

Design Access Statement

Thrush Walk 8-31 & 32-55

Context

Thrush walk (8-31 & 32-55) are part of a proposed planned maintenance scheme.

Thrush Walk 8-31 & 32-55 are two separate blocks of flats, with associated bin stores and sheds which are sited external to the property. Both blocks are occupied by social housing tenants and a number of leaseholders, surrounding both blocks are social housing, private housing and a woodland area to the rear of the blocks.

The 2 storey blocks were both built in 1974 of traditional construction with a flat felt roof and cavity walls. The block is accessed through an aluminium door with an intercom system; the windows in the block are PVCu double glazed. All the doors to the individual properties are timber doors. The blocks are surrounded by mixture of 1.8m & 0.95m timber 'hit and miss' fencing, which has become unsightly due to extensive moss and algae growth on the timbers, and in many places the fence is rotting causing the fence to become unstable in some areas.

PROPOSAL

The fencing around the private gardens on the east elevation of both blocks and the west elevation of 32-55 is at 0.95m high, which offers the residents very little privacy due to its height and because it is 'hit & miss' so can be seen through. The proposal is to replace these areas of fence with a 2.00m close board fence with concrete posts and gravel boards. This will be able to provide the residents with the privacy and security they want.

Around the drying areas and some of the communal grass areas there are parts of the fence that are no longer required and are currently just an unnecessary maintenance cost and in many places rotting, which is why it is proposed these areas of fence are removed and not replaced.

Also to the north elevation of 32-55 there is a brick wall which will have 900mm key clamp railings installed on it to act as edge protection.

At the rear of 32-55 there is a block paving path, which is proposed to be extended to meet the public pathway at the rear of the block.

AIM

The aim of this planned scheme is to provide a more secure and private fence whilst making aesthetic improvements by replacing damaged and deteriorating fence with a

new 2.00m close boarded fence with concrete posts and gravel boards. Another aim of this scheme is to reduce the maintenance costs of the fence over its lifetime, through the use of concrete posts which will last longer than the existing wooden ones.

The Kee klamp railings are a safety measure, and will act as edge protection to prevent people falling over the wall.

AMOUNT

There is approximately 170m of 'hit and miss fence to be removed around 8-31 with only approximately 110m of new close boarded timber fence to be installed.

There is approximately 320m of 'hit and miss' fence to be removed around 32-55 with only approximately 180m of new close boarded fence to be installed.

There is 18m of key clamp railings to be installed at 32-55.

There is approximately 8m² of block paving to be laid at the rear of 32-55.

LAYOUT

The layout of the building will not change.

SCALE

The proposal will have no effect on the scale of the building.

USE

The buildings are both currently residential properties and the proposals will not change this.

LANDSCAPING

The landscape will be unaffected by the installation of the new fences.

APPEARANCE

The proposed will affect the appearance of the site as in some places a different type of fence is being put in place, and in places the fencing will be removed completely which will also alter the appearance if the block.

ACCESS

The proposal includes new pedestrian access to the rear of 32-55 Thrush Walk, via a path that is being extended to meet the public pathway at the rear of the block.

BIODIVERSITY

It is not considered that the biodiversity of the area will be affected by the proposals.

TREE IMPLICATIONS

Trees are within falling distance to the proposed fencing; but will not be affected.

FLOOD RISK ASSESSMENT

The site is located outside of a flood zone, therefore is not considered at risk of flooding.

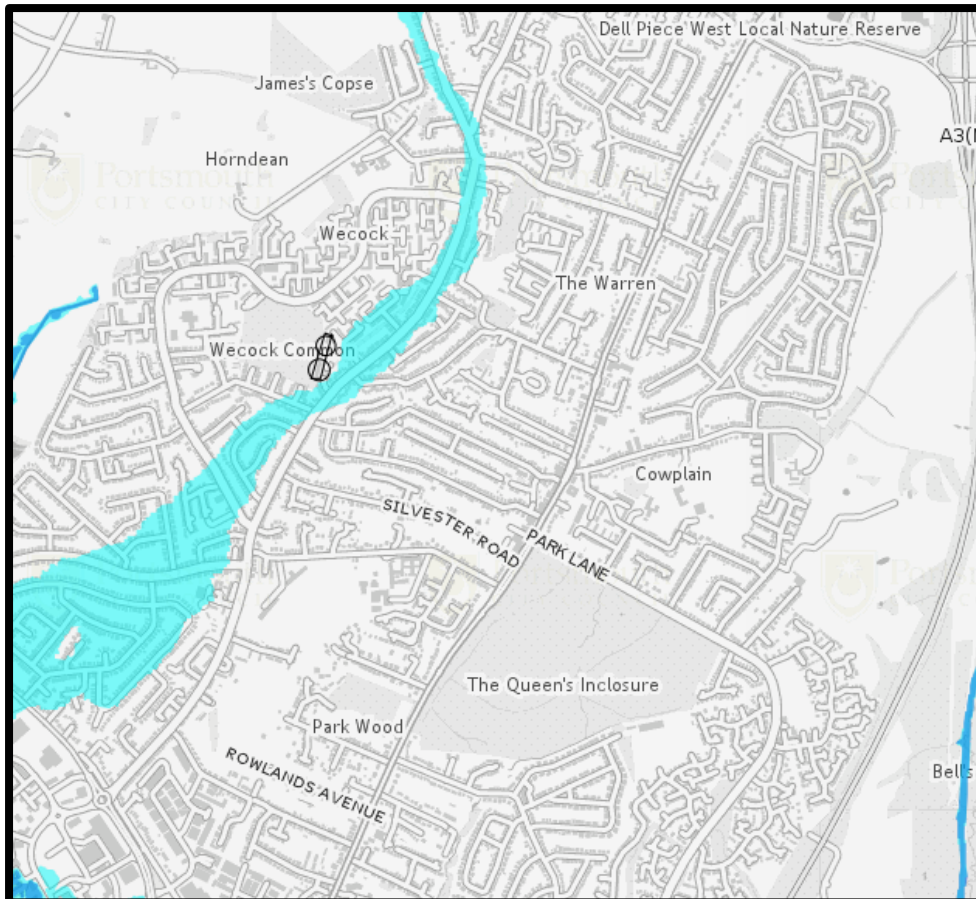


Figure 1 Areas highlighted are in a flood zone