

DESIGN & ACCESS STATEMENT

External wall insulation with light grey render and replacement uPVC double-glazed windows

Introduction

This Design and Access Statement has been prepared in support of a Householder Planning Application for external alterations to the residential dwelling at 8 Webster Avenue, Scunthorpe, DN15 7DU.

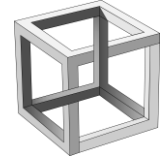
The proposed development comprises - installation of an external wall insulation (EWI) system with a light grey rendered finish, and replacement of existing timber windows with uPVC double-glazed windows of matching size and proportion. The chosen materials align with circular economy principles. The light grey render is designed to be sustainable and recyclable, contributing to a lower environmental impact. Furthermore, uPVC windows are known for their durability and potential recyclability at the end of their lifecycle, supporting the cradle-to-cradle approach by enabling material recovery and reuse, thereby enhancing the overall sustainability of the project.

The application has been submitted as a Householder Planning Application following pre-application advice received from the Local Planning Authority (Enquiry Ref: PDE/2026/5). This advice confirmed that the proposed light grey rendered finish does not meet the requirements of Schedule 2, Part 1, Class A.3(a) of the General Permitted Development Order 2015 (as amended), and therefore requires formal planning permission. It is essential to highlight that the light grey render may also conflict with specific local plan policies regarding exterior appearance in this residential area, potentially raising issues under local plan policy LP17. By seeking planning permission, we aim to address any possible policy conflicts proactively and demonstrate compliance with local development objectives. The investor's preferred render colour is light grey. However, the applicant is flexible and open to other neutral tones if the Local Planning Authority prefers a different shade. The final colour will be agreed with the Planning Officer for a suitable visual outcome.

The proposals seek to improve the dwelling's energy efficiency, thermal comfort, and long-term durability, whilst ensuring that the property's appearance remains appropriate within the established residential street.

Site and Surroundings

The application property is a two-storey semi-detached dwelling located within an established residential area. The neighbourhood is characterised by traditional brick-built houses with predominantly red brick facades. There are occasional render accents that contribute to the visual landscape's diversity while maintaining a consistent scale and form across properties. These features ensure a harmonious integration of varied architectural finishes while supporting the area's cohesive aesthetic.



Webster Avenue displays a consistent residential character with modest front gardens, a clear building line and properties of comparable height and massing. The site is not located within a conservation area, and the dwelling is not statutorily listed.

Planning Context and Design Principles

The applicant initially sought to carry out the proposed works under permitted development rights. However, following formal pre-application assessment by the Local Planning Authority on May 3, 2023, it was confirmed that the use of a light grey rendered finish would not be considered to be of a similar appearance to the existing red brickwork for the purposes of Class A.3(a) of the GPDO.

As a result, and in accordance with the officer's advice provided, the applicant has elected to submit a full Householder Planning Application to allow the Local Planning Authority to assess the proposal on its planning merits, including its visual impact, sustainability benefits and effect on the character and appearance of the dwelling and surrounding area.

Design Principles: Scale, Massing and Layout

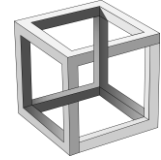
The proposal does not involve: any increase in the footprint of the building, any increase in height or alteration to roof form, any extensions or alterations to the building envelope beyond the external fabric. The scale, massing and layout of the dwelling will remain entirely unchanged.

Appearance and Materials: External Wall Insulation and Render Finish

The existing external walls will be upgraded using a mineral-based External Wall Insulation (EWI) system (ETICS), finished with a light grey mineral/silicate render. However, the applicant is flexible and open to other neutral tones if the Local Planning Authority prefers a different shade. The final colour will be agreed with the Planning Officer for a suitable visual outcome. The chosen colour is neutral, muted and non-reflective, ensuring a restrained appearance that sits comfortably within the residential street scene. The finish will provide a uniform, well-maintained façade, improving the property's visual appearance without introducing excessive contrast or visual dominance. Some neighbouring homes already feature muted renders (refer to photos) , demonstrating sensitivity to the street's colour rhythm and reinforcing cohesion within the micro-context. The render will have a subtle textured finish, avoiding an overly smooth or reflective surface, and will be consistent with high-quality domestic finishes commonly accepted within residential areas.

Windows

The existing timber windows will be replaced with uPVC double-glazed units. The proposed windows will: match the existing window openings, retain the established proportions and rhythm of the façade, improve thermal and acoustic performance, and reduce long-term maintenance requirements. There will be no changes to the size, position or number of window openings.



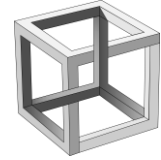
Proposed External Wall Insulation System and Benefits

Description of the Proposed System

To achieve significant energy savings and streamline regulatory compliance, the proposed system involves installing a mineral-based External Wall Insulation (EWI) system. This system, specifically the External Thermal Insulation Composite System (ETICS), will be applied to the external walls of the current dwelling. By enhancing insulation on exterior walls, this approach not only boosts a building's thermal performance but also translates into lower energy bills and increased indoor comfort for homeowners. Current energy consumption stands at approximately 250 kWh/m² annually, while post-installation projections estimate a reduction to 150 kWh/m², highlighting a significant reduction in energy usage that directly correlates to cost savings and improved environmental performance. The system will be fully certified and will have valid BBA or ETA approval. This confirms its suitability, durability, and performance for residential properties in the UK climate. The insulation layer will use either graphite-enhanced EPS or mineral wool boards. These will be mechanically fixed and adhesively bonded to the existing walls, as specified by the manufacturer. The insulation will be 90–120 mm thick, subject to final thermal calculations. This thickness is expected to achieve a U-value of approximately 0.25 W/m²K, ensuring compliance with current building regulations. The anticipated improvement in thermal efficiency aims to enhance the dwelling's Energy Performance Certificate (EPC) rating by at least one band, subject to verification. The calculations assume standard air-change rates and a consistent heating regime, which are crucial variables impacting the projected thermal performance. A reinforced base coat incorporating an alkali-resistant glass fibre mesh (a mesh made from glass fibres that resists alkaline environments, improving durability) will be applied to provide impact resistance and long-term durability. The final finish will be a mineral or silicate render for breathability and a matt look. The render will have a light, natural texture with a grain size of 1.5–2.0 mm, avoiding a uniform or artificial appearance. The investor's preferred render colour is light grey. However, the applicant is flexible and open to other neutral tones if the Local Planning Authority prefers a different shade. The final colour will be agreed with the Planning Officer for a suitable visual outcome.

Benefits of the Proposed System

The existing Energy Performance Certificate (EPC) for the property indicates that the external walls are cavity walls with no insulation, resulting in a poor thermal performance rating. The property currently has an overall EPC rating of D (score 63), with the potential to improve to B (score 84) through fabric and energy efficiency upgrades. The proposed EWI system directly addresses the EPC-identified deficiencies and will deliver the following benefits: Significant reduction in heat loss through the external walls, which are currently a major source of energy inefficiency; Improved internal thermal comfort, reducing cold spots and draughts; Lower energy consumption and heating demand, contributing to reduced household energy bills; Reduction in carbon dioxide emissions, supporting national objectives for climate change mitigation; Enhanced durability and weather protection of the existing building fabric; Improved acoustic performance, particularly beneficial in a residential street environment.



The EPC indicates that completing recommended insulation measures could result in annual energy cost savings of approximately £726, alongside a substantial reduction in CO₂ emissions from the dwelling. Overall, the proposed system represents a sustainable and proportionate upgrade to the dwelling, improving its environmental performance while maintaining an appropriate external appearance.

Impact on Character and Appearance

The proposed works will not result in harm to the character or appearance of the dwelling or the wider street scene. The introduction of a light grey rendered finish will provide a clean, cohesive appearance, improve the property's visual condition while remaining sympathetic to the surrounding residential context. The replacement windows will maintain the existing architectural rhythm and proportions of the façade. Overall, the proposal represents a modest and proportionate enhancement of the property.

Residential Amenity

The development will not result in overlooking or loss of privacy; loss of daylight or sunlight to neighbouring properties; or increased noise or disturbance. All works are confined to the external fabric of the dwelling and do not impact neighbouring amenity.

Sustainability and Energy Efficiency

The proposed development will deliver significant energy efficiency improvements, addressing shortcomings identified in the existing Energy Performance Certificate (EPC), which currently records a rating of D with potential to improve to B following energy upgrades.

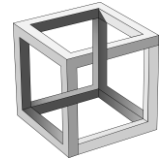
The proposals will: improve thermal insulation to external walls, reduce heat loss and energy demand, support lower carbon emissions, and contribute to reduced household energy costs. These improvements align with national and local planning objectives for sustainable development and improved housing standards.

Access

The proposal does not affect access arrangements. The existing access to the property will remain unchanged and appropriate for continued residential use.

Conclusion

The proposed external wall insulation and window replacement works represent a well-considered and appropriate improvement to the existing dwelling. The development: preserves the scale, form and layout of the building, enhances energy efficiency and sustainability, maintains an appropriate appearance within the residential street, and results in no adverse impact on neighbouring properties. The proposal is therefore considered acceptable in design and planning terms and suitable for approval under a Householder Planning Application.

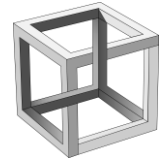


Tomplan Planning and engineering Service

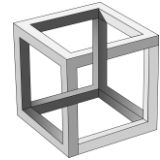
8 WEBSTER AWENUE



PROPOSED ELEVATION

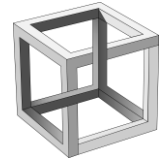


EXISTING ELEVATION



STREET VIEW WEBSTER AWENUE





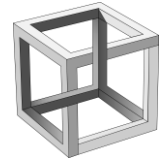
Tomplan Planning and engineering Service



Architectural Drawing and engineering Service
Submitted to Council to accompany an application.

JAN 2026

www.tomplan.co.uk



Tomplan Planning and engineering Service

