



DESIGN, ACCESS & WASTE MINIMISATION STATEMENT

for

THE PROPOSED REPLACEMENT OF THE FASCIAS, SOFFITS,
RAINWATER GOODS & BALUSTRADE TO THE EXTERNAL METAL
STAIRCASE

at

74-94 GERTRUDE ROAD, BELVEDERE, KENT, DA17 5AT

15-21 UPPER ABBEY ROAD, BELVEDERE, KENT, DA17 5AE

INTRODUCTION

SEPTEMBER 2021

The site is a large corner plot at the junction between Gertrude Road and Upper Abbey road. The subject premises is an L shaped, purpose built block of flats estimated to have been constructed in the late 1990's. It is a mixture of two and four storeys high including basement garages beneath the four section. The premises is constructed predominantly with interlocking concrete tiles, a decorative facing brickwork finish with some rendered sections, and UPVC fenestrations.

The exterior of the premises has been inspected and the premises is in need of cyclical repairs, redecoration and general maintenance. It has been identified that the existing fascias and soffits have become rotten and defective in numerous locations due to ongoing issues with the rainwater goods. In addition, the balustrade to the external staircase access 1no. Unit located to the rear of the premises is rotten, non-compliant with current Part K regulations.

After assessment, it has been deemed by the client to be neither practical nor cost effective to repair the existing eaves therefore it is being proposed that the existing timber fascias and soffits are replaced with new UPVC equivalent that will match the existing in terms of size, profile and colour as part of the work. Thereafter new stormflow gutters and downpipes will be provided throughout. Furthermore the non-compliant timber balustrade will be replaced with a complaint metal balustrade, powder coated black. These works will be

completed as part of a project that will incorporate general redecoration of all other external elements to the entire development where appropriate.



Fig 1, 2 & 3: Rotten balustrade to rear external staircase, defective rainwater goods and rotten fascias and soffits.

DESIGN:

The proposal is for replacement fascias, soffits, rainwater goods and balustrade to the external staircase only. All replacements fascias and soffits will be white to match existing. All replacement rainwater goods will be black UPVC to match existing. The replacement balustrade will be powder coated black. The design aims to maintain uniformity with the existing external appearance as closely as possible.

LAYOUT & QUANTITY – As shown on drawing numbers 20119_02 and 03, it is the intention that the existing eaves details on all elevations will not change in style or profile from that of the existing. All elements involved, have been highlighted in **RED, GREEN or BLUE** on the proposed drawings.

SCALE – The scale of the proposed replacements will remain unaltered.

LANDSCAPING – Due to the nature of the proposed works, all existing landscaping is unlikely to be affected. If any landscaping is damaged during the course of the works, it will be made good to match existing (re-seeding/re-planting upon removal of access equipment).

APPEARANCE & USE - Little change to the existing external appearance and no change to the use of the building will occur as a result of the proposals- all necessary elements of making good and redecorations will be included in the works to retain the appearance as existing.

ACCESS:

The proposal will not change the size or usage of the existing development, therefore no impact on the existing roads, public transport and general area infrastructure will occur. Access to and from the site will not be altered or affected during or after the construction phase of the works

WASTE MINIMISATION:

- The proposed works will generate waste from the removal of the timber fascias, soffits and balustrade, and existing UPVC rainwater goods.
- It is unlikely that any waste generated from the works will be used as part of the proposal and it may also be uneconomical to re-use elsewhere. In this instance, all waste will be taken to an appropriate approved centre for recycling or disposal.
- New timbers, etc (if any) will be from a sustainable source.
- Careful material estimating will be employed to minimise both waste and cost.