RICS

MacConvilles



DESIGN AND ACCESS STATEMENT_REV A

~

Swanborough Court, New Rd, Shoreham-by-sea, BN43 6RZ

CONTENTS

1.0 EXISTING BUILDING AND SITE FEATURES

2.0 ACCESS

3.0 LAYOUT OF PROPOSED DEVELOPMENT

4.0 SCALE / APPEARANCE OF THE PROPOSED DEVELOPMENT

5.0 HERITAGE STATEMENT

6.0 LANDSCAPING IN THE PROPOSED DEVELOPMENT

1.0 EXISTING BUILDING AND SITE FEATURES

Swanborough Court consists of 2nr separate blocks of purpose-built flats, known as 1-16 Swanborough Court and 17-21 Swanborough Court. Both blocks appear to be a construction of the 1960s – 1970s era and the footprints of both blocks appear to be original without extensions.

Both blocks are of 3nr storeys in height with the ground floor footprint consisting of car parking space and residential property. The blocks of flats to the Swanborough Court site do not appear to be listed or any development constraints related to covenants.

Both blocks are of traditional construction with masonry cavity enclosing walls. Externally the walls have been finished with 3nr different finishes including bare masonry, presumed cement render and tile hanging. Both blocks have flat roof structures with parapet walls to the roof perimeter, which differ in height. The flat roofs are currently finished with a mineral felt capping sheet applied to a timber deck, no insulation was identified to the roof build up. Lower-level flat roofs are present to the stairwell roofs, these have also been finished with a mineral felt capping sheet.

The main roofs have an internal drainage system with surface drainage channels to the center of the roof surface and rainwater downpipes dropping down to internal areas.

The external elevations have uPVC double glazed windows to all elevations, including the stairwell structures. The entrance doors to each communal stairwell are metal framed doors with double glazed apertures.

The main entrances to the stairwells are located to the northerly elevations for Block 1-16 and to the Southerly elevation of Block 17-21. These lead to a single communal stairwell, directly to the individual dwellings.

The main vehicular entrance to the site is located to the southerly elevation of Block 1-16, directly leading off of New Road. The main entrance is a purpose-built underpass to the block, directly below a 3rd floor dwelling.

The main entrance leads to a central enclosed parking area, with designated parking spots for the Swanborough Court residents and a supply of visitor parking bays. Parking areas are also positioned within the footprint of the Swanborough Court blocks to ground floor level, located directly below first floor properties.

Grassed areas are also located to the vicinity of the site as part of an overall landscaped design to the central courtyard.

The south of the site is directly adjacent to the residential highway ‘New Road’ and purpose-built residential property. The north of the site is adjacent to Tarmount Lane and a combination of residential and commercial property. The west of the site shares a boundary with other purpose-built residential property and the east of the site is adjacent to the highway junction where Tarmount Lane gives away to New Road.

2.0 ACCESS

The property is situated to the west of the intersection between New Road and Tarmount Lane. These are busy roads which lead to other residential and commercial properties.

Vehicular access to the site is located directly off of New Road to the site's south elevation, which leads to a central courtyard space which provides parking for the Swanborough Court residents and visitors.

The resident's car park is surfaced with a tarmacadam finish which extends to areas of the ground floor level of the footprints of the residential blocks, positioned directly below some of the first floor dwellings.

Separate pedestrian access is located to the north of the site, which leads from the car parking areas directly onto the public footpath of Tarmount Road.

There are 3nr separate communal stairwells located to the northerly elevation of 1-16 Swanborough Court and 1nr separate communal stairwell located to the southerly elevation of 17-21 Swanborough Court, which are provided with a metal framed access-controlled doors to the ground floor level. The stairwells provide direct access to the individual dwellings on each floor level.

No changes to access are intended to the building or onto the existing highways. There are no proposed or required changes to any landscaping for the proposed works to be completed.

3.0 LAYOUT OF PROPOSED DEVELOPMENT

There are no proposed changes to the layout of the property or curtilage, all proposed works are to repair existing or replace to match existing.

The proposed works are crucial to maintaining the habitability of the building and structural integrity. The roofs currently lack a suitable level of insulation which will become a significant issue in the ongoing letting of the landlord's property, particularly where government targets are concerned relating to EPC ratings.

Residents have reported ongoing leaking to the top floor properties which are a result of the breakdown in the roof coverings integrity. As the waterproofing is renewed, the roof will require an increase of insulation which, as a subsequence, will have an impact on the height of the parapet walls to accommodate such increases.

4.0 SCALE / APPEARANCE OF THE PROPOSED DEVELOPMENT

The development consists of the renewal of the existing flat roof coverings to remediate the existing delaminated mineral felt coverings, which are causing leaks to the properties below.

In accordance with current building regulations requirements, such extensive refurbishments to the roof will require an increase in the flat roof insulation levels. Considering that the top floor flats are in occupation, the only option is to lay additional insulation externally, above the existing flat roof structure. Such increases in the levels of insulation will have an impact on the heights of the perimeter parapet walls, which will need to be increased in height to accommodate the increase of the insulation levels.

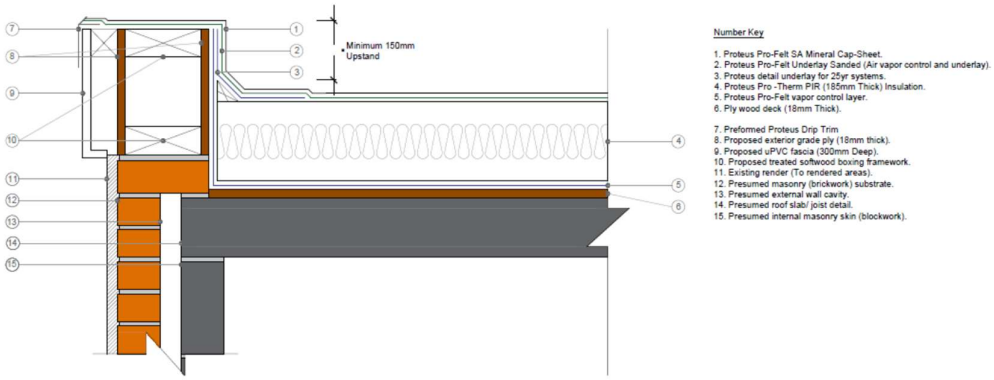
The existing roof levels and build ups are presumed to consist of the following;



Existing Parapet Detail (Rendered section)

NB. Details provided on 'App A. 26915 020 Roof Parapet Wall Detail_Swanborough Crt' drawing attached to planning application.

To meet current building regulations in order to accommodate the increase of insulation, the **proposed build up** will need to be completed to the following detail;



Proposed Parapet Detail (Rendered section)

NB. Details provided on 'App A. 26915 020 Roof Parapet Wall Detail_Swanborough Crt' drawing attached to planning application.

The proposed works are to include the following materials;

- Mineral felt roof covering (matching existing materials)
- Timber boxing above existing parapet to increase height as necessary.
- uPVC fascia detail externally to enclose/ protect new boxing.

The height of the parapet walls differ to the perimeter of the roof;

- Parapet wall to sections of the structure with **tile hung finishes** the height of the parapet wall (from finished roof level to finished parapet level), the parapet wall height totals approximately **110mm.**

- Parapet wall to sections of the structure with **cement render finishes** the height of the parapet wall (from finished roof level to finished parapet level), the parapet wall height totals approximately **330mm**.

The proposed development will increase the height of the parapet walls to the perimeter of the roof as follows;

- To sections of the structure with **tile hung finishes** from 110mm to **385mm** (increase of 275mm).

- To sections of the structure with **cement render finishes** from 330mm to **385mm** (increase of 55mm).

5.0 HERITAGE STATEMENT

Swanborough Court is situated within the Shoreham-by-Sea conservation area, an Adur District. The conservation is an urban development along the south coast to the west of Brighton and Hove and to the East of Worthing. The conservation area covers 29 hectares and is generally around the built-up historic core of the town.

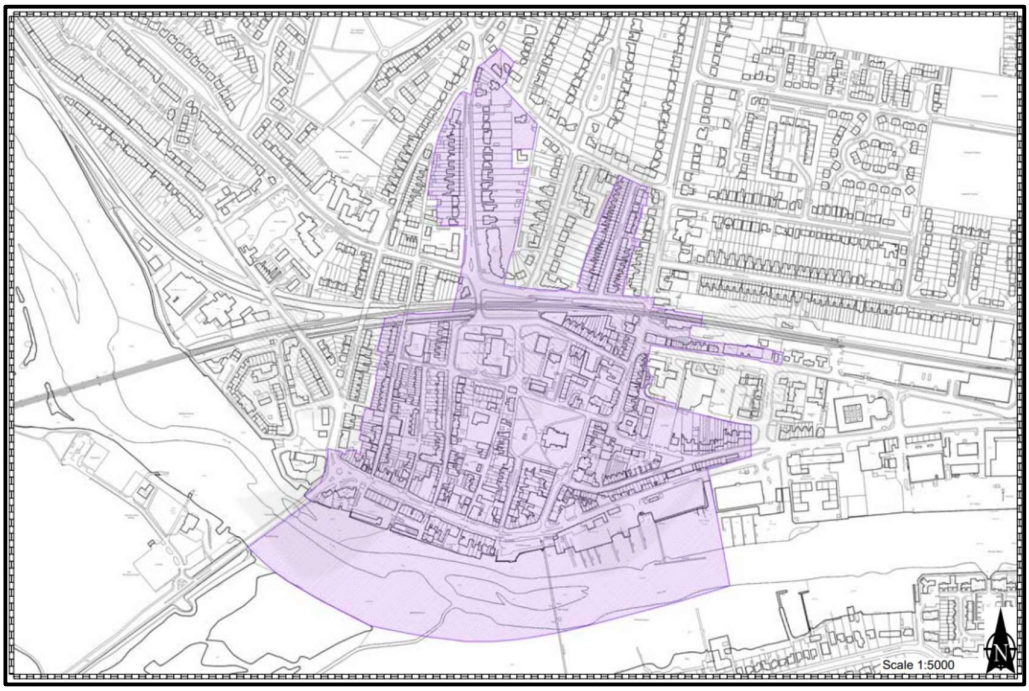


Image) Ordnance survey map with conservation area obtained from adur-worthing.org.uk.

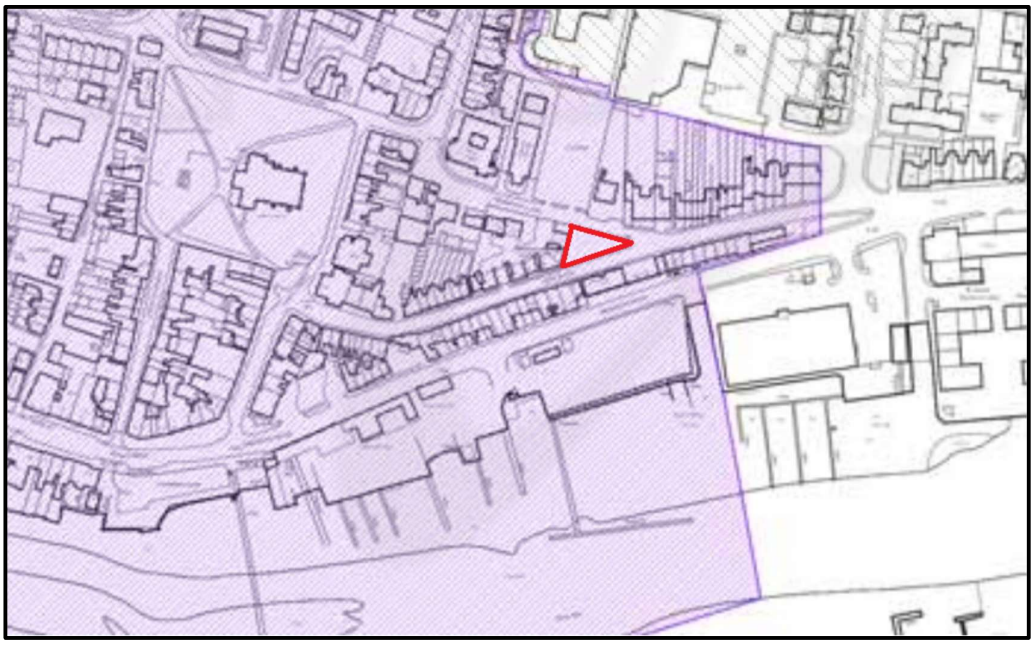


Image) Swanborough Court position within conservation area.

The conservation area encompasses a wide range of uses and buildings. The original character assessment was undertaken in 1971 identified the 3nr main character areas as:

- The shopping areas around High Street, the southern end of East Street and Brunswick Road.
- The areas related to the precincts of the church, including the northern end of East Street, Church Street and St Mary's Road.
- The primarily residentials areas of Middle Street, John Street, Ship Street, West Street and **New Road**.

New Road (as highlighted in the 3nr main areas above), is the residential street adjacent to Swanborough Court, listed above as one of the notable residential areas included within the conservation area.

Majority of the properties located along New Road are terrace properties with features typical of the Victorian era. This includes rendered masonry walls with decorative render detailing, bay windows and tiled pitched roofs.

In comparison, Swanborough Court appears to be a much more modern addition to the residential area. The buildings features appear typical of a 1960-70s traditional construction with a flat roofs and external elevations finished with render and tile hanging.

Purpose of the Alteration

The top floor flats of the building have suffered water ingress issues, identified as a result of deterioration to the roof covering. Intrusive investigations of the roof coverings by specialists revealed that the deterioration of the mineral felt capping waterproofing sheet has led to the saturation of the timber roof deck/ substrate below roof coverings.

Subsequently an overlay system of the existing roof is not appropriate and the full roof covering, including timber deck substrate, will require renewal. Due to the significance of the roof covering replacement, the insulation thickness will need to increase to comply with minimum requirements of the approved building regulations, Part L specifically.

The increased levels of the insulation and enclosing roofing layers compromise the existing height of the low-level parapet wall to the roof perimeter. To overcome this issue, it is recommended that the parapet wall height is increased to allow for suitable termination and waterproofing for installing the new roof system.

Proposal(s) and Considerations

The proposal is to raise the height of the existing parapet wall, as necessary to accommodate the increase in roof layer height/ depth. The parapet wall is proposed to have a stud and ply substrate, internal wall face (roof facing) to be a continuation of the new proposed mineral felt flat roof covering and to be clad externally (street facing) with uPVC fascia. uPVC fascia is a standard 'modern' material which is effective in protecting substrates against water damage and to assist in suitable water discharge.

uPVC is considered to be a suitable proposal in this instance, as it will provide a continuous and consistent detail to the perimeter of the building. It was also considered that other residential premises situated upon New Road have utilized the used of uPVC fabrics for replacement eaves and rainwater systems historically, however it cannot be confirmed whether this has been obtained via approvals following the 2008 update to the conservation area boundary.

In maintaining the buildings façade, uPVC facia material can be renewed with ease and is typically a cost-effective material. This encourages the possibility in maintaining the up keep of the buildings appearance.

Other considerations were made as follows:

- Facing Brickwork. Whilst this is sympathetic to the existing building materials used, new brickwork has the potential to introduce a 'patch repair' finish to the property and risks an unaesthetically pleasing finish.

- Render. Render is sympathetic to the existing façade, however additional render introduces a maintenance obligation to the structure, regular decoration of which would rely on the budget and maintenance of the leasehold agreement. New render may provide difficult in blending with the existing finish. Such instances could result in an unaesthetically pleasing finish.

- Tile Hanging. New tiles may not match the existing and there may be difficulty in fitting a new batten framework substrate and tile to achieve a profile to match the existing. This option risks an unsightly appearance.

Considering the options appraised it is therefore considered that the consistent and continuous uPVC fascia band will provide the most aesthetically pleasing finish. Upon material/ service life expiry of the uPVC, this will require a straightforward and cost effective replacement which assists with the maintenance and up keep of the buildings façade. The maintenance and cleanliness of the façade is considered to be of benefit to the conservation area.

Its acknowledged that uPVC materials are not typically preferred with conservation areas and once full setting out has been achieved on site by the eventual preferred Contractor, efforts will be made to reduce the depth of the uPVC fascia as practically possible.

6.0 LANDSCAPING IN THE PROPOSED DEVELOPMENT

There are no proposed changes to the landscaping of the property or curtilage.



At the core of surveying

~

SINCE 1938

MacConvilles
Heversham House
20–22 Boundary Road
Hove
BN3 4EF
~
T. 01273 692611
E. mail@macconvilles.com
W. macconvilles.com