

## **Design and Access Statement**

This statement supports the application for the demolition of the existing timber balconies and re-construction with new powdercoated steel balconies to the 'front' north and 'rear' south elevations.

## **Location**

Bellinger House, Palk Road, (Bedhampton) Havant, Hampshire, PO9 1NL

## **Site Introduction and History**

Built in 2004-2005, following the demolition of the old Training Centre/ School, Bellinger House comprises a single block of 20 No. flats arranged over two and three-storeys. The building is timber frame construction with a mixture of masonry external leaf and high-level render board panels. The multiple pitched roofs are finished with composite plain tiles.

Each property has access to an external balcony. The balconies which form this planning application have been constructed in entirety with timber and are no longer considered safe by the Applicant's fire safety officer, as detailed in the fire risk assessment.



1991-1992 map [www.old-maps.co.uk](http://www.old-maps.co.uk)

## **Proposed Development**

The application for replacement balconies has been made due to the fabric of the existing, being of timber and therefore not suitable, in response to the Applicant, Vivid Homes' internal fire risk assessment.

Balcony fires can spread between adjacent balconies or direct into the building. If combustible materials have been used in the balcony or external wall system, it is possible that fire may spread rapidly across the façade. The risk is increased if combustible materials are used extensively (i.e. in floors and facades of balconies and in certain geometries).

In addition to the matter of combustibility, the timber has been rotting for a period of time, due in part to poor weathering detail on the vertical columns and the balustrading generally.



Photograph One - rot to base of timber column



Photograph Two - rot to balustrade

The proposed replacement balconies will be constructed with powdercoated steel.

## **Landscape**

To be retained.

## **Design Approach**

As shown on the application drawings, the balconies are to be replaced like-for-like in a construction material, which will not degrade in a structural form as per the existing, also will not be constructed from flammable timber.

## Access

Not applicable.

## Public Transport

Not applicable.

## Flood Risk Assessment

Part of the residential site is located Flood Zone 2 as defined by the *Environment Agency*. The proposed works are a direct replacement of the balconies and therefore, no increase in surface water discharge will occur from the proposed works.



Signed Michael Temlett BSc (Hons) AssocRICS LICWCI

Date 17<sup>th</sup> January 2020