

External Repair & Refurbishment
Works –38-42 Five Acres, Harlow,
CM18 6UY

Design & Access Statement

Housing Property Services, Harlow Council

12/11/2021

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Prepared in support of planning application for:

External Repair and Refurbishment Works

At:

38-42 Five Acres, Harlow CM18 6UY

1. Introduction

- 1.1 This Design and Access Statement is prepared in line with Government Guidance on changes to the development control system and the related regulations to be provided with most planning applications.
- 1.2 This Statement will demonstrate the proposed works comply fully with the relevant, national, regional and local planning policies.

2. Context to Application Site & Use

- 2.1 The site is located within a residential area of the Harlow District Council. The area consists of dwellings of similar construction.
- 2.2 The building is a residential block. The proposal does not change the property use or footprint.
- 2.3 The proposal will not have a negative impact on the building's setting. The views of the building will not affect the character of the wider area, although will enhance the current dilapidated condition.



3. Appearance

- 3.1 The existing property is of traditional masonry construction with shiplap cladding, exposed ring beams, pitched and flat roofs with uPVC windows and timber doors. The proposed works will match the existing appearance and will remain in keeping with the area's appearance.
- 3.2 The uPVC windows are proposed to be replaced throughout, although on a like for like basis. The existing timber doors are being replaced with new aluminium doors, of similar style.
- 3.3 The existing shiplap cladding will be replaced with a similar style replacement, which is a fibre cement material adding more robust and fire rated features. The ring beams will have a new external wall insulation system.
- 3.4 The flat roofs will be replaced with a new SBS modified bitumen membrane roof. The pitched roofs will be replaced with a new economical concrete slate (grey) pitched roof.

4. Consultation & Historic Importance

- 4.1 We have not conducted any pre-consultation. Although, the building is not in a Conservation Area, nor is it of historic interest.
- 4.2 Our proposals consider the physical features of the building.

5. Access

- 5.1 Currently, the building offers no specific disabled access and doors remain with stepped access arrangements to both sides of the building.
- 5.2 The proposed works will not impede nor change the existing access to and from the site.

6. Conclusion

- 6.1 The property is in a dilapidated state and repair works are required. The works will have very little impact on the internal areas and as such, no alterations are being proposed.
- 6.2 The window design and selection of materials is in keeping with the existing material and on a like for like basis. The doors are being replaced with aluminium for added strength and durability.
- 6.3 The shiplap cladding is a similar style finish, although of a more suited and durable fibre cement material. The external wall insulation will be installed to prevent cold bridging and condensation issues occurring within the building, adding value to maintaining residents' health.
- 6.4 The pitched and flat roofs will provide sympathetic design features, offering a concrete slate for the pitched roofs and a replacement bitumen membrane to the flat roofs.
- 6.5 We have fully considered the provision of disabled access. As the building offers no level access, we have not proposed to alter the current provisions.

7. Photos



Photo 01 - Elevations



Photo 02 - Elevations



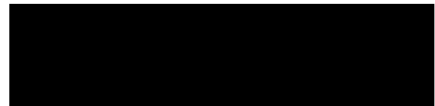
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