

DESIGN & ACCESS STATEMENT

PROJECT NAME: SCOOTER STORE
TWEED COURT (1-45)
DUNSBURY WAY
LEIGH PARK
HAVANT
HANTS

POST CODE: PO9 5DB
DATE: 6th January 2011

1.1 CONTEXT:

Tweed Court was constructed in 1973. It is situated on the corner of Dunsbury Way and Purbrook Way in Leigh Park.

Tweed Court is of traditional brick built construction with white PVCu windows and flat felt roof. The building is surrounded by timber fences and has a car park to the north side of the site with two existing garages within the car parking area.

1.2 AIM:

The aim of the project is to provide secure storage and power points for tenant's mobility scooters which will free room within the Tweed Court and allow for all tenants scooters to be changed simultaneously.

1.3 AMOUNT:

The proposed work will consist of the construction of a system built concrete panel garage.

1.4 SITE DESIGNATION:

Tweed Court is owned and managed by Portsmouth City Council Housing Management and is registered for residential use only.

The block contains 45 self contained dwellings and does not lie within one of Havant's conservation areas and thus falls outside the requirements to retain certain aesthetical elements to conform to the Local Authorities' conservation regulations.

1.5 SIZE OF SITE (approx.):

Tweed court is a 3 storey building approximately 790m². The site covers approximately 3600m². The scooter shed will be positioned in the north west corner of the site.

1.6 SCALE:

The design will not change the scale of Tweed Court it will however take up approximately 94m² of open space in the North West corner of the site to the rear of the property.

1.7 TYPE OF WORKS:

The type of works is considered to be external building works. This will include excavation for foundations and services, constructing a concrete raft foundation, the erection of a large system built concrete panel shed with garage door, installing electrical services and making good the affected grass area.

1.8 PROPOSED USE:

The proposed works in no way intend to change the existing use of Tweed Court (residential).

1.9 ACCESS:

The proposed design of the scooter store will in no way affect the access to Tweed Court.

1.10 APPEARANCE:

The proposed design of the scooter store is to be finished with a Cotswold spar finish to match the existing garages within the car park area of Tweed Court. The building will be 1.48m higher than the fence line surrounding it and will therefore be visible from the north, east and west of the site.

1.11 PUBLIC CONSULTATION:

The scheme was started due to resident demand from within Tweed Court, a survey was then sent out within the block allowing tenants to voice any complaints and opinions. There were no strong complaints and the majority of those who completed the survey gave positive feedback to the scheme.

1.12 STREET NETWORK / VEHICLE ACCESS / PARKING:

The existing street network remains unaffected by the proposed external works.

Vehicle access remains unaffected by the proposed external works.

Parking remains unaffected by the proposed external works.

1.13 OPEN SPACE

94m² of open space will be used within the site boundary of Tweed Court. No open space will be affected outside the site boundary.

1.14 LANDSCAPE

The works will involve the removal of a tree within the Tweed Court site boundary and some making good of land excavated for services.

1.15 IMPACT

There is no intended impact on the surrounding area in terms of economy, traffic, environmental (flora and fauna) and social. The only impact that can be considered is visual (as in section 1.10).