

Design and Access Statement

397A-407A Middle Park Way, Havant, PO9 5DP

Context

397A-407A Middle Park Way comprises of three 3 storey blocks linked by two stairwells, located on the north side of Middle Park Way in Havant. The blocks form an L shape in plan, with the long section of the L facing Middle Park Way, and the bottom of the L facing Crondall Avenue

The area is generally residential housing with a small number of low rise blocks.

The three main blocks are three storeys, brick cavity construction with a pitched, concrete tiled roof over. The ground floor of the eastern most block has three commercial units, all other units are residential. The residential properties are as follows: 1 bedsit, 5 flats, and 9 maisonettes. The bedsit and one of the maisonettes are privately owned leasehold properties, the remaining 13 properties are owned by Portsmouth City Council and used for social housing.

The front of the property faces Middle Park Way, and is accessed via the central stairwell from the street. The Side of the property faces Crondall Avenue, and is accessed via the second stairwell.

To the rear of the block is a service road which gives access to the delivery areas of the commercial units, and to the bin storage and shed storage area for the residential units.

To the rear, at first floor level, two concrete walkways serve two of the blocks, the third containing the commercial units, has a large 'podium area' bounded by steel railings.

Proposal

It is proposed to remove the existing plastic glazing and damaged GRP solid panels from the stairwell screens, and replace them with 6.4mm laminated glass, and new GRP faced composite solid panels.

It is also proposed to remove the current painted steel railings from the podium area, and replace them with black powder coated galvanised steel railings, 1100mm high.

Aim

The new glazing and panels will improve the appearance of the blocks, and as the percentage of glazing to solid panels will be increased, more light will be allowed into the stairwells providing a better environment for the residents.

The current railings to the podium area have flaking decorations, and in many areas are rusting badly. The overall height of the railings is 850mm, below that stated by current building regulations. While it is not a requirement to bring older properties up to current standards, it is felt that due to the work required to make good the railings, it is more desirable to replace them with new, thus necessitating compliance with current building regulations. These will make the podium a more pleasant and safer area, particularly with the number of young families living in the block.

Amount

The proposals consist of the replacement of approx..60 lin. Metres of fencing with an equal number of new, and the replacement of panels in the aluminium screens to the stairwells.

There will be no increase in development in terms of actual floor area being created.

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

No landscaping works are proposed.

Appearance

Overall appearance of the block will not change significantly. It is proposed to replace the damaged panels with a similar colour (silver grey), and there will be a small increase in the amount of glazed panels over solid. At the rear, the powder blue railings will be replaced with black.

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.

Foul sewerage and utilities assessment

The foul sewerage and utilities are unaffected by the proposals.

Tree implications

No trees are affected by the development.

Flood risk assessment

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

THE SITE

