



Portsmouth
CITY COUNCIL



**REPORT TO SUPPORT THE APPLICATION FOR
VARIATION OF CONDITION 3 FOLLOWING A GRANT OF
PLANNING PERMISSION**

62-76 Prospect Lane, Havant



November 2018

PROPERTY PROJECTS TEAM

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1.0 Introduction and Background to the Site

- 1.1. The following report has been prepared to support an application for an amendment to the conditions following a grant of planning permission related to 62-76 Prospect Lane, reference APP/18/00011. PCC wish to amend condition 3 in the hope of improving the serviceable life of the render and cladding panels and to reduce the demand for on-going maintenance.
- 1.2. The site is an existing block of flats located in the Bondfields Ward of Leigh Park. It is a four storey block of flats with a flat roof. It contains eight three bedroom maisonette properties. A rear courtyard provides access to the ground floor flats whereas the upper floor flats are accessed via a stair tower and rear walkway access.
- 1.3. The property was built in 1962 as part of Portsmouth City Councils post-war housebuilding scheme. It is assumed that there have been no significant alterations to its appearance since its construction.
- 1.4. This block will form part of a refurbishment programme to the seven other identical blocks of flats within the local area which will undergo similar external improvements.



Map of location of proposed site, red line indicates the location of the block



2.0 Planning and Development History

2.1.

Reference	Date	Details
APP/18/00011	March 2018	Grant of planning permission for: Removal of external tile hanging, replacement UPVC windows, external wall insulation, fascia cladding to all elevations, render to front elevation, insulation to flat roof and new close board fencing.
GEN/17/01364	December 2017	Pre Application advice in relation to external wall insulation and rendering to front elevation of eight blocks of flats in Leigh Park. Application inclusive of 62-76 Prospect Lane.
88/52511	Dec 1988	Erection of detached bin store.

2.2. Planning was granted in March. The relevant condition to which the amendment relates is as follows:

The external Materials used shall be as specified in the submission as follows:

- Front Render - K-Rend in Limestone white or similar white
- Fascia board - Cembrit Cladding in Pearl
- Windows - white UPVC
- Fencing - 1.6m dark brown timber panels

3.0 The Proposal

3.1. It has been identified that the condition of the property windows installed in 1988 is below an acceptable standard and they have come to the end of their serviceable life. As part of their replacement it has been decided that the opportunity will be taken to improve the external appearance and thermal performance of the tile hung sections of the block to the front elevation. It is therefore proposed that the tile hanging on the front of the elevation is removed, the uPVC screen sections infilled, the wall externally insulated and a coloured render applied.

Materials and Design Considerations

3.2. Photographs of the external elevations and key components are included in Appendix I.

3.3. **The Render:** The render colour is proposed to be amended from white to a light **GREY**, as per the indicative images and colour swatches located in Appendix II & III.

3.4. The K-Rend product has been proven to be durable on previous projects undertaken, however, the rendered facades are now heavily stained. In an attempt to mitigate this issue so as to prolong the visual appearance of the render and thus the building, it is proposed that the render be completed in 'granite'. The chosen render colour will provide a contemporary appearance to the block whilst being practicable.

3.5. **The Facia:** The facia will be removed and replaced with 6mm Cembrit Cembonit External Cladding Panels. It is proposed that the colour be changed from 'pearl' to 'Flint'. They will be a dark grey colour to provide some contrast between the light grey render and to reduce the effects of discolouration and water staining. The cladding will be installed to all elevations. A 150mm GRP edge roof trim will be installed to the perimeter of the roof - colour black.

- 3.6. It is not considered that this amendment to the colour as outlined in condition 3 will detrimentally affect the character of the area. The street scene has a varied colour palette and building style. Surrounding properties have a mix of white shiplap cladding, grey, green and brown tile hanging, white render and grey and brown concrete roof tiles. Notably, the newly developed residential dwelling houses on the site of 'The Fox' (application ref APP/12/00442) have grey slates and white render.

4.0 Planning Policy Assessment

- 4.1. **Policy CS6 Regeneration of the Borough:** Leigh Park has been identified within the Core Strategy as being an area of importance for regeneration. The area has poor aesthetic characteristics and improvements are required. The block has not had any significant cosmetic upgrades since its construction. It is considered that the proposal will improve and update the appearance of the block of flats and will meet all requirements of policy CS16.

5.0 Conclusions

- 5.1. The amendment to condition 3 to change the colours from whites to greys is considered to improve the aesthetics of the blocks in the long term; any staining, discolouration, dirt and organic growth will be less obviously visible.
- 5.2. It is considered that the proposals are compliant with all Havant Borough Councils Local policies as outlined in the Core Strategy 2011. The improvements proposed to this block and the other seven blocks of flats in the area will have a significant positive impact on the appearance of the area and will directly contribute to Havant Councils Core Strategy.



6.0 Appendixes

6.1. Appendix 1 - Site Photographs

Photo 1 - Front Elevation



Photo 2- Rear elevation





Photo 3 - Existing Facia Board and Soffit



Photo 4 - Tile hanging to front elevation

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Rendered Elements



'Granite' K Rend grey coloured render.

Facia and Soffits



'Flint' Cembrit Cladding panel.



6.3. Appendix 3 - Proposed Image

Existing - Front Elevation - Prospect Lane



Proposed - Front Elevation - Prospect Lane

