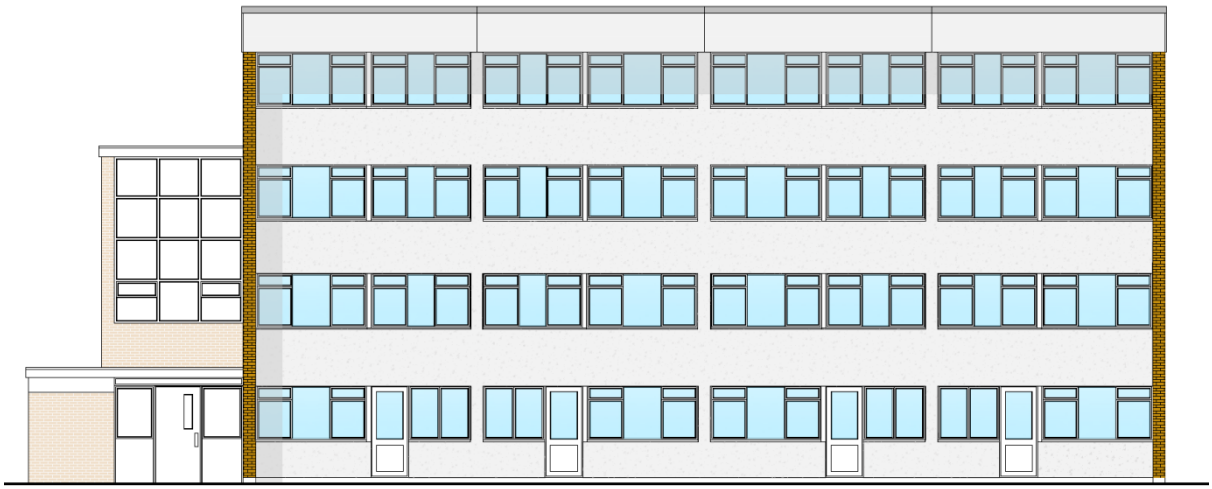
Portsmouth
CITY COUNCIL

# Design & Access Statement

External Wall Insulation and Render
62-76 Prospect Lane, Havant



***December 2017***


**PROPERTY PROJECTS TEAM**

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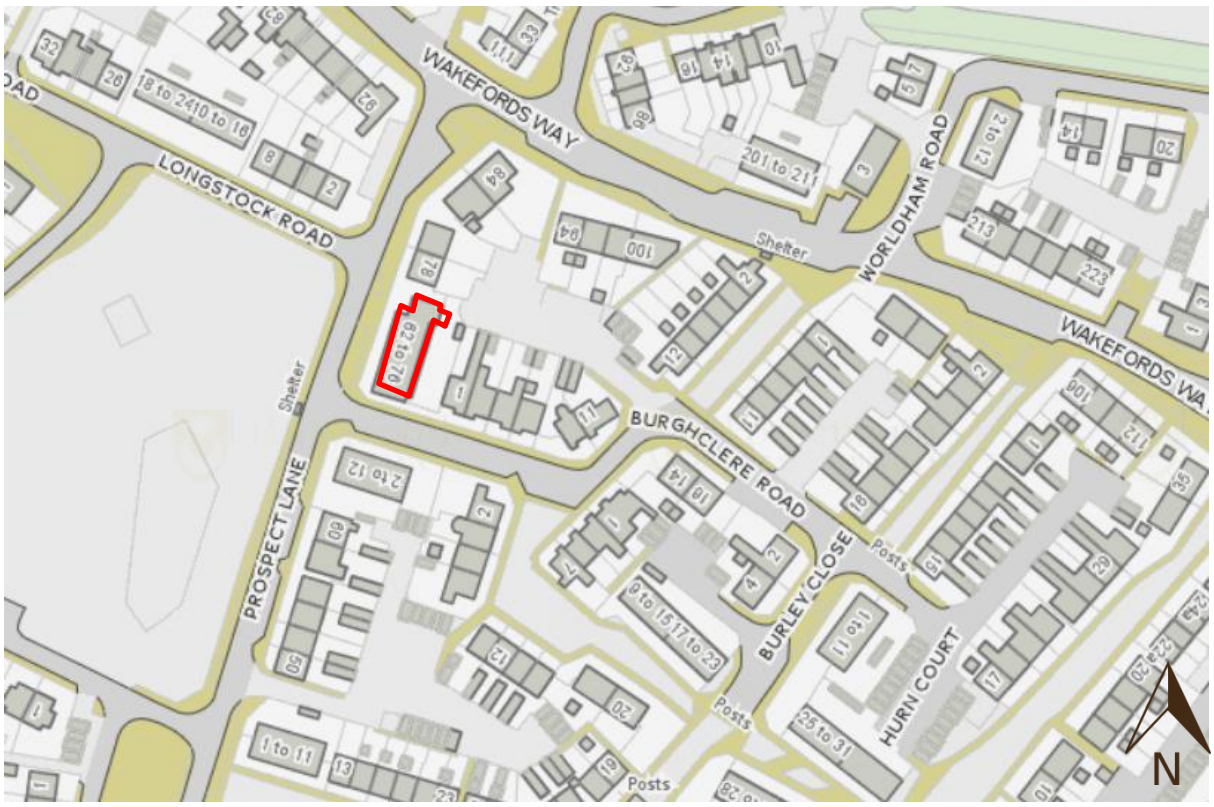
## 1.0 Introduction and Background to the Site

1.1. The following Design Access Statement has been prepared to support an application for refurbishment works to 62-76 Prospect Lane including external wall insulation and render to the front elevation.

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 balcony 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*

1.5. The region faces complex challenges, particularly social and economic problems. The Havant Core Strategy notes that physical regeneration is also required in the area. The proposals for the block of flats aim to address this issue predominantly however the works are likely to lead to other benefits that result from improvements of the building fabric.

1.6. The Vision for Havant Borough is to be a "cleaner, safer and more prosperous place" it is envisaged that the proposed works will assist this goal in being achieved.

## 2.0 Planning and Development History

2.1. The following section will detail relevant applications regarding the site.

| Reference | Date | Details |
|---|---|---|
| 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. The only application on the site was in 1988, for a new detached bin store to the rear of the block.

2.3. A pre application advice application GEN/17/01364 was submitted in December 2017. No concerns were raised by planning officers regarding the submitted proposals.

2.4. Information held reveals that the last significant alteration that took place at the block was the replacement of the dwelling windows with uPVC in 1988. A previous refurbishment scheme took place in 2010 which included external masonry decoration works.

## 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.

3.2. Throughout the buildings lifetime additional communication installations have been installed, these have been poorly installed and this has impacted the appearance of the building.

3.3. 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 then a coloured render applied. The windows to the property will be replaced with new uPVC windows in a revised configuration.

3.4. Any external services will be routed within hidden conduit runs to ensure that the visual appearance of the render is not affected and allow for future upgrade and maintenance of cables.

Existing Front Elevation

CGI Rendering of Proposed Front Elevation

3.5. As part of the refurbishment scheme it is proposed that the existing flat roof covering is replaced and the insulation levels increased. This will result in the replacement and increase in height of the facia board by approximately 150mm.

3.6. It is also proposed that new 1.6m Close Boarded fence will be installed along the private garden boundaries on the tile hung elevation.

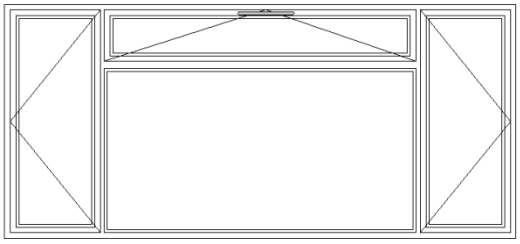
3.7. Materials and Design Considerations

3.8. All materials and colours are to be approved by planning officers prior to construction. Photographs of the external elevations and key components are included in Appendix 1.

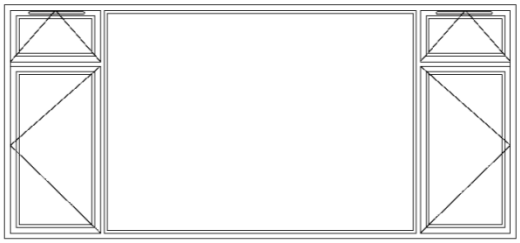
3.9. **The Render:** The front elevation will be rendered with a white coloured render. The existing tile hung sections and brick pillars between properties will be rendered. The render will be continued to ground level.

3.10. The render will be installed on mineral wool insulation. This will bring the external face of the wall out approximately 200mm. As the existing gable walls protrude from the front elevation, the increase in insulation thickness will not extend beyond the existing building extents.

3.11. **The Windows:** The new windows will be double glazed uPVC windows. The design of the windows will be altered following identification of issues and discussion with residents regarding existing windows.



Existing Bedroom Window



Proposed Bedroom Window

3.12. It was identified that the existing single large top hung window did not provide sufficient flexibility with control of ventilation and was often difficult for residents to open and close due to its size. It is considered that the revised window designs will address these issues.

3.13. **The Facia:** The facia will be removed and replaced with 6mm Cembrit Cembonit External Cladding Panels. They will be a pearl colour to provide some contrast between the white render. The cladding will be installed to all elevations. A 150mm GRP edge roof trim will be installed to the perimeter of the roof.

3.14. **The Fence:** The fence will be a close boarded fence comprised of dark brown tantalised timber panels and concrete fence posts and barge boards.

## 4.0 Access Statement

4.1. There will be no significant alterations to the access arrangements to the properties. The block has vehicular and pedestrian access to the rear of the block via Scotney Crescent. The block frontage faces onto Prospect Lane. No changes will be made to this access

4.2. The only alterations being made to the properties where access is affected will be to the windows. Emergency egress windows will be provided to the 1st floor bedrooms to the ground floor maisonettes. Window restrictors will be provided to all windows to ensure that there is no risk of falling from upper floor properties.

## 5.0 Planning Policy Assessment

5.1. The following policies are considered to be relevant to this application:

- Policy CS1 Health and Wellbeing
- Policy CS6 Regeneration of the Borough
- Policy CS8 Community Safety
- Policy CS14 Efficient Use of Resources
- Policy CS15 Flood and Costal Erosion Risk
- Policy CS16 High Quality Design

5.2. **Policy CS1 Health and Wellbeing:** The proposed works are not directly relevant to the issues identified in the policy however the works are likely to lead to health improvements due to the improved thermal performance of the properties.

5.3. **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 felt that the proposals will modernise the appearance of the block and fulfil the obligations of this policy.

5.4. **Policy CS8 Community Safety:** The proposed fence fulfils point 4 of the policy; improvement of the quality of the boundary fencing will increase the amount of "defensible space" that is controlled by the residents. The block has a low level picket fence around its perimeter and two residents have installed their own taller close boarded fence within the PCC owned boundary.

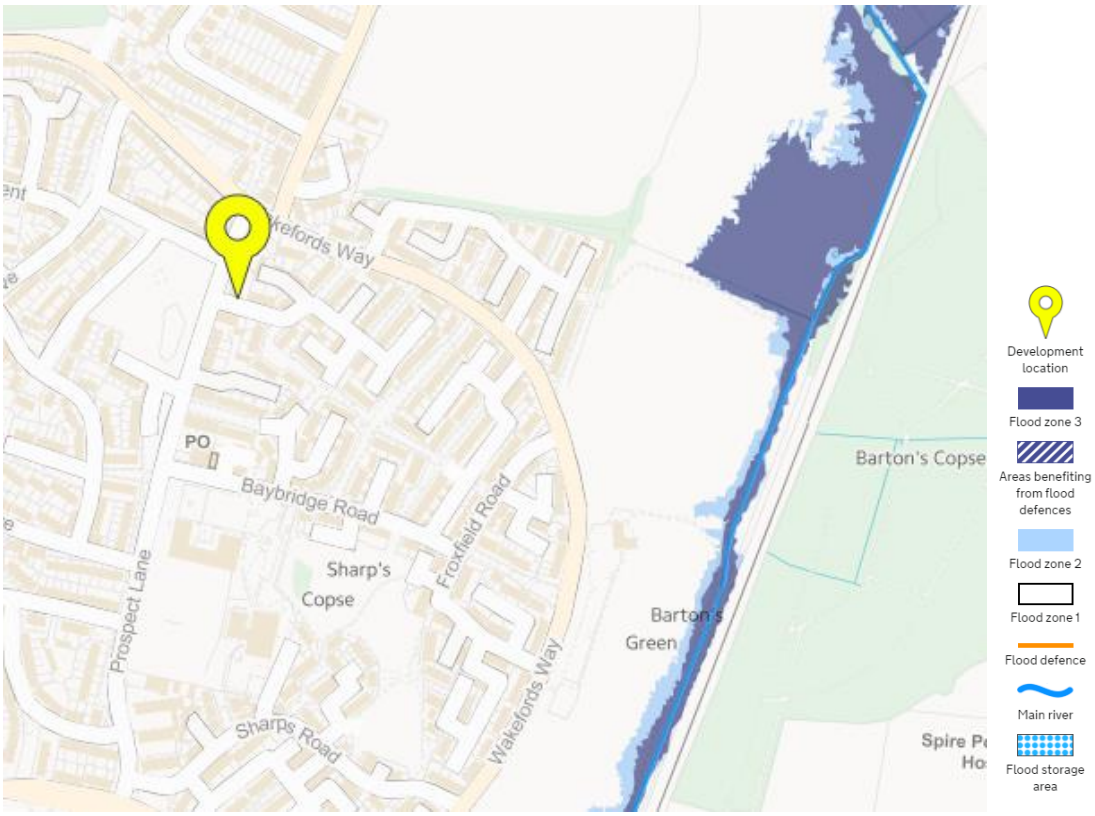
5.5. **Policy CS14 Efficient Use of Resources:** The proposal aims to improve the thermal performance of the buildings through new and improved double glazed windows, external wall insulation to the front elevation and increased levels of roof insulation. It is considered that these upgrades meet the requirements of Policy CS14 as improvements in thermal performance of building elements should result in a decrease in energy use to heat the properties.

5.6. **Policy CS15 Flood and Costal Erosion Risk:** The site is located within Flood Zone 1 and as such does not require a formal flood risk assessment as it is not at risk of flooding. Improvements to courtyard drainage at the rear of the block to minimise the impact to the building of surface water run-off.

5.7. **Policy CS16 High Quality Design:** The proposals will result in improvements to the appearance of the block of flats. 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.

## 6.0 Flood Risk Assessment

6.1. The proposal falls within Flood Zone 1 and therefore is not at risk of flooding. The proposed works is unlikely to have any impact on the quantity of storm water or the way in which water is discharged from the building. The roof drains to gullies in the rear courtyard. These gullies are connected to the foul water drainage serving the block. The proposed works will not alter the drainage installations.




*Flood Risk Map Showing Site Location*

## 7.0 Conclusions

7.1. Enhancing the appearance of this block of flats is important; it will encourage the regeneration of the area by improving the appearance of the building. 62-76 Prospect Lane and the other seven blocks are prominent buildings which have not aged as well as other neighbouring blocks of flats.

7.2. The works will dramatically improve the appearance of the front elevation. As well as the external aesthetic improvements there will improvements to quality of life of the residents through improved thermal performance.

7.3. 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.

## 8.0 Appendixes

### 8.1. Appendix 1 - Site Photographs

**Photo 1 -** Front Elevation showing boundary fencing

**Photo 2**- Rear elevation showing balcony walkway

**Photo 3** - Existing Facia Board and Soffit

**Photo 4 -** Tile hanging to front elevation and existing boundary fencing.

8.2. Appendix 2 - Proposed Materials

Rendered Elements

Limestone White K Rend or Similar Approved white coloured render.

Facia and Soffits



Pearl Cembrit Cladding panel.

Timber Close Boarded Fence

Tanalised Timber - Dark Brown

8.3. <u>Appendix 3 - Proposed CGI Image</u>

**Existing View**

**Computer Generated Image showing Render in place of tile hanging. (Note Window design has not been changed)**