

Design and Access Statement: Braxell Lawn



Figure 1: Satellite view

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1.0 Location:

1 - 6 Braxell Lawn
Warnford Crescent
Leigh Park
Havant
PO9 4QA

7 - 12 Braxell Lawn
Warnford Crescent
Leigh Park
Havant
PO9 4QA

For additional location references please note drawings 001 and 002 submitted with this application.

1.1 Context:

The land contains two purpose built blocks of residential flats. The existing buildings are three storey, low-rise, flats constructed in 1966. The dwelling flats are accessed internally via a central communal stairwell, formed as part of the main building. There are two flats at each level, with each block containing six dwellings. The blocks are located within a site enclosed by Warnford Crescent and an access road at the rear side leading to Sunwood Road and Middle Park Way.

The blocks are used for social and private housing with 12no. separate dwelling units (6no. in Braxell Lawn (1-6), 6no. in Braxell Lawn (7-12). Each block comprises three self-contained three bedroom flats and three self-contained two bedroom flats. All flats are accessed by the main entrance door in the central communal stairwell. Ground floor flats have additional access via their uPVC patio door in the reception room. Each block has one stair tower located in the centre of the block, constructed as part of the main building.

The boundaries to the land are distinguished with a mixture of low-level timber pickets at the front, timber feather edging and freestanding walls at the sides and black powder coated railings at the rear. There are two detached outbuildings within the curtilage of the site serving the individual blocks. These outbuildings contain a bin store and individual sheds linked to each dwelling.

The external walls have been confirmed as traditional cavity construction with a pseudo ring-beam aesthetic. Investigations proved that the 'ring beam' is not genuine and that the appearance of a ring beam has been achieved with a mixture of concrete lintels, concrete blockwork and concrete beams. The external walls comprise of facing brick and pebble dash render with a confirmed inner leaf of brickwork. The floor construction is of concrete at ground floor and at intermediate levels. The blocks have a timber deck flat roof with a roof covering of liquid plastic. The rainwater goods and the fascia board have previously been replaced in uPVC. The windows to the dwelling flats are early uPVC framed double glazing units. The windows to the communal areas are aluminium framed single glazed units. The foundation type is unknown.

The communal entrance doors are on the front and rear sides of the central communal stairwell. The doors are aluminium doors with composite infill panels and single safety glazing. The entrance doors to the individual properties are accessed by the central communal stairwell. The current entrance doors contrast between solid timber and timber with Georgian glazing - they have been classed as

nominal fire doors with width of 44mm. Each property also has a double glazed uPVC door that accesses the patio/ balcony area.

First and second storey flats have access to a private balcony. The balconies are of cantilevered concrete construction. The balcony balustrade comprises of Georgian glazing fixed by steel formwork; a timber rail is located at the head of the balustrade.

1.2 Proposal:

The defective liquid plastic roof covering has caused the building to suffer from moisture ingress in recent years. The roof is also not adequately draining water and ponding has become an issue.

The pebble dash render at the external walls of both blocks has reached the end of its design life and has become defective. Hollowing has allowed moisture to penetrate the render and collect in voids.

Small areas of defective brickwork have been recognised and would benefit from repair.

The concrete beams astride the entrance ways have suffered extensive cracking and spalling.

The concrete and steel lintels have reached the end of their life and have caused cracking. The concrete lintels are in particularly poor condition, previous concrete repairs have not helped extend their life. Concrete cills have cracked and are in poor condition.

The balcony balustrades are in poor condition and have been recognised as a potential safety issue.

One of the boundary walls is in poor condition as a result of heave and frost attack. The timber picket at the front is suffering from rot and is reaching the end of its life. The timber fencing between the blocks has continually suffered damage from climbing.

Poor condition of the roof coverings, rain water good and shed doors and frames to the outbuildings was highlighted in a condition survey.

Lack of emergency lighting and way finding signage has been raised as an action from a fire risk assessment.

The condition of property entrance doors and the condition of the internal decorations has been outlined as poor in a condition survey.

It is intended to:

- 1) Replace the roof covering with a new felt covering. The new covering will include insulating - providing upgraded thermal performance to comply with The Building Regulations (2010). The roof covering will be tapered to provide adequate falls for drainage and the rain water goods will be removed and works will take place to provide external drainage to overcome the defects caused by internal drainage. The new rain water goods will be positioned at the rear of the block to reduce the impact on the aesthetic from the front.
- 2) The pebble dash render will be removed and replaced with a silicone based hydrophobic render system. This system will be through coloured and will not require painting. The system should provide a prolonged period of cleanliness.
- 3) Replace spalled bricks like-for-like.

- 4) Re-pointing where defective.
- 5) Removal of concrete beams astride entrance ways.
- 6) Replace the concrete lintels like-for-like.
- 7) Replace steel lintels.
- 8) Replace concrete cills.
- 9) Repair defective boundary wall and install coping stones.
- 10) Replace the existing timber picket with new 1200mm high black powder coated bow top railings.
- 11) Replace gates to match new railings.
- 12) Replace timber fencing with anti-climb mesh fencing.
- 13) Replace roof covering of the outbuilding of block 1-6.
- 14) Replace rainwater goods of outbuildings with uPVC.
- 15) Replace the outbuilding
- 16) Install new LED emergency lighting.
- 17) Install new composite Dwelling entrance doors.
- 18) Redecorate the internal communal areas.

For all proposed works please refer to the drawings accompanying this application.

1.3 Aim:

The overall purpose of the improvement works is to better the economic, social and environmental sustainability of the two blocks. This will be done by reducing the maintenance and running cost of the two blocks. Provide an improved condition and thermal performance of the blocks. Providing better aesthetic hopes to encourage social sustainability. The works will improve fire safety performance of the blocks and create a hazard free and moisture ingress free environment. The functionality of the blocks will be retained for the future.

The liquid plastic roof has now failed, replacing the existing covering with a modern product felt system provides the blocks with a cost effective solution by retaining manufacturer's guarantees for the lifespan of the product. Upgrading the thermal performance of the blocks will reduce the cost of energy bills and reduce the energy consumption of the building.

Replacing the pebble dash with a hydrophobic silicone based render system will reduce the likelihood of water ingress reducing the risk of maintenance cost. The through colour of the system also reduced the need for re-painting, reducing the long-term maintenance cost.

Removal of the concrete beams will reduce the repair needs of the building reducing long-term cost.

Replacement of the lintels and cills will reduce the long-term maintenance cost of the buildings.

Repair and replacement of the boundary walls and fences will reduce the long-term need to maintain and repair the walls and timber fencing. The replacement of the timber fencing between the blocks with anti-climb mesh fencing will reduce the long-term repair costs and also discourage anti-social behaviour, bettering social sustainability.

Replacement of new composite property entrance doors and installing new emergency lighting will improve fire safety. The replacement of the property entrance doors with composite doors will also provide an improved aesthetic and reduce the need to maintain the existing timber doors.

The defective mortar joints and damaged brickwork will be addressed as the scaffold is being erected and it will be cost effective to address these defects at the same time. Repointing and brick replacement ensures the building remains watertight and structurally sound.

1.4 Amount:

There will be no increase to the existing floor area.

The replacement roof covering will constitute approximately 400m² (200m² per block).

The render replacement will constitute approximately 260m² (130m² per block).

The balustrade replacement will be all balcony balustrades. Each balcony has approximately 6lm of balustrade to replace (4 balconies per block).

The timber picket to be replaced with bow top railings is approximately 90lm.

The timber panel fence to be replaced with anti-climb mesh fencing is approximately 15lm.

Repointing will be in the region of 10m².

1.5 Parking, Highways and Access:

The highways and parking will be unaffected by the proposal.

There will be no alteration to access as a result of the works.

1.6 Change of Use and Internal Arrangement:

The building will continue to function as social and private dwellings.

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

1.7 Landscape:

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

1.8 Flood Risk Assessment

The Environment Agency flood map, shown in Figure, indicates that the site is inside the area of flood risk zone 3; the site is shown highlighted in the red box.

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

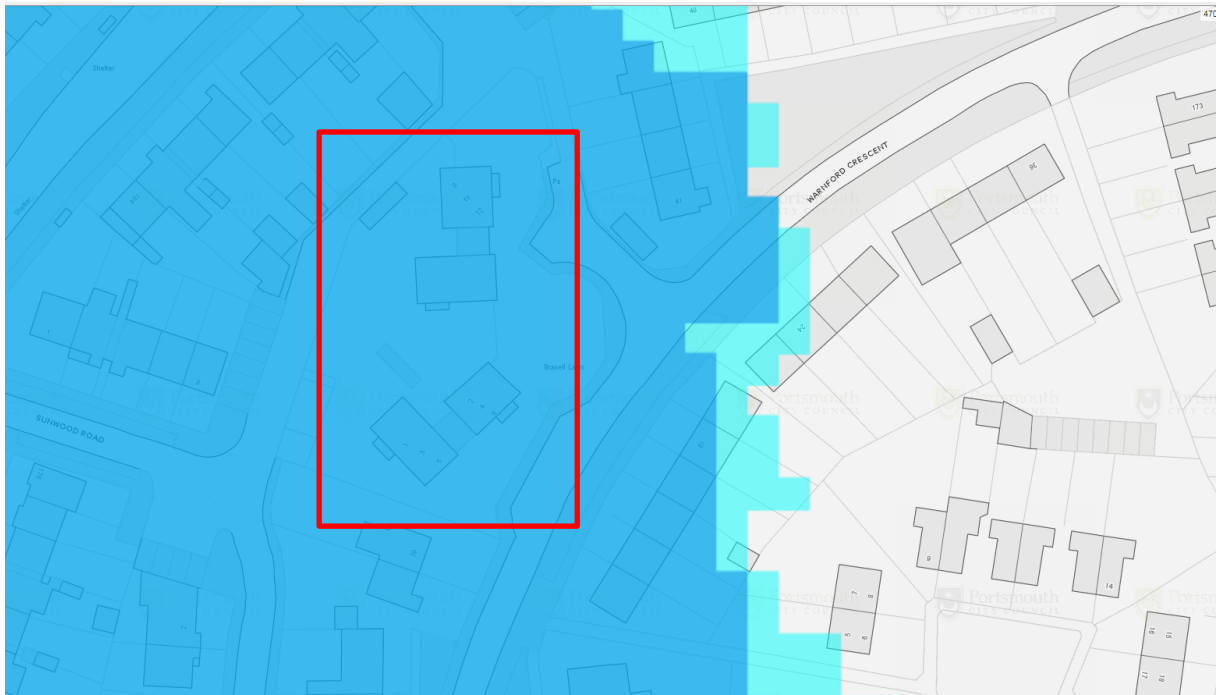


Figure 2: Flood risk map

1.9 Design and Appearance:

The works are considered to have minimal impact on the appearance of the building.

The overall existing aesthetic will be retained but with a like new appearance from the refurbishment.