



Portsmouth
CITY COUNCIL

D e s i g n a n d A c c e s s
S t a t e m e n t 1 1 - 3 2 M a g p i e W a l k



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H a r v e y B e v a n

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1.0 Location

11-32 Magpie Walk
Wecock Farm
Waterlooville
PO8 9UZ

For additional location references, please see drawing **001 - Site Plan** submitted with this application. (11-32 Magpie Walk is identified as No. 4 on the site plan).

1.1 Context

11-32 Magpie Walk is a two storey block of flats comprising 22 one bedroom properties. To the east of the block is unpermitted parking. Private gardens enclosed by timber fencing feature on the east and west elevations. Magpie Walk is accessed via Eagle Avenue to the north. The main entrance is on the east elevation with additional entrances to the north and south. An external shed block is situated to the north of the block

The block is of traditional construction, with a brick/block inner leaf, cavity and brick outer leaf laid in stretcher bond. PVC shiplap cladding is installed to the head of all elevations below fascia level. To the east and west elevations, the cladding is also installed above and below window reveals. The roof comprises four flat roofs feeding a central gulley. It is finished with bitumen mineral felt.

Windows are double glazed white PVC, and dwelling doors are timber finished with a variety of colours. There is one communal staircase providing access to the first floor communal area and bin chute.

1.2 Proposal

The flat roof is being replaced and to comply with Building Regulations, the depth of the insulation is to be increased. To compensate for the increased insulation depth, all elevations will be increased in height by approximately 150mm. All existing PVC cladding will be replaced with fibre cement cladding panels in soft green with a smooth finish.

1.3 Aim

The aim of the works is to improve the sustainability of the block by improving the roofs thermal efficiency and reduce future maintenance costs.

By replacing the PVC cladding with fibre cement cladding, the aesthetics of the block will be significantly improved.

1.4 Heritage Statement

1.4.1 Introduction

This heritage statement has been prepared in support of a planning application to raise the height of the elevations by approximately 150mm and replace the existing PVC shiplap cladding with fibre cement cladding panels.

1.4.2 History and Development of the Building

11-32 Magpie Walk is a traditionally constructed block of flats built in 1975. It has not undergone any major development.

1.4.3 Designations

The block is not listed and is not situated in a conservation area.

1.4.4 Architectural/Historic Interest

The block does not have any architectural or historic interest.

1.4.5 Setting

The block is detached with the main entrance to the east. Additional entrances are found to the north and the south. Unpermitted parking is available to residents and visitors. Private gardens for ground floor residents are enclosed by timber fencing on the east and west elevations. 11-32 is the only Magpie Walk block that features a flat roof.

1.4.6 Impact of the existing elements

PVC shiplap cladding

The shiplap cladding features to the head of all elevations and is installed above and below window reveals on the east and west elevations. Due to its current condition, it has a negative impact on the blocks aesthetics.

1.4.7 Impact of the proposed works

Increasing the height of the elevations

Increasing the height of the elevations by approximately 150mm will have a negligible impact on the blocks appearance. The increase in height will be masked by the installation of fibre cement cladding boards.

Replacing PVC shiplap cladding

Replacing the shiplap cladding with fibre cement cladding will enhance the blocks aesthetics. The existing cladding has faded due to solar exposure resulting in an aesthetic defect. The replacement cladding is a close colour match to the existing and has a smooth finish.

1.5 Amount

There will be no increase to the existing floor area.

The replacement roof covering will constitute approximately 470m².

The increase in height to all elevations will be approximately 150mm.

1.6 Parking, Highways and Access

The Contractor is utilising a void car park for housing the welfare unit, storage unit and skip.

There is an abundance of free parking around the site that the Contractor can utilise.

1.7 Change of Use and Internal Arrangement

The building will continue to function as a private residential dwelling.

There will be no alterations to the internal layout of the building.

1.8 Landscape

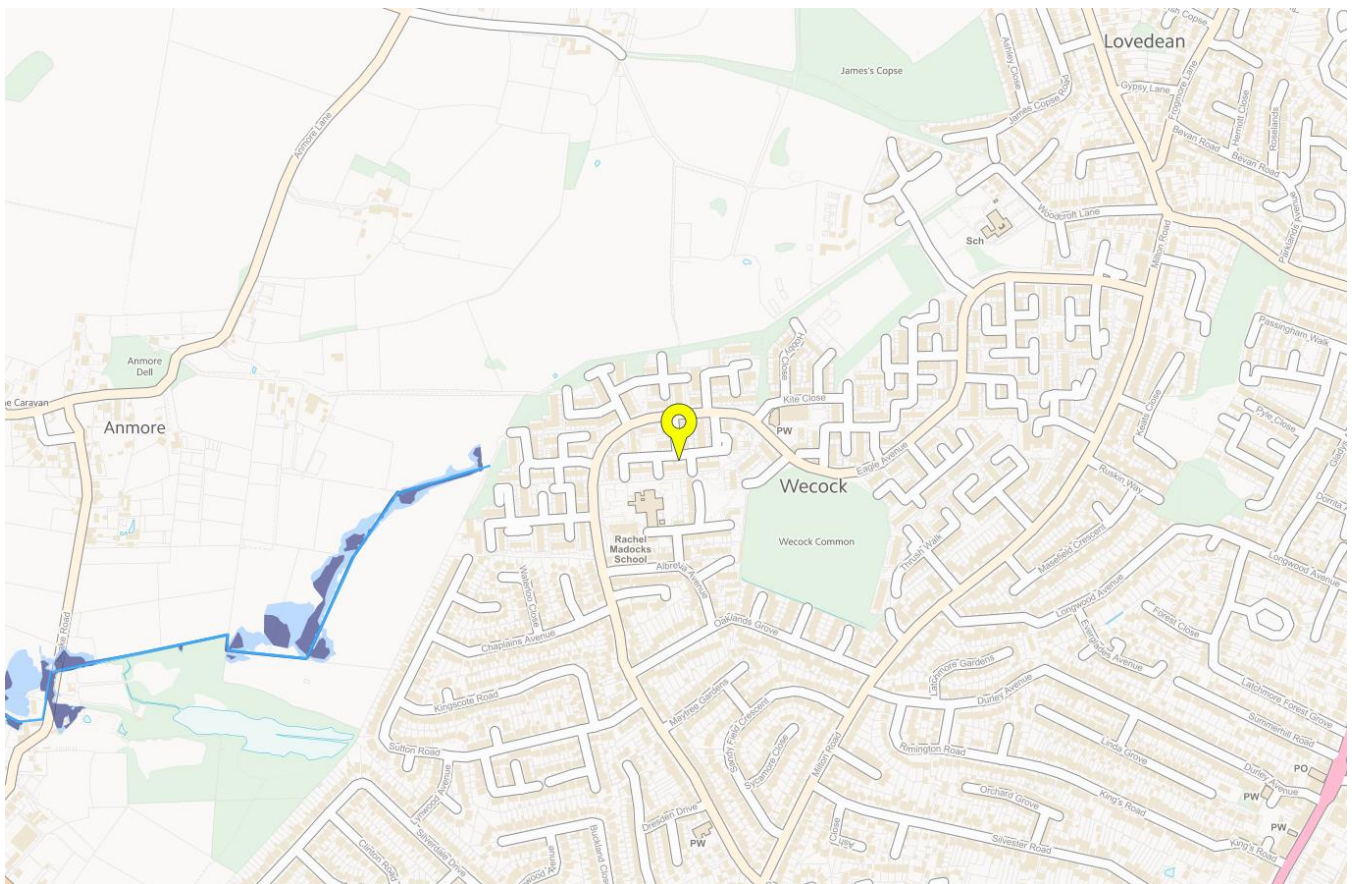
There will be no alteration to the existing landscape or local trees.

1.9 Flood Risk Assessment

The Environment Agency flood map indicates that the site is not situated in a flood zone.

The works will not alter the volume of surface drainage run off as there is no proposed increase to the footprint of the building, as a result, the works will not increase the flood risk in the areas.

Flood Risk Map



1.10 Design and Appearance

The works will have a minimal impact on the appearance of the building.

The overall existing aesthetic will be retained, but with renewed look from the refurbishment.

Appendix 1



Fig. 1 - PVC ship lap cladding to be replaced with fibre cement cladding boards

