

DESIGN, ACCESS & WASTE MINIMALISATION STATEMENT.

FOR:

**The Proposed replacement of
existing casement / sash
windows, pitched roof tiles and
flat roof, including partial
raising of the parapets.**

AT;

**The Bury, Bury Lane
Codicote, Hitchin
Hertfordshire
SG4 8GG**

PREPARED FOR:

Sanctuary Housing Association

BY:



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Introduction

This statement has been prepared by ATP Architects + Surveyors Limited on behalf of Sanctuary Housing association, to support a Full Plans, Planning and listed Building Consent Application submission to North Hertfordshire District Council for the proposed removal and replacement of the existing timber windows and main pitched roof tiles to the Grade II Listed building (The Bury) with new double glazed timber windows and roof tiles to match the existing and for the stripping of the existing flat roof to the modern three storey extension and replacement with new flat roof covering and partial raising of the parapets.

This statement should be read in conjunction with all drawings submitted as part of this application which are as follows:

- 25190_001 – 25190_005 Existing Floor/Roof Plans.
- 25190_006 & 25190_007 Existing Elevations.
- 25190_008 Existing Window Details.
- 25190_009 – 25190_013 Proposed Floor/Roof Plans.
- 25190_014 & 25190_015 Proposed Elevations.
- 25190_016 Proposed Window Details.
- 25190_SP01 Location and Block plans.

This statement is brief and sets out basic criteria required for the planning application. This report is an overview and aims to provide background information of the overall project proposals for the site and all buildings within the client's boundary.

The Site

The existing site is a sanctuary Housing Association owned residential premises, managed as an assisted living facility for the over 50's.

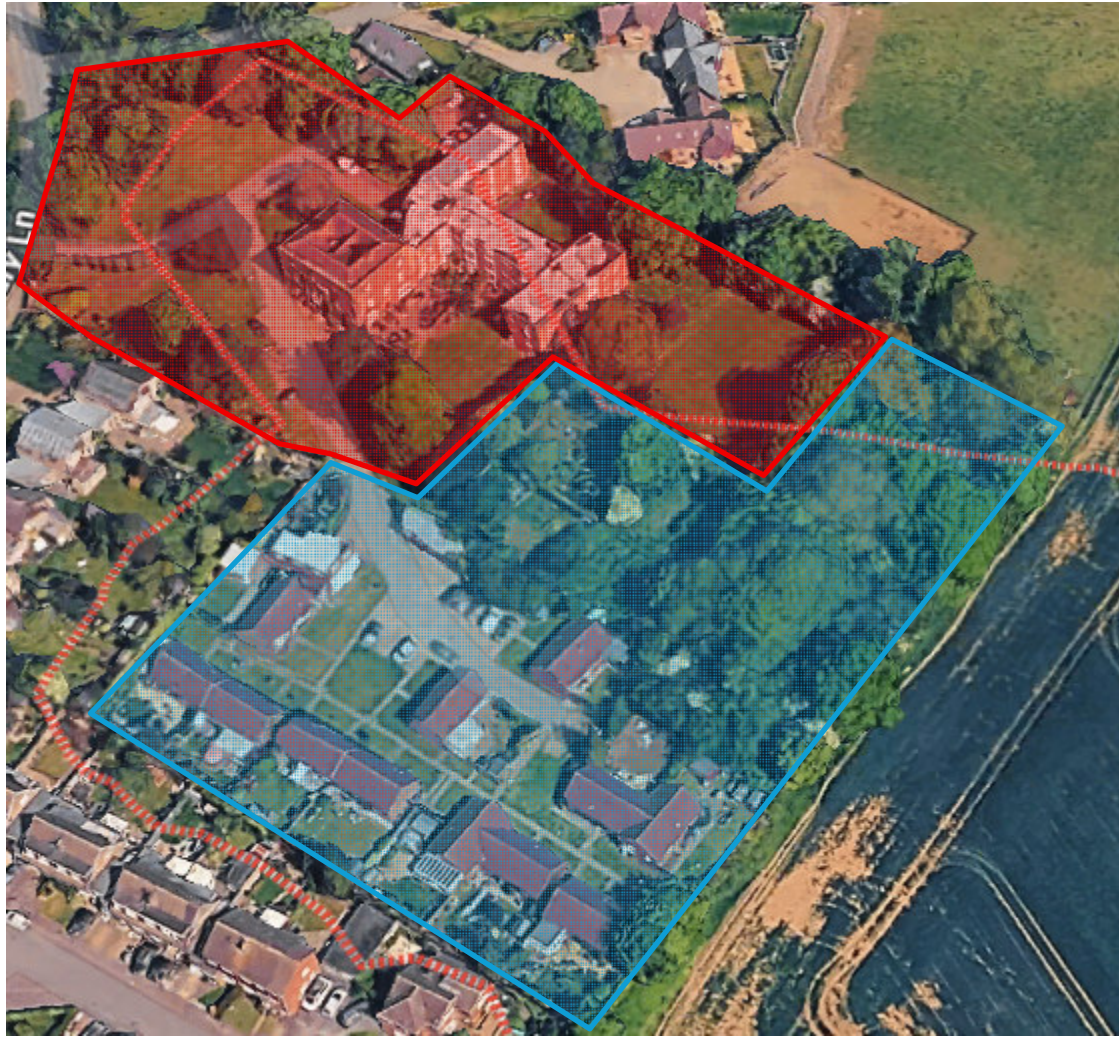
The Bury is located off Bury Lane and is roughly centred on National Grid Reference TL 2189 1855.

The Bury is a Grade II listed building which is dated back to the 17th century, with a newer large three storey residential flat roof extension dating back to the 1970's, providing 8no residential apartments within the Bury and 28no. residential apartments within the modern extension, also within the curtilage of the site are 13no residential bungalows with rear gardens along with a few masonry outbuildings.

The site itself is approximately 0.6 hectares in size and is located to the northeast of the centre of Codicote Village, to the east of the site there is agricultural land comprising of large open fields and to the south and west of the site are residential dwellings.

The site is accessed off Bury Lane, via a private road/driveway, which also extends towards the bungalows to the rear of the site.

The site is bounded to the northeast and southeast by a row of large trees which form the limits of The Bury's gardens, providing soft and hard landscaping throughout the site, there is parking throughout the site.



The Site



The Bury

The Proposal

Due to the continued deterioration of the existing timber windows and tiled roofs to The Bury, it is now deemed essential that the existing timber windows and roof tiles are replaced along with the replacement of the existing flat roof to the modern extension.

The original timber sliding sash/casements windows to the Bury were replaced in the late 1980's with new timber windows, however the sliding sash windows did not match the design of the original windows, please refer to photographs 1 & 2 showing the style of the original sash windows. The new timber sliding sash windows to be installed are to match the design of the present (existing) timber windows, please refer to photographs 3 & 4 showing the design of the existing windows.



Photograph 1



Photograph 2



Photograph 3



Photograph 4

As with the windows the existing roof covering was replaced with modern concrete roof tiles, these were replaced some time ago, the exact date is unclear. Please refer to photograph 5.

The Existing roof tiles are to be completely stripped from the roof and any damaged timber roof rafters are to be repaired/replaced as required and new concrete roof tiles to be provided to match the existing roof tiles.



Photograph 5

The flat roof covering is to be stripped up and replaced with new insulation and a two-layer Bauder flat roof system along with partially raising the parapets over the window locations, finishing with a minimum 200mm deep white GRP flat roof edge trim, the existing concrete capping stones are to be lined/dressed with lead flashing.

PLEASE NOTE THAT NEITHER THE WINDOWS, OR THE ROOF COVERINGS ARE ORIGINAL TO THE BURY.

Parking and Accessibility

The site has ample parking for both residents and guests, there is a central car park for the bungalows to the rear of the site and with other areas around/adjacent The Bury.

The site is approximately 2.8miles away from Knebworth Railway Station and 4.0miles away from Welwyn North Railway Station, providing access into London and the surrounding areas and beyond, via the Great Northern Line.

There are various bus routes locally to the site, providing access to the local/surrounding areas and beyond, those being bus route nos 44 & 45 which run along Bury Lane/Heath Hill and nos 215, 314, 315 and 815 which run along High Street.

Refuse

Refuse will be unaffected by the proposed works and would be retained as existing.

Waste Minimalisation:

- The type of works proposed will generate a minimal amount of general building waste from the removals of the existing timber windows and roof.
- It is unlikely that any significant degrees of any waste generated will be re-usable – any that cannot as part of the proposal due to suitability, timing, etc or is found hazardous or uneconomical to re-use elsewhere, will be taken to an appropriate approved centre for recycling or disposal. Records of the same will be kept.
- Careful material estimating will be employed to minimise both waste and cost.
- **NO BURNING OF WASTE WILL TAKE PLACE ON THE SITE**

Summary:

By its nature, design and location, the proposal is considered appropriate for the building and makes economic use of the facility and will further provide future protection to the existing buildings within the scheme.

This proposal is well designed and sympathetic to the location and the surrounding properties, in terms of form, detail and materials.

The character of the existing buildings surrounding the site will not be harmed as a result of this development and the amenity they enjoy will not be affected.

It is recommended that the necessary approvals be granted.

ATP Architects + Surveyors Ltd