

SCHEME: ALTERATION AND REFURBISHMENT PROJECT TO TWEED COURT, DUNSBURY WAY, LEIGH-PARK, HAVANT, PO9 5DB

CLIENT: PORTSMOUTH CITY COUNCIL, HOUSING AND PROPERTY SERVICES, CIVIC OFFICES, GUILDHALL SQUARE, PORTSMOUTH, HAMPSHIRE, PO1 2AY

PLANNING APPLICATION SUPPORTING DOCUMENTS

1.0 Design and Access Statement

- 1.1 Tweed Court is a Portsmouth City Council operated sheltered housing location providing accommodation for the elderly and vulnerable.

The building comprises 44 N° existing flats in various types as schedules below. The existing 'Bed Sit' units incorporate 1 bedroom but shared communal bathing facilities elsewhere in the block. All other types have their own bathing facilities.

The premises are now 40 years old and the type of accommodation is outdated, inefficiently laid out with little thought to accessibility. All flat types are to be upgraded with modern wet rooms in lieu of bathrooms, new kitchens, modern gas central heating and hot water services to each flat with the inefficient layouts altered to better suit the demand for the different accommodation sizes.

Due to the cramped nature of the existing flats, some are to be combined to form modern standards of accommodation. Due to this the total number of flats will reduce to 31 providing all one bed and two bedded flats as scheduled, all with their own bathing facilities, kitchens etc.

Flat Type	Existing	Proposed
Bed sit (1 bed, no bathing facilities)	33	0
1 Bed Flats (1 bed with bathing facilities)	9	29
2 Bed Flats (2 bed with bathing facilities)	2	2

- 1.2 It is not deemed necessary to make any communal alterations to the building in that
- (a) the new entrance door to the flats will be 900mm wide
 - (b) all corridors between the flats and the rear and front entrance doors and the other communal facilities are over 1500mm wide
 - (c) the main external entrance comprises 2 nr fully accessible doorways
 - (d) from the corridor, the entrance doors into the protected lobby are doors of a suitably accessible width, which are kept open during the day and integrated into the fire alarm installation.

- (e) the fire escape doors are provided to the ends of all corridors on the ground floor
- (f) both the front entrance to the public pathways and rear entrance/escape routes are level entry access paved areas.

- 1.3 The only external alterations that are necessary comprise the replacement of 6 nr top hung 900 mm x 500 mm deep windows to the east elevation, with 6 nr top hung casements with lower fixed panes 900 mm x 1750 mm overall. There is no need to undertake changes to the external lighting. No other external alterations are proposed.

2.0 Community Involvement Statement

- 2.1 The residents of Tweed Court are considered to be the principal local community affected by this application, although clearly there is the maintained benefit of a level access provided to all carers/visitors who approach from the rear and front.
- 2.2 The City Council provides accommodation for retired residents in the Portsmouth area and their spouses and who are of limited means.
- 2.3 Through the City Council's Consultation Procedure the residents of Tweed Court have been fully consulted as to their requirements and views on the proposals. All are supportive, have actively participated in the progression of the proposal and are keen to see the works commence on site as planned in the spring of 2014.

3.0 Biodiversity Statement

- 3.1 The area to the rear of the building which is currently grass/planted areas around the car parking area with paved footpaths to the rear entrance, is unaffected by the works.
- 3.2 Any areas of grass/planting affected by the scheme due to the need to construct a site compound for the contractor for the duration of the work will be reinstated at completion. The work will be undertaken in six phases of approximately 8 working weeks each. The programme envisages completion in April 2015.
- 3.3 It is not believed that there is any wildlife resident in the immediate vicinity and consequently it is considered that this proposal will not have any appreciable impact on local wildlife and biodiversity.

4.0 Noise Impact Statement

- 4.1 When in use there will be no increase in noise from this proposal.

5.0 Waste Management Plan

- 5.1 Again, when in use, it is not considered that there are any implications in this regard and no additional waste will be generated.