

DESIGN AND ACCESS STATEMENT

OAKWOOD COURT
OAKWOOD CLOSE
CHANDLERS FORD
EASTLEIGH
SO53 5NX

Prepared by

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May 2019

Introduction

This design statement has been prepared to support the planning application at Oakwood Court, Oakwood Close, Chandlers Ford, Eastleigh, SO53 5NX.

We will give a brief history of the site, a description of the surrounding area and a brief description of the design process.

The Application:

The application is for the addition of a new flat roof to be constructed over the existing flat roof support on the existing parapet walls.

Site History:

Oakwood Court is a block of 12 two bedroom flats with garages which were built in the mid 1960's. The site has remained largely the same since its construction.

The Design Process:

The original roof design was flawed in its conception. It comprised a flat roof built behind the parapet walls which can be seen in the photographs below.

It was constructed without any slope to carry water away and as a result water tends to pond. There are a number of mature protected trees on three sides of the building which shed their leaves which have blocked up 2 of the downpipes. There are 4 outfall pipes which are set into the roof and which are mounted inside the building, taking the water internally and then going outside the building under ground floor level where it is discharged.

Two of these downpipes are permanently blocked so there are now only two downpipes taking the water off the roof. There have been internal leaks in the past from these downpipes.

The existing roof membrane is in poor repair and requires replacement. Rather than simply replacing it like for like it is considered better if a better permanent solution is found.

The solution chosen is to construct a new flat roof over the top of the parapet walls. In addition, to mount new high volume guttering and downpipes on the front wall which will connect to the original discharge pipes underground. The downpipes will include leaf separators.

The roof will include a 1:40 slope to the front to ensure that there is no standing water which will keep the roof deck relatively leaf free.

Aesthetics:

Aesthetically the change will be minimal. The front elevation is the only side of the building where a view is possible from any distance. The sides and the rear of the building are surrounded by trees and there is no view of these sides from any distance. The height increase at the highest point is 320mm.

Insulation:

There is one other additional benefit which will be gained. Mounting the roof as proposed will create a void between the existing roof deck and the underside of the new roof frame. This space will be used to include mineral wool insulation.

Health and Safety:

The proposed change will build over the parapet wall which provide a barrier around the edge of the roof for anyone accessing the roof for maintenance. As part of the construction detail stage a safety restraint system, anchor points fixed into the roof deck to attach safety harnesses to, will be included as part of the construction.

Conclusion:

We believe we have designed a practical long term solution to the existing problem with the roof which has a minimal impact on how the building looks and no effect on any neighbours.



View of the front of the building



View of the existing roof area showing the ponding



A view of the leaf litter around an outfall



A view of the rear of the building