

Design and Access Statement

FULMER WALK BLOCK (Incl. 19-33, 34-45, 46-57 & 58-72)

CONTEXT

The site comprises of 4no detached 3 storey blocks of maisonettes and flats located with the Fulmer Walk estate. The Fulmer Walk estate leads off of Eagle Avenue to the North of Fulmer Walk.

The blocks are used for social housing with 15no separate dwelling units in Fulmer Walk 19-33 & 58-72 and 12no separate dwelling units within Fulmer Walk 34-45 & 46-57. The dwellings consist of maisonettes to the ground floor and flats to the 2nd floor.

All Fulmer Walk blocks are of the same concrete ring beam construction with cavity brick walls positioned in between ring beam levels, built in 1974. The blocks have pitched roofs with a concrete delta tile covering, external walls have cavity fill insulation and ring beams have been finished with a cement render.

The dwellings have a range of PVC double glazed windows with and without infill panels. The property entrance door types vary however only doors evidently with a fire rating are those positioned on the communal walkway of Fulmer Walk (34-45). All flats and maisonettes have PVC window/door frame systems to the rear.

The blocks each have a communal walkway positioned to the North Elevation of the block which provides access to the property entrances of the second floor level flats. The communal walkways are accessible via 1no external stairwell, to the West Elevation of no 19-33 & 34-45 and East Elevation of no 46-57 & 58-72.

The maisonettes have front and rear private garden areas; the front gardens have associated private shed structure positioned within. The flats have an associated external shed structure positioned to the South elevation of the communal stairwells. The private sheds associated with the maisonettes have sloped roofs with a metal sheeting imitation tile covering. The external shed structure associated with the flats also has a metal sheet imitation tile covering.

The external shed structure for the flats is attached to the communal bin stores of which have an associated bin chute. Access to the chute is provided at the top floor of the communal stairwell.

PROPOSAL

The proposal is to remove the existing Georgian Wired Glazed infill panels to the private balconies positioned to the South Elevation of the 4no Fulmer Walk blocks. The existing panels are to be replaced with High Pressure Laminate 'Trespa Meteon' infill panels to existing railings.

AIM

The existing Georgian Wired glazed panels appear to be deteriorating and, as identified across much of Portsmouth City Council housing stock, require frequent maintenance. Since the latest update of the building regulations, it is apparent that Georgian Wired glass is not considered a safety glass of which is required for private balconies.

High Pressure Laminate infill panels, such as the 'Trespa Meteon' range, have proven to perform well regarding future maintenance. The panels arrive on site with a factory applied decorative finish which is extremely hard wearing. With the sufficient recommended fixing, this is also considered as a safety panel for balconies.

AMOUNT

The proposals consist of the installation of High Pressure Laminate panels to all the private balconies positioned to the south elevation of the Fulmer Walk blocks. In total this includes 8no double balconies and 2no single balconies.

LAYOUT

The layout of the building is unchanged

SCALE

The scale of the building is unaffected by the proposals

USE

The building is currently used for residential purposes; this is unchanged by the proposals

LANDSCAPING

The landscape will be unaffected by the installation of new high pressure laminate infill panels.

APPEARANCE

The panels will have a factory applied coloured finish. Colour to be confirmed.

ACCESS

No changes to the access are proposed

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 fence; however, trees will not be affected by the installation.

FLOOD RISK ASSESSMENT

As the site is located outside of a flood zone, it is not considered to be a risk of flooding.

THE SITE

