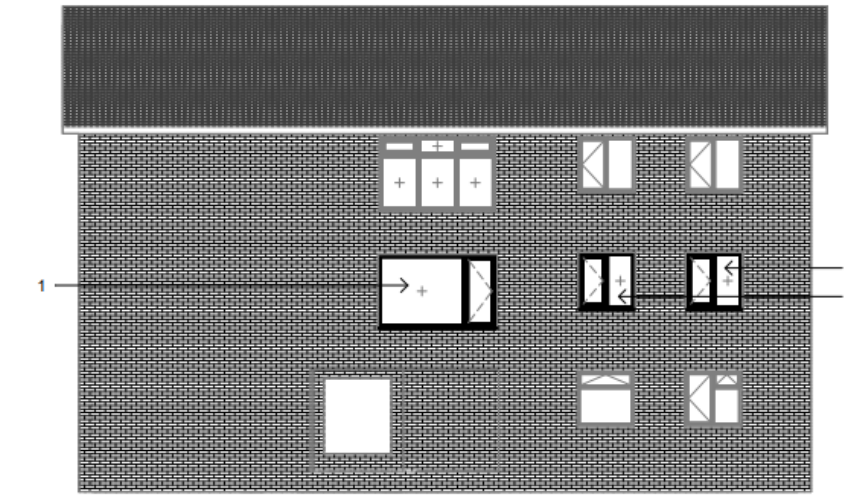
THE PROPOSED WORKS

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

The current windows were installed using the predominant material at the time. Had the building been constructed more recently, it would have certainly benefited from the use of current PVCu with 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 Copy 1**
1 : 100



2 **Rear Copy 1**
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.

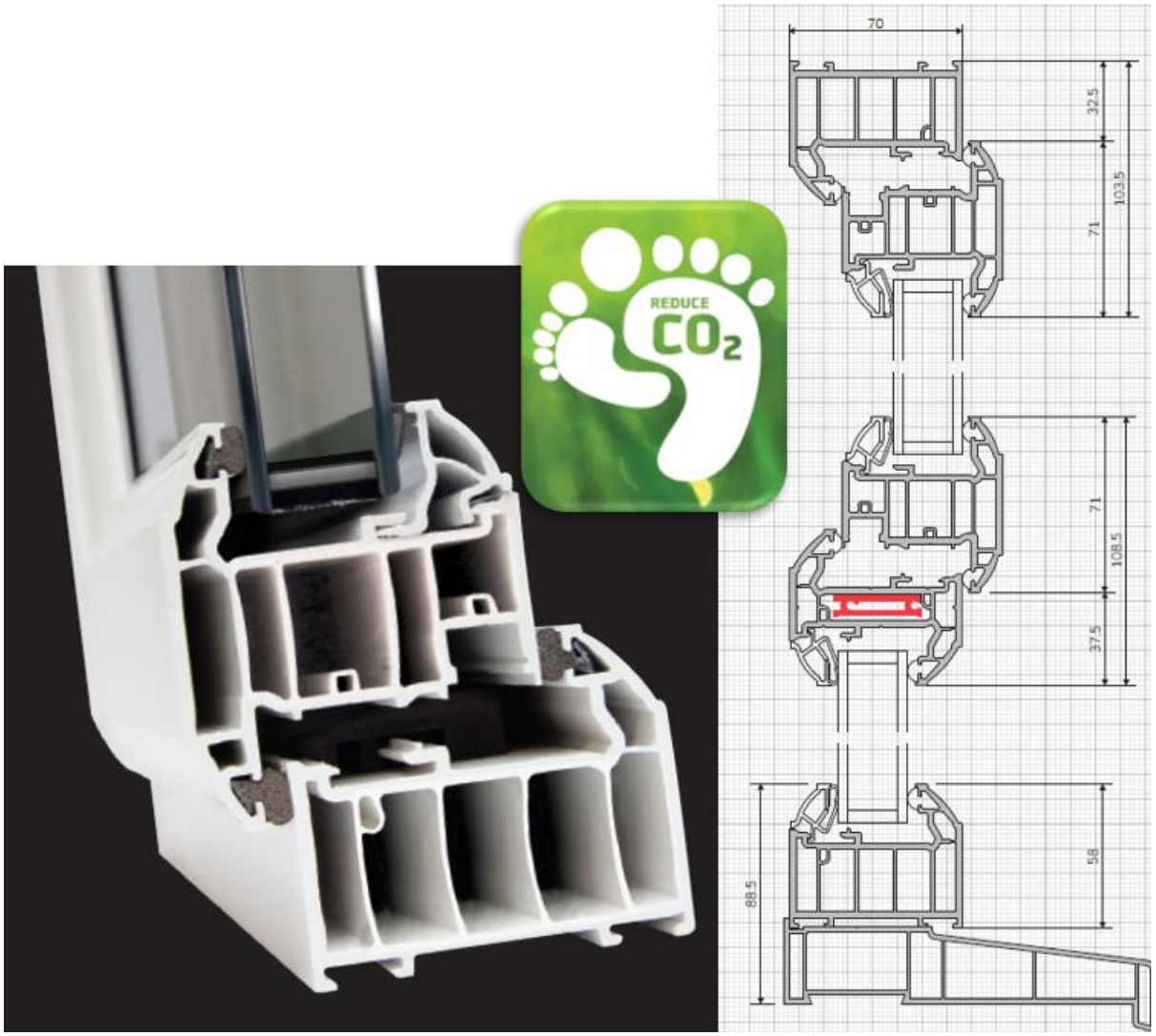
By encouraging environmentally responsible business practices, we can make a difference together.

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 replacing their windows and patio doors. 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.