
Design and Access Statement

Location:

BADDESLEY GARDENS (14-34 EVENS) - PO9 4HN
BADDESLEY GARDENS (36-56 EVENS) - PO9 4HN
SOUTHFIELD ROAD (2-22) - PO9 4HY
LARKWHISTLE WALK (34-54) - PO9 4JA
CALSHOT ROAD (1-21 ODDS) - PO9 4HS
GORLEY COURT (34-54 EVENS) - PO9 4JN
HEYWOOD GARDENS (15-25) - PO9 4HR
SWANMORE ROAD (85-105 ODDS) - PO9 4EU
WOOLSTON ROAD (54-74 EVENS) - PO9 4JH

**Context:**

There are 9 blocks of flats making up the Warren site which are situated within the Leighpark area of Havant. The blocks are located within a densely populated residential area. No blocks are listed or located in/ nearby to any conservation area.

All the blocks are three storeys, and form an 'H' shape in plan. The central part of the H is a communal stairwell containing access stairs, and drying rooms. The wings of the H contain a ground-floor storage shed area for the residents, and three flats on the ground floor, the two upper storeys contain four flats each. Each flat of the first and second floor flats has a private balcony. There are 11 properties per block.

The blocks have been traditionally constructed in 1968. Metal sheet roofing can be observed to the roof of the wings whilst the roof above the communal stairwell is flat and consists of a felt covering finish. Intermediate floors within the central part of the H are separated and supported by concrete down-stand beams. External walls are cavity brick and all properties have PVCu double glazed windows. Each block comprises 8 cantilevered concrete balconies which are to the flat sides of the H.

Proposal:

Internal decoration below first-floor and second-floor central communal windows is in a deteriorating state. The external wall here is uninsulated due to a narrower cavity compared to the remainder of the external wall. Internal decoration here is flaking considerably as a result of condensation whilst the façade of the concrete to down-stand beams has become dirty and saturated in localised areas. To protect the integrity of the concrete and deter condensation it is proposed to install insulation board and Marley Eternit Weatherboard cladding to the brick sections below first-floor and second-floor central communal windows and to the face of the concrete down-stand beams.

Parking, Highways and Access:

Neither parking nor the highways are affected by the proposal. No changes to the access are proposed.

Layout:

The layout of the building is unchanged.

Flood Risk:

The site is located outside of a flood zone it is not considered to be at risk of flooding.

Landscape:

As part of the proposed works, the landscaping is not being affected. All trees, shrubs and hedges are to be maintained and preserved.

Design and Appearance:

The proposal to install insulation boarding and weatherboard cladding will enhance the visual appearance of the building, act as a low maintenance solution to ensure the long-term integrity of concrete surfaces and keep internal decorations intact where currently there are cold spots/areas. The colour of the weatherboard cladding will be C07 - Cream White (from Marley). It is envisaged that the chosen colour will be subtle and link in with the existing colour scheme of the block.