



Project Name

42-44 Pickford Road

Document Title

Design & Access Statement

Client:

Wandle Housing Association

Second Floor

230 Blackfriars Road

London, SE1 8NW

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1. INTRODUCTION

This Design & Access Statement (DAS) has been produced by Martin Arnold Ltd (MA) in support of the proposals for the replacement of cladding on the external front & rear elevations, replacement roof covering, replacement fascia's & soffits & rainwater goods, replacement communal windows and entrance canopy at 42-44 Pickford Road, Markyate, St Albans AL3 8RR.

MA have been instructed by Dacorum Borough Council November 2023 to prepare information for a Planning Application for the replacement cladding and associated works to this small detached block of four flats.

The original timber shiplap cladding, at ground floor level, is in poor condition requiring cyclical repair and maintenance. This has been replaced with uPVC shiplap cladding in some sections. At first floor level next to windows there are a combination of infill panels of painted plywood, rendered plywood panels and painted timber louvres, most of which is in poor condition and requires cyclical maintenance. Communal windows are timber and generally in poor condition. There is also concrete tile hanging in-between ground and first floor windows. Fascia and soffits are painted timber with uPVC rainwater goods, most of which are in poor condition. In various locations there is a mixture of uPVC and metal vent covers. External gas meter boxes are white uPVC and generally in poor condition.

SITE PHOTOS



Fig 01 – Google Map Aerial showing site outlined in red with dashed line denoting Block 42-44.



Fig 02 – Front view of Block 42-44 from Pickford Road (South Elevation).



Fig 03 – Rear view of Block 42-44 from car park (North Elevation).



Fig 04 – Side view of Block 42-44 (East Elevation).

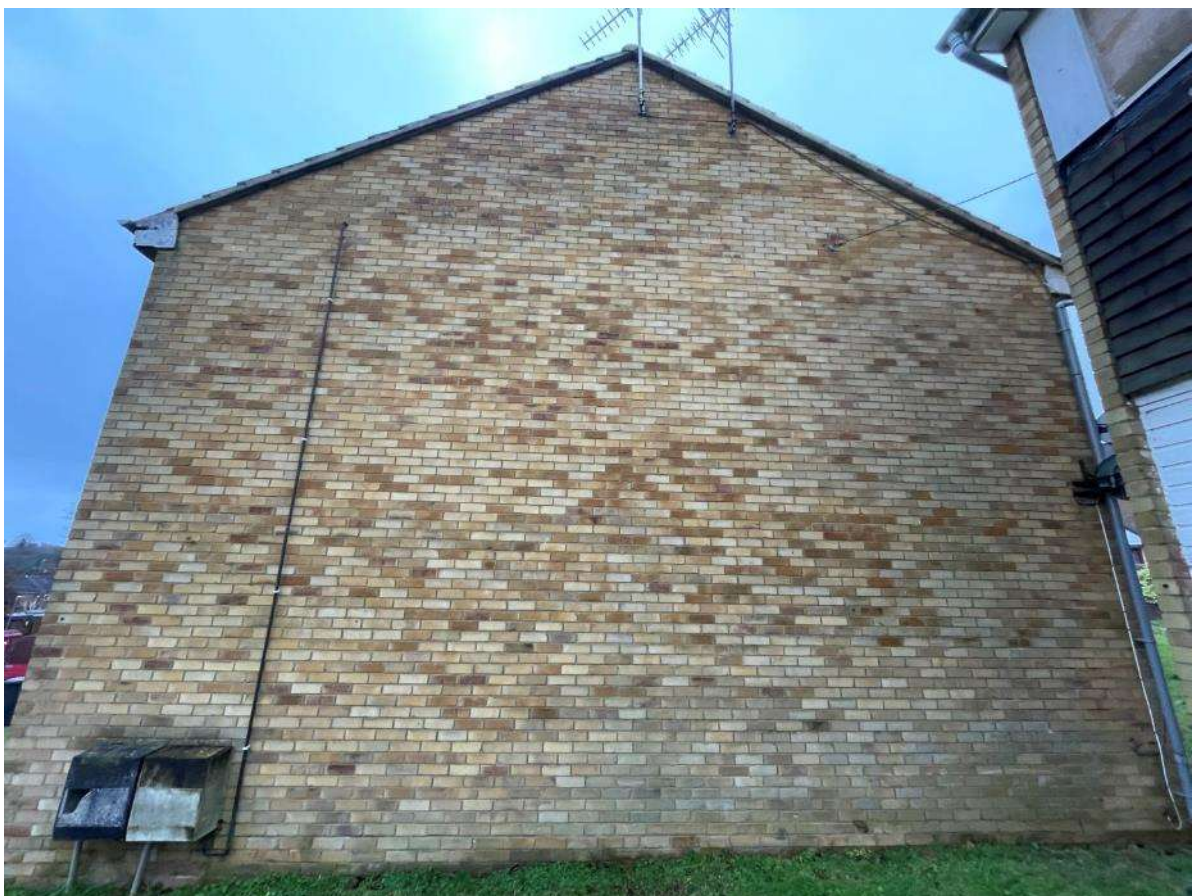


Fig 05 – Side view of Block 42-44 (West Elevation).



Fig 06 – Timber cladding condition at front.



Fig 07 – Infill panels condition at front.



Fig 08 – Tile hanging and flashing condition.



Fig 09 – Fascia & soffit condition.



Fig 10 – Entrance canopy condition.



Fig 11 – Timber cladding condition at rear.



Fig 12 – Rear gas meter box condition.



Fig 13 – Vent through timber cladding.

2. DESIGN

The proposals are to replace the existing timber & uPVC shiplap cladding, all infill panels and concrete tile hanging with a low maintenance fibre cement board. Sections at ground floor level and at first floor level that are in line with windows, will be clad with an inter-locking board system, whilst areas with tile hanging will be clad with a lapped board system. The boards will have a textured finish mimicking a timber finish. New insulation will be installed to improve the thermal, acoustic and fire resistance performance of the external walls. The new cladding face will extend further beyond the existing cladding face and therefore existing retained window cills will be extended to ensure they perform as intended. Communal windows to be replaced with new double glazed uPVC windows with ventilation grilles at the top.

Timber fascia's and soffits proposed to be replaced with uPVC fascia's and soffits, with new rainwater goods. Roof covering will be renewed with tiles to match the existing covering, with verge tiles installed at side elevations. The entrance canopy is proposed to be replaced with a new GRP canopy of the same size.

All vent covers to be replaced with new uPVC covers.

Gas meters boxes will be renewed and, where located along elevations that are clad, will be recessed into the new cladding, as this will extend out more than the existing cladding.

Please refer to proposed elevations forming part of this application.

Please note that a similar block of eight flats at 6-9A Sebright Road has been previously completed using the same proposed materials and detailing. Please refer to photographs below.



Fig 14 – View of refurbished front elevation of Block 6-9A Sebright Road.



Fig 15 – View of refurbished rear elevation of Block 6-9A Sebright Road.



Fig 16 – Part close up view of refurbished front elevation of Block 6-9A Sebright Road.



Fig 17 – Close up view of entrance canopy & recessed gas meter boxes of Block 6-9A Sebright Road.



Fig 18 – Close up view of refurbished rear elevation of Block 6-9A Sebright Road.



Fig 19 – Side view of Block 6-9A (East Elevation).



Fig 20 – Front/side corner detail at ground.



Fig 21 – View of Cedral cladding extending out.



Fig 22 – Front/side corner detail at 1st floor.



Fig 23 – Front/side corner detail at eaves.



Fig 24 – Side elevation with verge tiles.



Fig 25 – Detail view of verge tiles.



Fig 26 – Vents through Cedral cladding.

2.1. USE

The existing use will be unchanged.

2.2. AMOUNT

The existing amount of accommodation will be unchanged.

2.3. LAYOUT

The existing layout will be unchanged.

2.4. SCALE

The existing scale of the building will be unchanged.

2.5. LANDSCAPING

The existing landscaping will be unchanged.

3. ACCESS

No changes to the existing vehicular or pedestrian access arrangements are proposed as part of this application.