

Site address: Flat 49 Homewater House, Hulbert Road, Waterlooville **Date:** July 2012

Applicant's name

Mrs. Eileen Walters
Flat 49 Homewater House
Hulbert Road, Waterlooville
Hants
PO7 7JY

Description of development

Alteration to existing masonry balustrading to insert section of open metal railings

1.0 Introduction

This Design and Access Statement (DAS) accompanies an application for the above work at Flat 49 Homewater House, Hulbert Road, Waterlooville. The flat is part of a sheltered housing development and is located on the second floor. The flat has an existing balcony that fronts onto Hulbert Road and at present has a brick faced solid masonry balustrade. The DAS has been written to support the design for inserting a 3.75m long section of open metal balustrading to improve the outlook from the lounge area of Flat 49. The proposal is shown on dwgs EW01 and EW02

2.0 Design Principles and Concepts

A 3.75m wide panel of the existing front masonry balustrade will be cut out and made good in materials to match the existing brickwork and tile capping. A black painted galvanized steel balustrading 1.0 m high x approximately 4m long with vertical infill balusters at 100mm max centers will be bolted onto the inner face of the remaining piers to form the new guarding to the existing balcony

Overlooking

Flat 49 and its existing balcony already fronts onto the dual carriageway at the Waterlooville end of Hulbert Road. There are no new overlooking issues being created by this proposal.

3.0 Access

There are no new access issues created by this proposal

