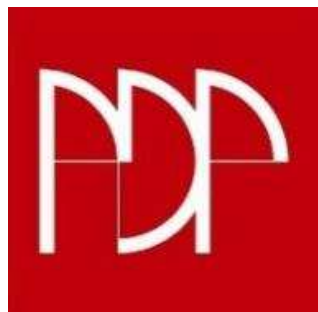




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Proposed Balcony Balustrade Replacement

Hart Plain House

Dryden Close

Waterlooville PO7 6AJ

Design & Access Statement

28145

September 2022

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1.0 INTRODUCTION:

1.1 Introduction:

This Design & Access Statement has been prepared by PDP Architecture LLP on behalf of the applicant The Guinness Partnership in support of a Planning Application submission for the proposed installation of new balcony balustrading at hart plain House, Dryden Close, Waterloooville PO7 6AJ

2.0 SITE CONTEXT:

2.1 Site Description:

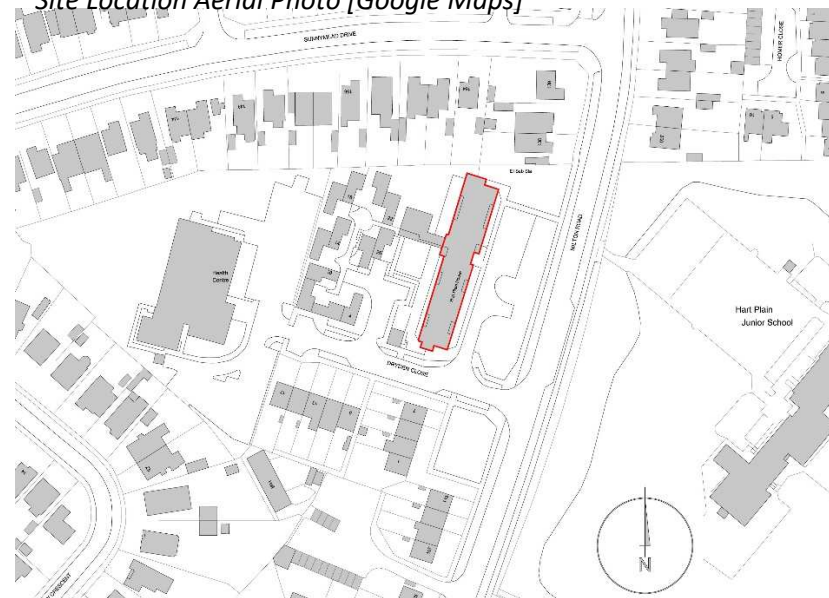
The proposed site is Hart Plain House, a post war apartment block of 3 stories, predominantly faced in brick and with a flat roof. Hart Plain House is in Dryden Court and faces towards Milton Road, a major thoroughfare through Waterloooville.

Hart Plain House contains 36 apartments over three storeys, with each flat having an external private space. On the ground floor these are terraces or enclosed private gardens. On the upper floors these are balconies, all located within a recess of the main building line of the building. There are 12 balconies on the upper floor of the east elevation (overlooking Milton Road) and 12 balconies on the west elevation.

The red line of the site is the footprint of Hart Plain House and measures 743sqm in area.



Site Location Aerial Photo [Google Maps]



Site Location Plan

2.2 Site Context:

Hart Plain House is in a predominantly residential area of Waterloooville in an area largely developed between the 1050s and 1970s. The housing is largely laid out in detached plots in the vicinity with many of the dwellings being bungalows.

Hart Plain House is a 3 storey, flat roof linear block, set back from the main road (Milton Road) beyond a grassed verge area and the highway of Dryden Close. To the east of Milton Road is a tree screen with playing fields and Hart Plain Junior School beyond.

To the south of the site is Dryden Close and post war short terraced of 2-storey houses. To the north are bungalows that front onto Sunnymead Drive (whose rear gardens face the site) . To the west of Hart Plain House is a development of bungalows with parking beyond for the Vine Medical Group Health Centre.

2.3 Site Context Photos



View from Milton Road looking south



View from Milton Road looking north



View from Dryden Close looking east

3.0 PROPOSAL – LAYOUT & APPEARANCE:

3.1 Strategy for Layout & Appearance:

The proposal is to install new balcony balustrading to the east and west elevations of Hart Plain House as part of general improvements to the apartments. The existing balustrading has come to the end of its lifecycle, and it is the applicant's intention to replace the balustrading with something that will add interest to the otherwise simple composition of the existing building.

3.2 Design Concept:

The concept for the proposal is for the new balustrading to be made of laser cut steel panels to give a contemporary look to the balconies. The panels would be solid with a laser cut pattern forming the openings. The sheets would be fixed to a metal sub-frame fixing back to the existing structure.

The laser cut pattern has been inspired by the building's name, and is a pattern formed by a Hart's antlers. This has been abstracted, to be more subtle in appearance.

3.3 Materials:

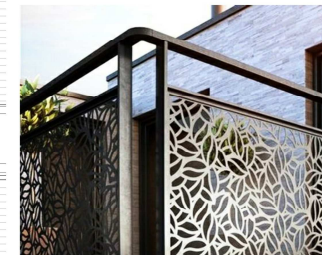
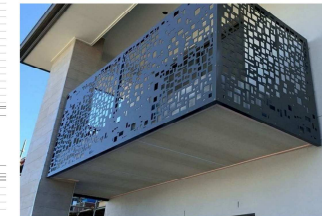
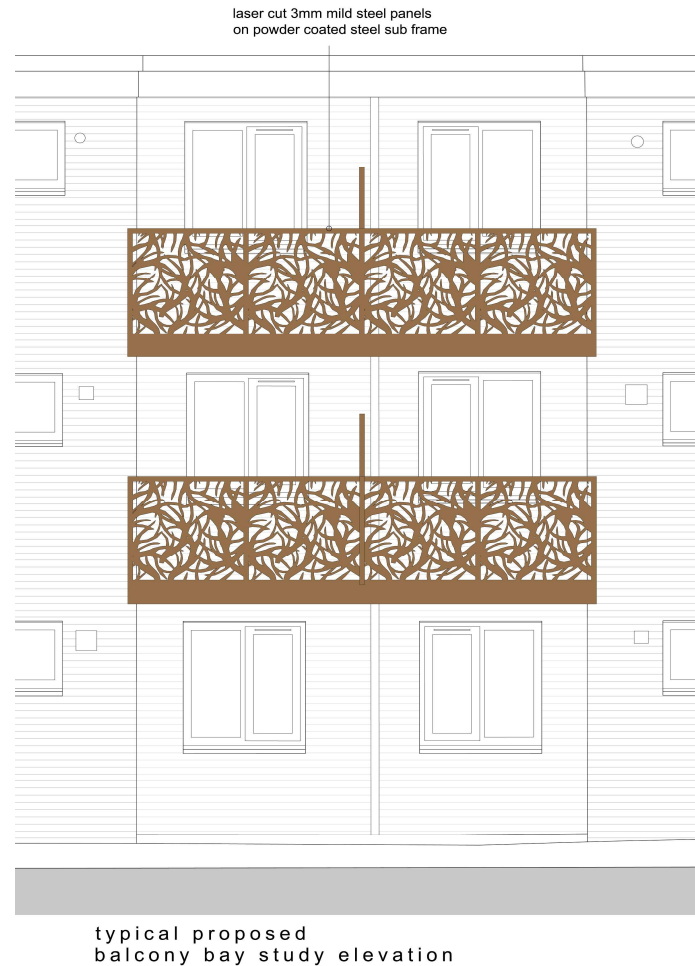
The balustrade panels would be made of solid steel sheets on a metal subframe with the sheet's laser cut with the abstract Hart antler design. The steel would be powder coated with the colour being RAL 8007 'Fawn Brown'.

It is the applicants desire to deliver quality installations and alterations using quality robust materials to provide the residents of the Hart Plain House with contemporary renovated balustrading which will add interest to an otherwise utilitarian post war apartment block.

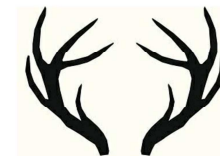


3.4 Appearance:

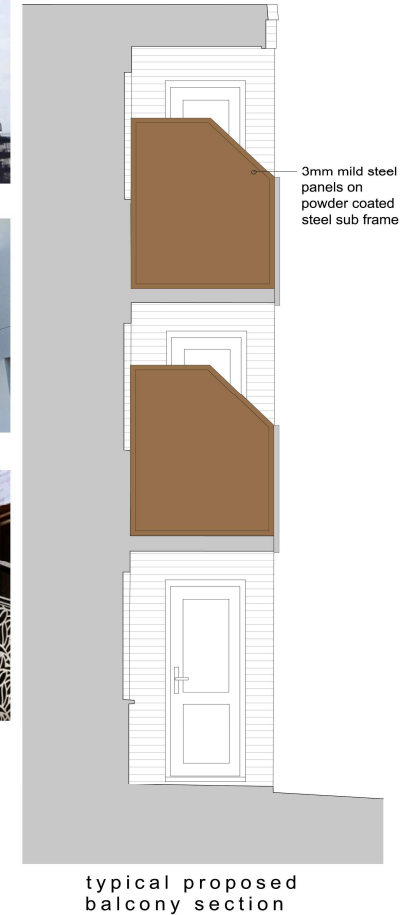
The proposed new balcony balustrades would add interest to the otherwise plain elevation of the existing apartments. The balconies with their laser cut powder coated 'Fawn Brown' (RAL 8007) balustrading would provide fall protection to the residents using the upper floor balconies with the top edge handrail being a minimum 1100mm above the level of the balcony floor. The panels would also conceal the existing concrete deck of the balcony to give a simple clean, contemporary appearance and act as a focal addition to the Hart Plain House elevations.



precedent examples
of laser cut balustrade



hart name inspired antler design
abstracted for balcony pattern



Proposed Balcony Bay Study

4.0 SUMMARY:

4.1 Summary:

This Full Planning Application submission by The Guinness Partnership forms part of the enhancement of the Hart Plain House apartment block, to provide its residents with refurbished balconies to meet modern standards, and in doing so uplift their appearance with a balustrade which is more contemporary in design.

The design proposed is a contemporary solution to replacing the existing balustrading, which has come to the end of its lifecycle. The use of laser cut steel panelling has enabled the opportunity to create a bespoke pattern which references the name of the building and area (Hart Plain) by using the outline of a Hart's antlers as the basis of an abstract pattern for the laser cut panels.

The abstract design means this is carried out in a subtle design forming a pattern used on all the balconies.

Overall, these proposals by The Guinness Partnership will rejuvenate this otherwise utilitarian apartment block as part of refurbishment works that will provide improved living conditions for residents, whilst also improving the visual amenity of Hart Plain House and its local environs.

pdp architecture Sept 2022