



CHARTERED
SURVEYORS

Design and Access Statement

Property:

Rope Walk, Medina Road, Cowes, PO31 7DX

Prepared by:

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Ref: GDS2018 – Rope Walk

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Contents

1.0	INTRODUCTION.....	3
2.0	SITE AND CONTEXT.....	3
3.0	PLANNING HISTORY.....	3
4.0	PRE-APPLICATION DISCUSSIONS.....	3
5.0	DEVELOPMENT PARAMETERS.....	3
6.0	SUMMARY AND PLANNING CONSIDERATIONS.....	4
	APPENDIX A – PHOTOGRAPHS.....	5-7

1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of an application for full planning consent to replace the existing brick-on-edge coping to all parapet and gable end walls with new pre-cast concrete coping stones, & to replace the hung tiles to all bays with weatherboarding at Rope Walk.

The application is being submitted on behalf of United Living.

2.0 SITE AND CONTEXT

The building comprises a three-storey block of flats in Cowes, under mono-pitch roofs that has frontage to Medina Road. The property is accessible by both vehicular and foot access via both Medina Road and Langley Road. Rope walk is on the North coast of the island, in an exposed location.

3.0 PLANNING HISTORY

One prior application has been submitted for Rope Walk, although this has no bearing on the proposed works, it was however approved.

Reference no.	Description of Development	Year Determined	Decision
P/01457/17	Replacement Windows	2017	Approved

4.0 PRE-APPLICATION DISCUSSIONS

No pre-application advice has been sought with regards to these proposed works.

5.0 DEVELOPMENT PARAMETERS

The remedial works at Rope Walk are proposed to improve the building in terms of:

Detailing – The parapets and gable ends have recently had new brick-on-edge copings installed and general repairs carried-out, however, this has been poorly undertaken. Cavity trays and cavity closers have not been installed in many locations, and are allowing water to fall unchecked down the cavities and into the dwellings below.

Furthermore, the brick-on-edge copings, due to having no weathering details, are allowing water to ingress down into the cavities.

The proposed precast concrete copings will provide the correct weathering detail required for parapets, especially in this exposed coastal location.

The hung tiles are to be replaced with weatherboarding to provide a more maintenance free option.

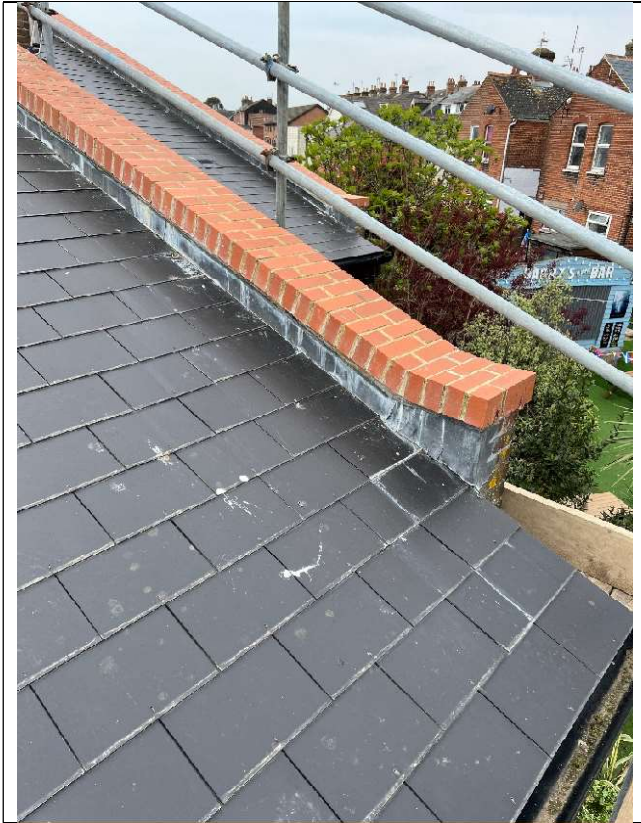
6.0 SUMMARY AND PLANNING CONSIDERATIONS

There has been water ingress into the flats at Rope Walk through the poorly detailed and constructed parapet walls.

The aim of these works is to rectify the issue of the water ingress by refurbishing the parapets with the correct detailing. The change of material from brick-on-edge to precast concrete coping stones will not detract from the buildings appearance.

We are of the opinion that this proposal complies with relevant Local Plan and National Planning Policy Framework.

APPENDIX A – PHOTOGRAPHS



1. Existing parapet



2. Existing parapet



3. Existing parapet